



# 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

December 11, 2019

## AGENDA

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

*Chairman*

A. Chairman's Welcome

*Chairman*

2:05 p.m. 2. PRESENTATION

B. Louis Belmonte P.E., Assistant District Executive - Operations  
PA Department of Transportation

2:25 p.m. 3. ACTION ITEMS

C. Public Comment on Agenda Items

D. Approval of Commission Meeting Minutes – November 13, 2019

*Commission*

E. Approval of 2020 Meeting Schedule

*Commission*

F. Appointment of 2020 Officers Nominating Committee

*Commission*

G. Act 247 Reviews – November 2019 Applications

*Act 247 Team*

1) Subdivision and Land Development Plan Reviews (18)

2) Comprehensive Plan, Zoning and Subdivision Ordinance  
Amendment, Miscellaneous Reviews (12)

H. Act 537 Reviews- November 2019 Applications

*Carol Stauffer*

1) Major Applications (1)

Uwchlan Township, Act 537 Special Study for Shamona Creek Trunk Sewer  
Extension - Consistent

2) Minor Applications (4)

East Brandywine Township; Weaver Tract; Consistent

Sadsbury Township; Sadsbury Square; Consistent

Tredyffrin Township; 311 South Valley Forge Road; Consistent

West Caln Township; Aaron Esh; Consistent

I. Vision Partnership Program 2019 Round II

*Susan Elks*

J. Approval of 2020 Work Program and Communications Plan

*Brian O'Leary*

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

K. Design & Technology Division Update

*Paul Fritz*

L. Environment and Infrastructure Division Update

*Brian Styche*

1) Non-Residential Construction Report

*Jake Michael*

M. Community Planning Division Update

*Susan Elks*

N. Landscapes3 Update

*Brian O'Leary*

O. Directors Report

*Brian O'Leary*

P. Service Recognition – Daniel DiMucci, RLA, ASLA

*Commission*

Q. Public Comment

4:00 p.m. 5. ADJOURNMENT

# Action Items



# THE COUNTY OF CHESTER



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MINUTES: Regular Monthly Meeting  
Chester County Planning Commission  
November 13, 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; Marty Shane.

STAFF PRESENT: Brian O'Leary, Director; Carol Stauffer, Assistant Director; Glenn Bentley; Polly Chalfant; Beth Cunliffe; Susan Elks; Paul Farkas; Paul Fritz; Gene Huller; Chris Patriarca; Eric Quinn; Brian Styche; Suzanne Wozniak.

VISITORS: Dale P. Gravett, Executive Director, The Housing Authority of the County of Chester; Michele Truitt, East Goshen Township Supervisor-elect.

## CALL TO ORDER:

The regular monthly meeting of the Chester County Planning Commission, held at the Government Services Center on Wednesday, November 13, 2019 was called to order at 2:00 P.M. by Chair Kevin Kerr.

## PRESENTATION:

Mr. Gravett presented information about The Housing Authority of the County of Chester. The agency currently has twenty employees. They are involved in the management of the housing choice voucher program and the public housing program. The mission of the Authority is to provide, manage and develop quality affordable housing for individuals and families while promoting self-sufficiency and neighborhood revitalization.

The Housing Authority was established in 1963 to meet the housing needs of low and very low-income residents in Chester County, PA and is governed by a five-member Board of Commissioners. Each Board member is appointed by the Chester County Commissioners.

The Housing Authority is funded by the U.S. Department of Housing & Urban Development (HUD). The funding is separated by program - public housing and the housing choice voucher program. Special funding for each of these two programs is also part of the financial resources received from HUD.

The agency operates with an annual budget of approximately \$20 million. For the housing choice voucher program, the agency receives approximately \$11.5 million annually, which includes special funding for the Veterans Affairs Supportive Housing [VASH] program and a coordinator for the family self-sufficiency program.



The Housing Authority maintains strong working relationships with various organizations and governmental entities. The agency is especially active with the Chester County Department of Community Development. Some of the other organizations that they engage with are the Chester County Chamber of Commerce, Chester County Planning Commission, and the Chester County Department of Human Services. Mr. Gravett partners with the county in implementing *Landscapes3* recommendations related to affordably priced housing.

PUBLIC COMMENT ON ACTION ITEMS:

There were no comments.

ACTION ITEMS:

Approval of Minutes:

A MOTION TO APPROVE THE MINUTES FOR THE OCTOBER 9, 2019 MEETING OF THE CHESTER COUNTY PLANNING COMMISSION WAS MADE BY MR. SHANE, SECONDED BY DR. FASICK, AND PASSED BY UNANIMOUS VOTE OF THE COMMISSION.

Act 247 Reviews:

Subdivision and Land Development Reviews – October 2019:

There were 21 Subdivision and Land Development Reviews prepared in October.

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

Mr. Hammond recused himself from the following applications: SD-09-19-16085; LD-09-19-16066; SD-09-19-16069 and SD-09-19-16072.

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

There were 23 Comprehensive Plan, Zoning and Subdivision Ordinance Amendments, and Miscellaneous Reviews prepared in October.

A MOTION TO APPROVE THE 23 COMPREHENSIVE PLAN, ZONING AND SUBDIVISION ORDINANCE AMENDMENTS AND MISCELLANEOUS REVIEWS FOR OCTOBER 2019 WAS MADE BY DR. FASICK, SECONDED BY MR. HEABERG, AND PASSED BY UNANIMOUS VOTE OF THE COMMISSION.

Act 537 Reviews:

There were no major Act 537 plans in October 2019.

There were three minor Act 537 plans in October 2019.

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

### Agricultural Security Areas:

Mr. Bentley presented the Commission with Agricultural Security Area reviews for two parcels in East Coventry Township.

A MOTION TO APPROVE THE AGRICULTURAL SECURITY AREA REVIEWS FOR EAST COVENTRY TOWNSHIP AS PRESENTED WAS MADE BY MR. HAMMOND, SECONDED BY DR. FASICK, AND PASSED BY UNANIMOUS VOTE OF THE COMMISSION.

### DISCUSSION AND INFORMATION ITEMS:

#### 2020 Communication Plan:

Mr. O'Leary discussed the 2019 communications accomplishments and the draft 2020 communications plan. During the past year, over 55 articles and press releases were published to news outlets. Five major events were organized by the Planning Commission and attended by 465 in total. Social media had a 37% increase in followers and ChescoPlanning web views increased by 14%.

A few key initiatives that will be included in the 2020 plan are:

- Develop a strategy for marketing projects upon completion.
- Create a video with an explanation of the Planning Commission's role and services.
- Develop a more robust calendar of events, training, and planning-related forums.

A final draft of the 2020 Communications Plan will be presented for action at the December 11, 2019 meeting.

#### 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.

Staff are beginning to work on the 2020 Town Tours schedule. Next years' theme will be "Architecture, Artistry and Personal Expression".

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

#### 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.

Staff attended and Mr. Fritz spoke at an internal meeting held by the County for "GIS" Day (Geographic Information Systems) which was started by ESRI in 1999 to celebrate advancing technology.

Mr. Fritz shared a preview of the draft online "Housing Opportunity Areas" interactive map with staff and the Commission members. This new tool provides in-depth information according to



zoning and ordinance records. The map incorporates the Landscapes3 growth boundaries while showing areas zoned by municipalities for moderate and higher density housing. Users can utilize the search tool by a municipality or housing type.

#### Environment and Infrastructure Division Update:

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

Staff have recently attended meetings regarding the status of the US 202 and PA 926 intersection improvements. Currently, the proposed design would add a southbound US202 right turn lane onto westbound PA 926 and an eastbound PA 926 left turn lane onto US 202 northbound. Under the current framework, construction is anticipated to begin in 2021.

E&I Division staff are beginning to 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 municipalities and project partners in the project study area to introduce them to and invite them to participate in the study process. 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>.

Mr. Styche updated the commission on several articles related to the pipelines in Chester County. Information can be found at <https://www.chescoplanning.org/pic/introduction.cfm>.

The “Trails, Trains and Traffic” event will be on Wednesday, December 4, 2019 at the West Whiteland Township Building in Exton. This event will feature current updates on the status of trail developments, upgrades to our regional rail stations along the Keystone Corridor, and major roadway/highway improvement projects. The meeting will also serve as a public meeting for our current Active Transportation Inventory (ATI) project as staff will be presenting the initial results from our review of all of Chester County’s 73 municipalities. Registration is now open at <https://trailstrainstraffic.eventbrite.com>.

Mr. Quinn presented information about the Transportation Improvements Inventory (TII) 2019 update. The TII is a comprehensive record of known transportation needs and projects within Chester County. The TII is updated biennially and contains projects that have been recommended to the Planning Commission by municipalities and other stakeholders over time. It includes 15 different project types, 533 proposed roadway, bridge, bicycle and pedestrian, freight, and transit projects with a total estimated cost of \$4.4 billion. Information can be found at <https://www.chescoplanning.org/transportation/tii.cfm>.

#### Landscapes3 Update:

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

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

2020 Commission Schedule – Offsite meeting:

The Commission and staff were provided with a draft 2020 meeting schedule. Mr. O'Leary noted that the November 11, 2020 meeting would fall on a holiday and recommended that the Commission meet on Tuesday, November 10, 2020. Mr. O'Leary proposed three areas in Chester County to hold an offsite meeting in June 2020. The Commission agreed on having a tour and the monthly meeting in the Phoenixville area. The 2020 meeting schedule will be presented for action at the December 11, 2019 meeting.

Director's Report:

Mr. O'Leary informed the commission that Ms. Polly Chalfant has announced that she will be retiring after 27 years of service in the County and to the Chester County Planning Commission working in design and graphics.

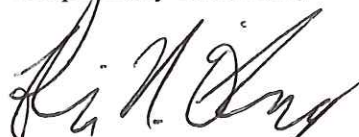
Public Comment:

There were no public comments.

ADJOURNMENT

THERE BEING NO FURTHER BUSINESS, THE MEETING ADJOURNED AT 3:55 PM.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Brian N. O'Leary", written over a horizontal line.

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.





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## CHESTER COUNTY PLANNING COMMISSION 2020 BOARD MEETING SCHEDULE

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

January 8<sup>th</sup>

February 12<sup>th</sup>

March 11<sup>th</sup>

April 8<sup>th</sup>

May 13<sup>th</sup>

\* June 10<sup>th</sup>

July 8<sup>th</sup>

August 12<sup>th</sup>

September 9<sup>th</sup>

October 14<sup>th</sup>

\*\* November 10<sup>th</sup> (Tuesday)

December 9<sup>th</sup>

\* The June 10, 2020 meeting will be held at The Colonial Theatre, 227 Bridge Street,  
Phoenixville, PA 19460 starting at 3:00 pm

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

BNO /slw

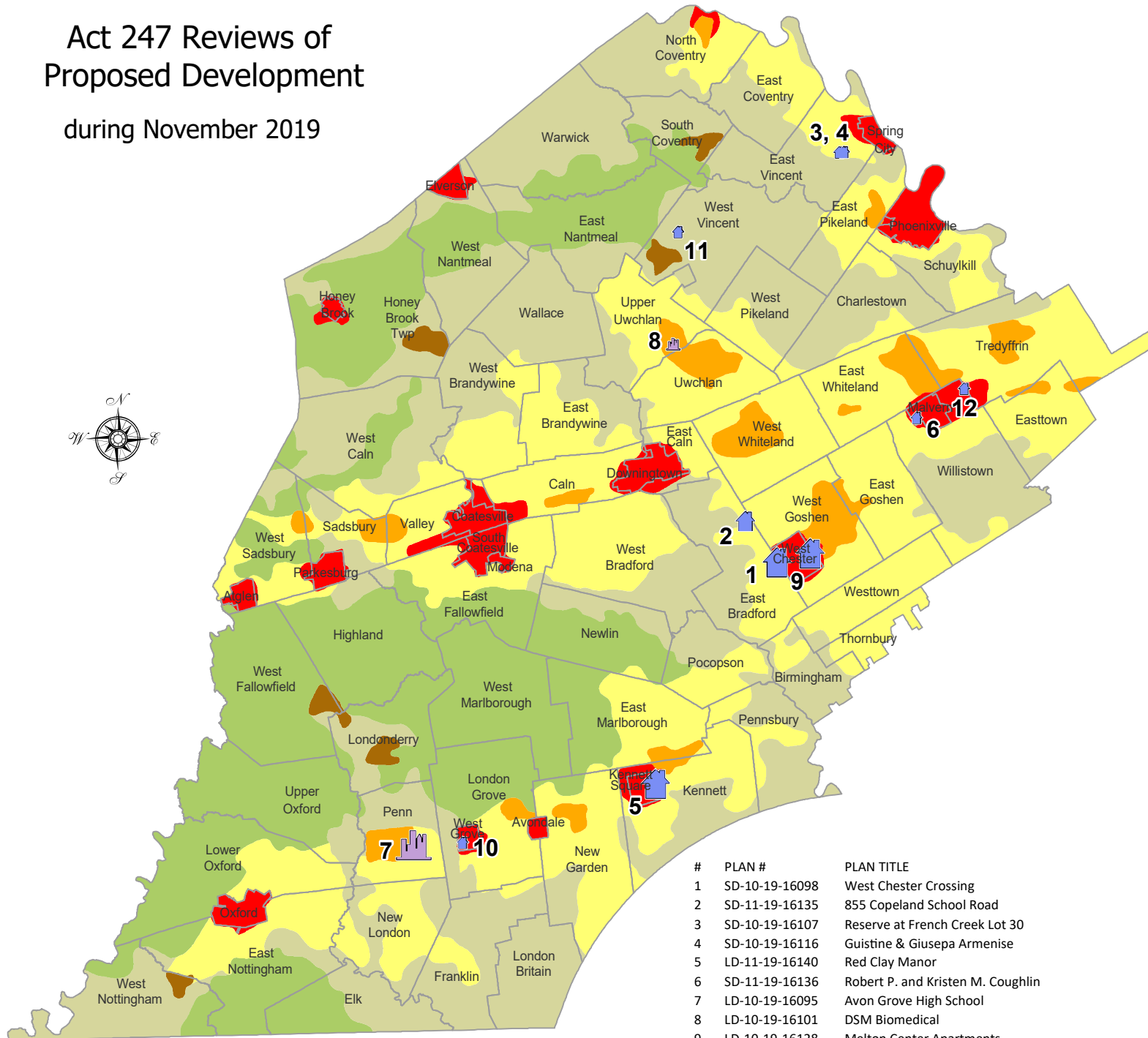
# Appointment of 2020 Officers Nominating Committee

# Act 247 Reviews

# Subdivision & Land Development



# Act 247 Reviews of Proposed Development during November 2019



0 1.25 2.5 5 7.5 10  
Miles

#	PLAN #	PLAN TITLE
1	SD-10-19-16098	West Chester Crossing
2	SD-11-19-16135	855 Copeland School Road
3	SD-10-19-16107	Reserve at French Creek Lot 30
4	SD-10-19-16116	Guistine & Giusepa Armenise
5	LD-11-19-16140	Red Clay Manor
6	SD-11-19-16136	Robert P. and Kristen M. Coughlin
7	LD-10-19-16095	Avon Grove High School
8	LD-10-19-16101	DSM Biomedical
9	LD-10-19-16128	Melton Center Apartments
10	SD-10-19-16121	MBQ, LLC
11	SD-10-19-16129	Bella Custom Homes, 2969 Horseshoe Trail
12	SD-10-19-16097	Cao Thuy & Vu Thanh

## 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
- Not Consistent with Landscapes3
- 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.*

## Subdivision and Land Development Reviews 11/1/2019 to 11/30/2019

Municipality	Plan #	Title	Review Date	Acreage	Land Use	Lots/Units	Non-Res. Sq. Footage	Structure Use	Non-Res. Bldgs.	Roads (L. Feet)	Landscapes <sup>3</sup> (Yes, No, N/R)
East Bradford Township	SD-10-19-16098	West Chester Crossing	11/14/2019	6.10	Townhouse	56		Residential Townhouse		1,937	Yes
East Bradford Township	SD-11-19-16135	855 Copeland School Road	11/26/2019	13.47	Single Family Residential	8		Residential Single Family Residential		1,190	Yes
East Vincent Township	SD-10-19-16107	Reserve at French Creek Lot 30	11/8/2019	1.89	Single Family Residential	2		Residential Single Family Residential			No
East Vincent Township	SD-10-19-16116	Guistine & Giusepa Armenise	11/8/2019	10.51	Single Family Residential	2		Residential Single Family Residential			Yes
Kennett Square Borough	LD-11-19-16140	Red Clay Manor	11/20/2019	2.41	Apartment	61		Residential Apartment			Yes
Kennett Square Borough	SD-11-19-16139	Red Clay Manor	11/20/2019	2.41	Apartment	1		Residential Apartment			Yes
Malvern Borough	SD-11-19-16136	Robert P. and Kristen M. Coughlin	11/22/2019	1.00	Single Family Residential	2		Residential Single Family Residential			Yes
Penn Township	LD-10-19-16095	Avon Grove High School	11/7/2019	153.81	Institutional	1	296,010	Institutional School	1	0	Yes
Pocopson Township	SD-11-19-16137	Madelyn Yelton	11/19/2019	12.36	Single Family Residential	1		Residential Single Family Residential			Yes
Upper Oxford Township	SD-11-19-16142	Clifford H. Gray, Jr.	11/20/2019	16.29	Single Family Residential Agricultural	2		Residential Single Family Residential Agricultural Farm/Pasture Land			Yes
Upper Uwchlan Township	LD-10-19-16101	DSM Biomedical	11/6/2019	18.51	Commercial	1	486	Commercial	1		Yes
West Chester Borough	LD-10-19-16128	Melton Center Apartments	11/22/2019	4.03	Apartment Townhouse	51		Residential Apartment Residential Townhouse			Yes

## Subdivision and Land Development Reviews 11/1/2019 to 11/30/2019

Municipality	Plan #	Title	Review Date	Acreage	Land Use	Lots/Units	Non-Res. Sq. Footage	Structure Use	Non-Res. Bldgs.	Roads (L. Feet)	Landscapes3 (Yes, No, N/R)
West Chester Borough	SD-10-19-16127	Melton Center Apartments	11/22/2019	4.03	Apartment Institutional	2		Residential Apartment Institutional Educational Facility			Yes
West Grove Borough	SD-10-19-16121	MBQ, LLC	11/21/2019	1.76	Single Family Residential	2		Residential Single Family Residential			Yes
West Marlborough Township	SD-10-19-16124	George Strawbridge Jr.	11/14/2019	339.78	Single Family Residential	2		Residential Single Family Residential			Yes
West Pikeland Township	SD-10-19-16111	Parsons Property	11/4/2019	10.29	Single Family Residential	1		Residential Single Family Residential			Yes
West Vincent Township	SD-10-19-16129	Bella Custom Homes, 2969 Horseshoe Trail	11/19/2019	10.00	Single Family Residential	2		Residential Single Family Residential			Yes
Willistown Township	SD-10-19-16097	Cao Thuy & Vu Thanh	11/6/2019	0.65	Single Family Residential	2		Residential Single Family Residential			Yes
<b>Grand Totals of Subdivision and Land Development Reviews</b>		<b>18 Reviews</b>		<b>609.30 Acres</b>		<b>199 Lots/Units</b>	<b>296,496 Non-Res. Sq. Feet</b>		<b>2 Non-Res. Bldgs.</b>	<b>3,127 Linear Feet Roadway</b>	

There are **17** plans consistent, **1** plans inconsistent, and **0** plans with no relevance to **Landscapes3**.

## Unofficial Sketch Plan Evaluations 11/1/2019 to 11/30/2019

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



# Subdivision & Land Development Letters



# THE COUNTY OF CHESTER



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November 14, 2019

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

Re: Preliminary Subdivision - West Chester Crossing  
# East Bradford Township – SD-10-19-16098

Dear Ms. Cantlin:

A Preliminary Subdivision Plan entitled "West Chester Crossing", prepared by ESE Consultants, Inc., and dated September 27, 2019, was received by this office on October 15, 2019. This plan is reviewed by the Chester County Planning Commission in accord with the provisions of Section 502 of the Pennsylvania Municipalities Planning Code. We offer the following comments on the proposed subdivision for your consideration.

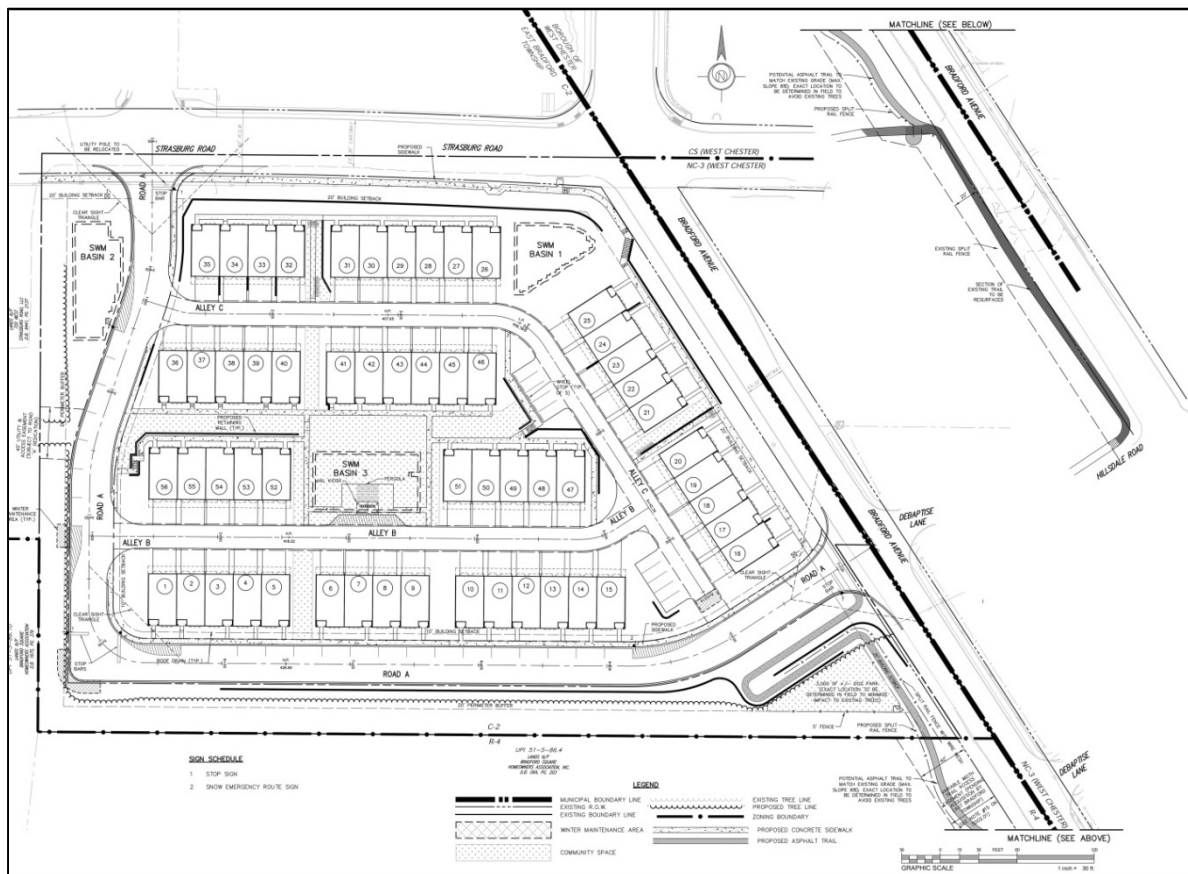
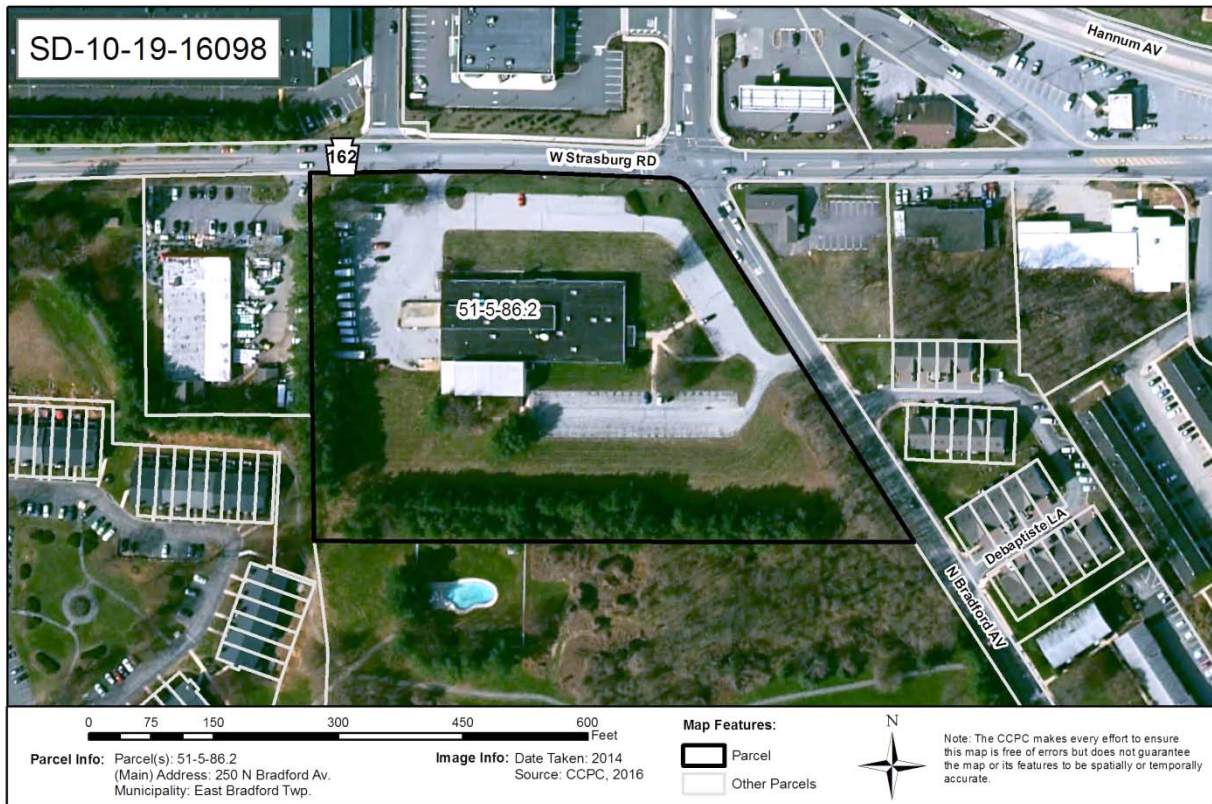
### **PROJECT SUMMARY:**

Location:	the southwest corner of West Strasburg Road (Route 162) and North Bradford Avenue
Site Acreage:	6.10
Proposed Land Use:	56 Townhouse Units
New Parking Spaces:	33
Municipal Land Use Plan Designation:	Mixed Commercial/Residential
UPI#:	51-5-86.2

### **PROPOSAL:**

The applicant proposes the creation of a 56 unit townhouse development. The existing building on the site, the former site of the Daily Local News, will be removed. Vehicular access will be provided from two full-access driveways, both of which will be aligned opposite existing off-site roads/driveways. Twenty-three (23) parallel parking spaces along the proposed road network, and ten (10) central parking spaces, will be provided. General Note 28 on Sheet 4 states that the further subdivision of any of the lots is prohibited. A plan note and the Sheet Index on Sheet 1 indicate that the Record Plans (Sheets 2 and 3), which are not included with the preliminary plan submission, will be included with the final plan submission. The project site, which will be served by public water and public sewer, is located in the C-2 Commercial and R-Residential Overlay zoning districts. A Transportation Impact Study, prepared by Traffic Planning and Design, Inc., dated October 18, 2017 and last revised September 26, 2019, was included with the plan submission. The site adjoins West Chester Borough to the east.

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



*Site Plan Detail, Sheet 7: Preliminary Subdivision - West Chester Crossing*

**BACKGROUND:**

1. 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.

Subsequently, the County Planning Commission reviewed an amendment to the R-Residential Overlay District standards on October 1, 2019 (CCPC# ZA-09-19-16055). According to our records, this amendment was adopted by the Township on October 8, 2019.

2. The County Planning Commission previously reviewed a conditional use application for this site, which addressed the construction of 60 townhouse units in accord with the proposed R-Residential Overlay District standards (CCPC# CU-03-19-15845, dated April 22, 2019). It is our understanding that conditional use approval for 56 townhouse units was granted on July 9, 2019, with 34 conditions of approval. We acknowledge the efforts of the applicant and Township in developing a design for townhouse development appropriate for this site. For instance, we acknowledge and endorse that the building layout has been revised to enlarge the central green space.

**COUNTY POLICY:**

**LANDSCAPES:**

3. The project site is located within the **Suburban Landscape** designation of *Landscapes3*, the 2018 County Comprehensive Plan, adjoining an **Urban Center Landscape** designation to the east. 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 types and affordability. Additionally, roads, sidewalks and paths with convenient access to parks and community facilities should be provided. 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.

While townhouse development is an appropriate use in the **Suburban Landscape** and **Urban Center Landscape** designations, careful consideration of the proposed development activity is required due to the site's topography.

**WATERSHEDS:**

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



PRIMARY ISSUES:

Access and Circulation:

5. We acknowledge, and endorse, that sidewalks and crosswalk areas shall be provided along the Bradford Avenue and Strasburg Road frontages, with pedestrian access provided to the adjoining ACE Hardware Store to the west along Strasburg Road. Sidewalks are an essential design element in the Suburban Landscape.

Condition #15 of the conditional use decision states that, subject to PennDOT approval and the consent of West Chester Borough, the applicant shall provide raised, or otherwise safe, crossings across Strasburg Road at the new entrance across from the shopping center driveway, and also at the intersection of Strasburg Road and Bradford Avenue, north to south and east to west across the north leg of Bradford Avenue. The details of these pedestrian crossings, which are not shown on the current preliminary plan submission, should be provided on the final plan.

6. The site plan depicts the location of an asphalt trail corridor along Bradford Avenue from the Road A entrance to an existing trail on the adjoining Bradford Square development to the south. We note that a standard trail detail is provided on Sheet 17, which indicates that the proposed trail will be five feet wide. We also note that the proposed trail will be located within a variable width trail access easement on the adjoining site to the south. We recommend that all trail corridor location details be incorporated into the final plan, and we also recommend that any trails be constructed prior to the Township issuing any building occupancy permits for this development.
7. The plan depicts an existing 50 foot wide right-of-way on Strasburg Road and Bradford Avenue. While the prior conditional use plan depicted an additional 15 feet of ultimate right-of-way on the south side of Strasburg Road, this ultimate right-of-way is not shown on the preliminary plan submission. This should be clarified by the applicant. We recommend that the Township, in consultation with PennDOT and West Chester Borough, determine the appropriate right-of-way width to be dedicated for both Strasburg Road (Route 162) and North Bradford Avenue to accommodate all transportation elements. In addition to the proposed pedestrian improvements, the Transportation Impact Study recommends that the existing two-way center-left turn lane on Strasburg Road be re-striped in order to provide a 75 foot west-bound left turn lane at the intersection of Strasburg Road and Bradford Plaza/proposed driveway. The County Planning Commission's Multi-Modal Circulation Handbook (2016 Update) classifies Route 162 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. The Circulation Handbook is available online at:  
[www.chescoplanning.org/resources/PubsTransportation.cfm](http://www.chescoplanning.org/resources/PubsTransportation.cfm).
8. Condition #9 of the conditional use decision states that the plan shall depict, for the benefit of the ACE Hardware property owner, easements for sanitary sewer, public water and a motorized vehicle access connection large enough to accommodate deliveries. We acknowledge that a 40 foot wide access and utility easement to the adjoining ACE Hardware property to the west is provided. We suggest that, as part of the current plan submission, the Township engineer verify that adequate turning radii can be provided at this proposed location.
9. The plan indicates that the proposed driveway entrance on Strasburg Road will be aligned with the existing driveway entrance to the Bradford Plaza shopping center. As stated in our review of the conditional use application, consideration should be provided by the applicant and Township for the signalization of the proposed intersection, which should be developed and coordinated in timing for

traffic flow facilitation as part of a closed loop signal system with the existing traffic signals at the Bradford Avenue/Strasburg Road and Strasburg Road/Business Route 322 intersections. Signalization of this intersection should also be provided in order to ensure safe left-turn movements from the project site onto Strasburg Road.

10. 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 Fire Truck Turning Plan is provided on Sheets 25 and 26.
11. General Note 29 on Sheet 4 states that Road A may be offered to the Township for dedication. This matter should be resolved prior to the Township granting final plan approval.

Design Issues:

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](http://www.chesco.org/documentcenter/view/27029).
13. The site plan depicts the location of several retaining walls. The Township should verify that the design of the slopes is consistent with all ordinance requirements related to permitted grades, the design and specifications of retaining walls and slope stabilization.
14. The Township should verify that the design of the proposed outdoor lighting plan, as shown on Sheet 29, 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.
15. While page 6 of the conditional use decision states that the common open space area in the central portion of the site will have amenities including a paver patio area, picnic tables, a fire pit and possibly an outdoor kitchen, the general location of these amenities is not shown on the preliminary plan. This should be clarified by the applicant.

Stormwater Management:

16. 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 stormwater facilities includes three underground basins, and we also acknowledge that condition #12 of the conditional use decision states that the design and construction of the subsurface facilities shall enable year-round use of the surface of the facility area for community space.
17. The applicant is requesting waivers from Section 94-306.K(3) and Section 94-311.A(3)(c) of the Township's Stormwater Management Ordinance (Chapter 94 of the Township Code), in order to allow the planned subsurface basins to be located closer than the minimum distances to right-of-ways, property boundaries, and structures. The Township should consider the following issues in its review of these waiver requests:

- A. The impact to roadways and structures adjacent to the planned basins by any post-construction settling that may occur around these basins.
  - B. The impact of stormwater infiltration from these systems on the stability of roadways and adjacent structures.
  - C. The locations of the planned stormwater basins will still allow for the entry of personnel and equipment to perform the required operation and maintenance while minimizing impacts to traffic flow and disturbance to residences.
18. The applicant is also requesting a waiver from Section 94-311.A(5)(m) of the Township's Stormwater Management Ordinance to allow roof gutters to be piped directly to SWM Basin 3. The Township should consider the following issues in its review of this waiver request:
- A. Discharging roof drainage directly into the subsurface infiltration basin can result in the delivery of greater peak flow volumes to the stormwater system, which may result in the discharge of excess flow to the municipalities' existing storm sewer system.
  - B. Directing flow from roof gutters into lawn areas can increase infiltration and delay the delivery of stormwater to the planned subsurface basins, which will help to reduce the occurrences of overflow events to the municipal storm sewer system.
19. The project site is located in the Taylor Run subbasin of the Brandywine Creek watershed, which is listed by the Pennsylvania Department of Environmental Protection (PA DEP) as siltation-impaired. Additionally, East Bradford Township has a required annual sediment load reduction of 60.58% that is included in the Christina Basin Total Maximum Daily Loads (TMDL) sediment report. To help achieve this required sediment reduction and avoid increased pollutant loads, the applicant and Township should consider the following issues:
- 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 Township'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 as a component of the ongoing operation and maintenance activities. If any erosion is found, the eroded areas should be repaired as quickly as possible to avoid further expansion. This is especially important on freshly disturbed soils on steep slopes.
20. Given the high percentage of planned impervious coverage on this site, the applicant and Township should consider the following actions to reduce the volume of stormwater runoff generated:
- A. Reduce surface compaction in any areas designated as community or open space to facilitate stormwater infiltration and promote the appropriate density and health of newly established vegetation. Particular care should be taken to avoid compaction on the planned lawn areas above the subsurface stormwater basins. The applicant should

- consider taking additional efforts to avoid compacting the top 12” of material when completing final surface grading efforts in these areas, such as limiting vehicular traffic, adding organic material, or aerating the site.
- B. Incorporate a native meadow mix in the planned lawn areas above Basins 1 and 2 and mowing these areas just twice annually to create a naturalized meadow area, which will promote increased stormwater infiltration.
  - C. Reduce the number of mature trees that will be removed from the site to the greatest extent possible. Mature trees reduce stormwater runoff by intercepting precipitation, increasing infiltration, and facilitating greater rates of evapotranspiration.
  - D. Place 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.
  - E. Incorporate permeable paving material, where suitable, into the planned sidewalks, trails, and driveways to reduce runoff from paved surfaces.
21. 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 area that minimizes the volume of de-icing chemicals and pollutants that will directly infiltrate to groundwater or runoff to streams. Particular care should be taken to ensure de-icing materials kept in the planned winter maintenance areas do not runoff into the storm sewer system. 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:

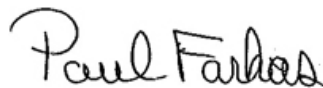
22. In addition to the requested waivers from the Township’s Stormwater Management Ordinance discussed in comments #17 and #18, the applicant is also requesting a waiver from the street grade standards in Section 95-21 of the Township Subdivision and Land Development Ordinance. Waiver requests should 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.
23. Condition #24 of the conditional use decision states that the applicant shall depict on the plan locations for deposition of removed snow, ice and winter maintenance materials. While we acknowledge that the site plan depicts the location of three “winter maintenance areas,” the Township should verify that adequate areas have been set aside for snow storage.
24. The plan indicates that a Homeowners’ Association will be responsible for the proposed common facilities/areas. Ownership, maintenance, use provisions, restrictions, and liability responsibilities associated with any common held amenities should be written into the Homeowners’ Association (HOA) document. The HOA document should include provisions which allow the Township to: intervene and maintain common owned facilities; determine the schedule for Association formation; timing for construction of common facilities; and determine the schedule for transfer of ownership from developer to the HOA of common facilities. The HOA document should be submitted as part of the application to the municipality to be reviewed by an attorney versed in homeowners’ association documents to evaluate the document for its completeness and compliance.

Page: 8  
Re: Preliminary Subdivision - West Chester Crossing  
# East Bradford Township – SD-10-19-16098

25. A Pennsylvania Department of Transportation (PennDOT) permit is required for new or revised access and should be identified on the final plan as required by Section 508(6) of the Municipalities Planning Code.
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.

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: Toll Mid-Atlantic LP Company, Inc.  
ESE Consultants, Inc.  
250 N. Bradford Avenue LLC  
Anthony Antonelli, District Permits Manager, PennDOT  
Francis J. Hanney, PennDOT  
Chester County Conservation District  
Kevin Gore, Director of Building, Housing & Codes Enforcement, West Chester Borough  
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  
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West Chester, PA 19380-0990  
(610) 344-6285 Fax (610) 344-6515

November 26, 2019

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

Re: Preliminary Subdivision - 855 Copeland School Road  
# East Bradford Township – SD-11-19-16135

Dear Ms. Cantlin:

A Preliminary Subdivision Plan entitled "855 Copeland School Road", prepared by JMR Engineering, LLC, and dated October 30, 2019, was received by this office on November 7, 2019. This plan is reviewed by the Chester County Planning Commission in accord with the provisions of Section 502 of the Pennsylvania Municipalities Planning Code. We offer the following comments on the proposed subdivision for your consideration.

### **PROJECT SUMMARY:**

Location:	the east side of Copeland School Road (State Route 3065), north of Clover Ridge Drive
Site Acreage:	13.47
Lots/Units:	8 Lots
Non-Res. Square Footage:	0
Proposed Land Use:	Single Family Residential
New Parking Spaces:	0
Municipal Land Use Plan Designation:	Medium Density Residential
UPI#:	51-3-31

### **PROPOSAL:**

The applicant proposes the creation of 8 single-family residential lots, and approximately 1,190 linear feet of private roadway. The existing residence will be located on Lot 3. The project site, which will be served by onsite water and onsite sewer, is located in the R-3 Residential zoning district. General Note 8 states that all lots shall be restricted from further subdivision. While a portion of the site is located in West Goshen Township, the site plan indicates that all proposed development activity will occur in East Bradford Township.

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



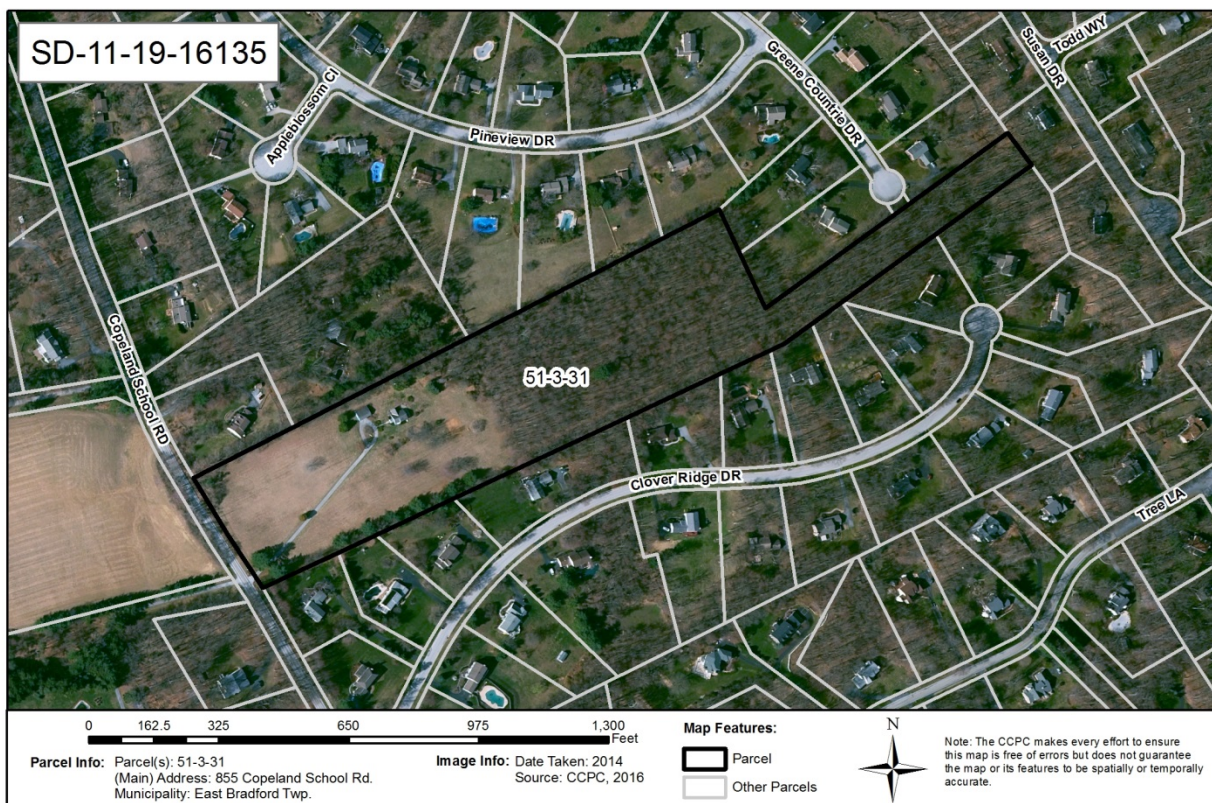
## COUNTY POLICY:

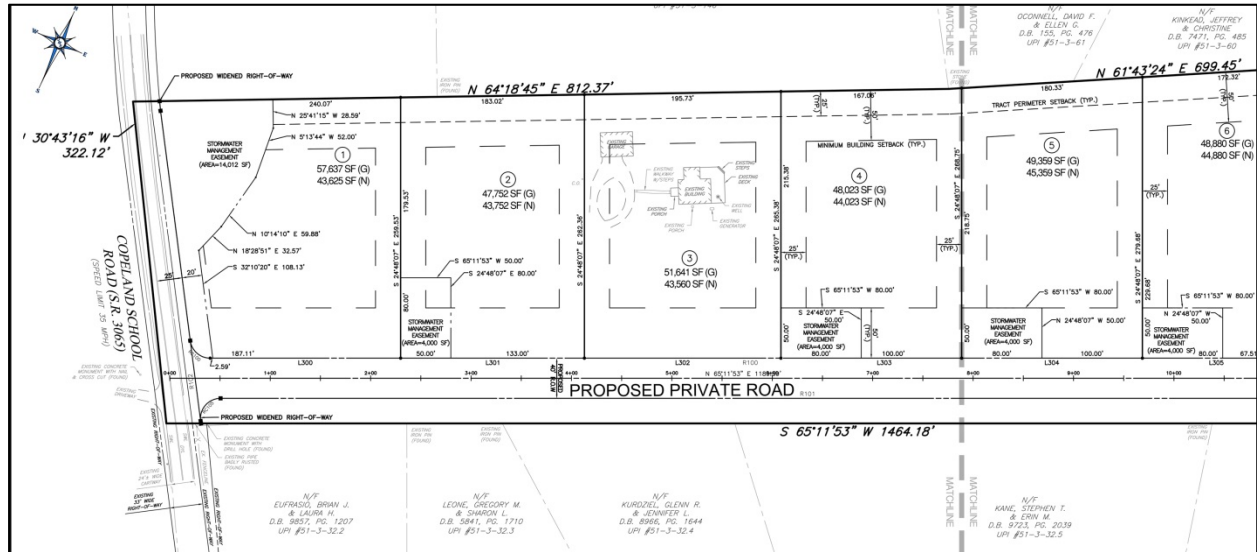
### LANDSCAPES:

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**.

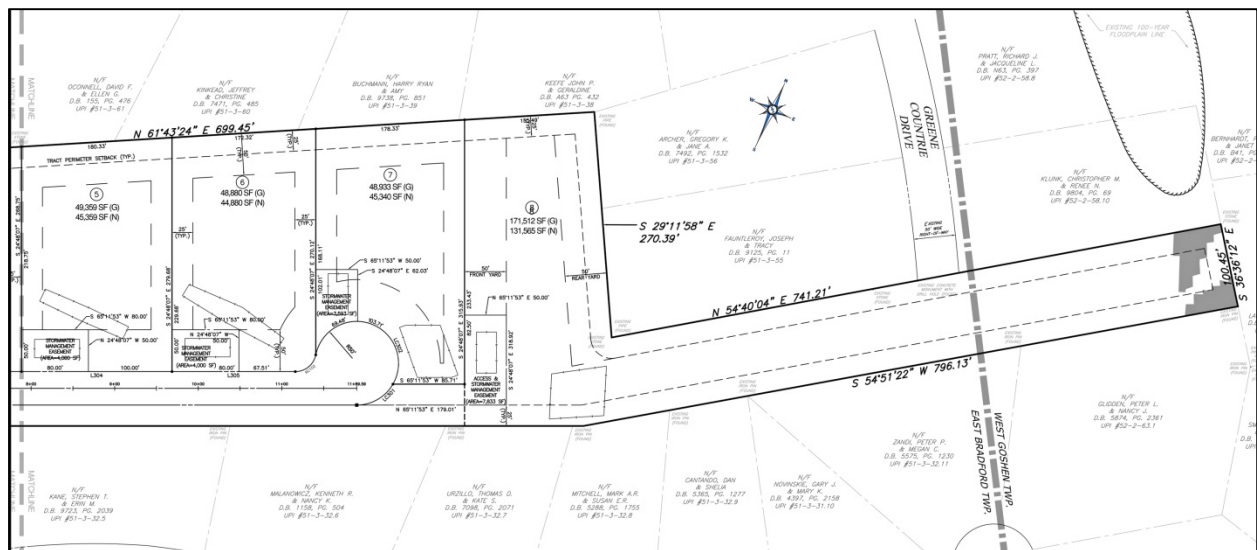
### WATERSHEDS:

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





Site Plan Detail, Sheet 2: Preliminary Subdivision - 855 Copeland School Road



Site Plan Detail, Sheet 3: Preliminary Subdivision - 855 Copeland School Road

### PRIMARY ISSUES:

- The site plan depicts a proposed 25 foot wide right-of-way on the east side of Copeland School Road (State Route 3065). The County Planning Commission's Multimodal Circulation Handbook (2016 Update) classifies Copeland School 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 Copeland School Road. The Multimodal Circulation Handbook is available online at: [www.chescoplanning.org/resources/PubsTransportation.cfm](http://www.chescoplanning.org/resources/PubsTransportation.cfm).



4. We estimate that there are 55 residential lots currently served by a single access to Sunset Hollow Road at Green Countrie Drive on the adjoining Sunset Hollow South development to the north. The County Planning Commission's Multimodal Circulation Handbook (2016 Update) recommends that a maximum of 24 dwelling units utilize a single access point. We suggest that the applicant and Township investigate the feasibility of providing an emergency access connection from the proposed private road to the Sunset Hollow South development. While we acknowledge that there are steep slopes on the eastern portion of the project site, the site plan and County mapping records indicate that the Green Countrie Drive right-of-way extends to the project site. If feasible, this emergency access connection would provide vehicular access to these lots in the event that the Sunset Hollow Road/Green Countrie Drive intersection is blocked by an accident or natural disaster. This emergency access connection would also provide vehicular access to the current project site if the proposed private road entrance on Copeland School Road is blocked by an accident or natural disaster. Additional information on this topic is provided in the Emergency Access design element of the Multimodal Circulation Handbook (2016 Update), which is available online at: [www.chesco.org/documentcenter/view/27032](http://www.chesco.org/documentcenter/view/27032).
5. The applicant is requesting five waivers from the provisions of the Township Subdivision and Land Development Ordinance (SLDO), including a waiver from Section 95-25.B.(2) pertaining to the removal of trees, and one waiver from Chapter 94-Stormwater Management of the Township Code. Waiver requests should only be granted following the determination that the proposed project either meets the purpose of these requirements or does not create the impacts that these provisions are intended to manage. The removal of trees should be limited to the minimum area needed for the dwelling(s) and support facilities.
6. The site plan depicts that a portion of the proposed driveway for Lot 8 will be located within an easement on Lot 7. The details of this easement should be incorporated into the deeds of both lots.

We suggest that the applicant and Township investigate the feasibility of extending the private road to Lot 8, by switching the location of the cul-de-sac turnaround and the on-site sewage disposal facilities on Lot 7, so that vehicular access can be provided to Lot 8 without the need for an access easement on Lot 7.

#### ADMINISTRATIVE ISSUES:

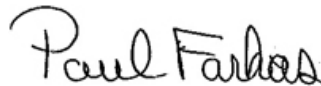
7. Land disturbance and land development activities that occur within Chester County must comply with the *County-wide Act 167 Stormwater Management Plan for Chester County, PA* (July 2013) and the associated Act 167 stormwater management ordinance standards adopted by each municipality.
8. The site plan does not depict the location of any stormwater management facilities on Lot 3, the site of the existing residence. We suggest that the Township, in its evaluation of this plan submission, determine if stormwater management facilities should be provided on Lot 3.
9. The site plan states that the individual property owner will be responsible for the ownership and maintenance of all stormwater management facilities on their lot. Ongoing efforts by the municipality may be needed to educate the homeowners so that they can fully understand and fulfill their operation and maintenance requirements for these facilities.

Page: 5  
Re: Preliminary Subdivision - 855 Copeland School Road  
# East Bradford Township – SD-11-19-16135

10. The applicant should contact the office of the Chester County Conservation District (CCCD) for information and clarification on erosion control measures. The provisions of the Commonwealth Erosion Control Regulations may apply to the project and may require an Earth Disturbance Permit or a National Pollutant Discharge Elimination System permit for discharge of stormwater from construction activities.
11. A Pennsylvania Department of Transportation (PennDOT) permit is required for new or revised access and should be identified on the final plan as required by Section 508(6) of the Municipalities Planning Code.
12. 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](http://www.chesco.org/256/Act-319---Clean-Green).
13. A minimum of five (5) copies of the plan should be presented at the Chester County Planning Commission for endorsement to permit recording of the final plan in accord with the procedures of Act 247, the Pennsylvania Municipalities Planning Code, and to meet the requirements of the Recorder of Deeds, the Assessment Office, and the Health Department.

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: J. Roberts Properties, LLC  
JMR Engineering, LLC  
John & Sandra Abernethy  
Chester County Health Department  
Anthony Antonelli, District Permits Manager, PennDOT  
Francis J. Hanney, PennDOT  
Chester County Conservation District  
Chester County Assessment Office  
Casey LaLonde, Manager, West Goshen Township



# 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

November 8, 2019

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

Re: Final Subdivision - Reserve at French Creek Lot 30  
# East Vincent Township - SD-10-19-16107

Dear Ms. Flagg:

A final subdivision plan entitled "Reserve at French Creek Lot 30", prepared by STA Engineering, and dated September 20, 2019, was received by this office on October 15, 2019. This plan is reviewed by the Chester County Planning Commission in accord with the provisions of Section 502 of the Pennsylvania Municipalities Planning Code. We offer the following comments on the proposed subdivision for your consideration.

### **PROJECT SUMMARY:**

Location:	north side of Valley Creek Lane, west of Buckwalter Road
Site Acreage:	1.17
Lots/Units:	2 lots
Proposed Land Use:	Single Family Residential
Municipal Land Use Plan Designation:	Residential Infill
UPI#:	21-5-471

### **PROPOSAL:**

The applicant proposes the creation of two single family residential lots from a 1.17 acre lot that currently accommodates a historic barn. The project site, which will be served by public water and public sewer, is located in the MR-Moderate Density Residential zoning district.

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

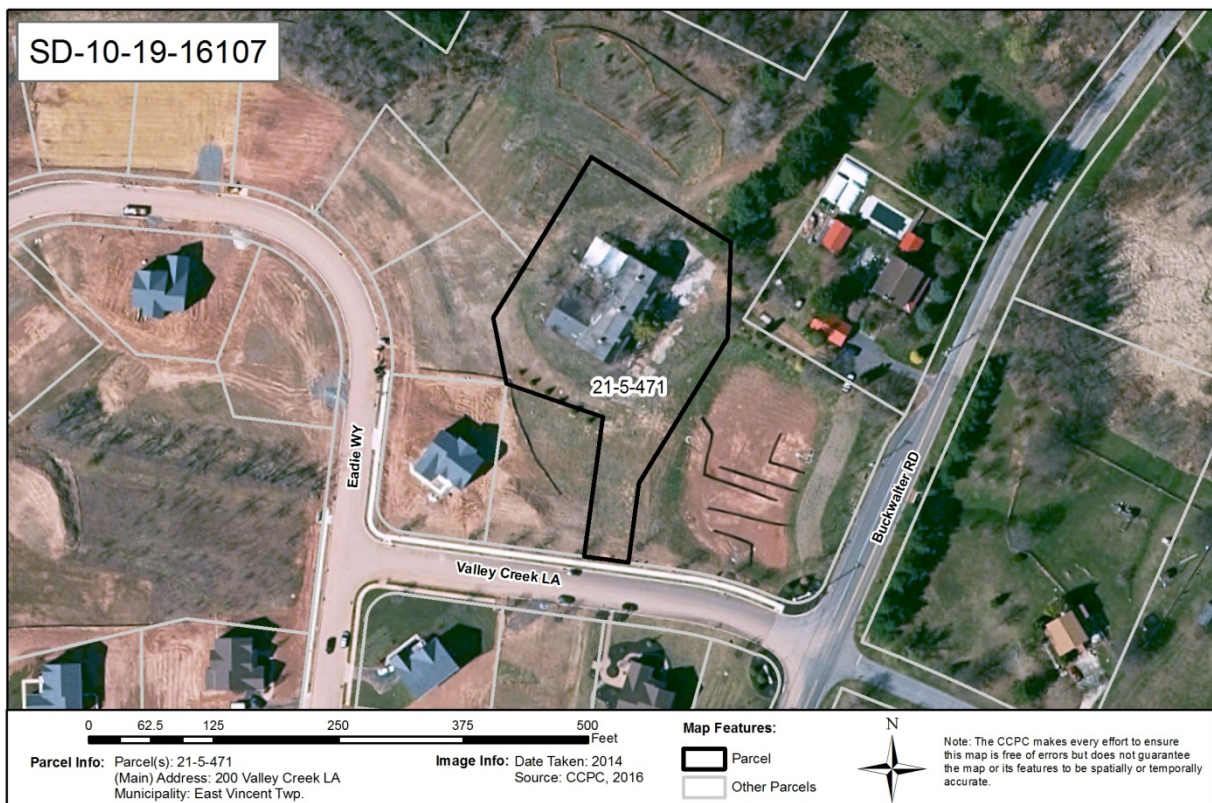
### BACKGROUND:

1. The Chester County Planning Commission has recently reviewed a conditional use proposal for this site. That review, CCPC# CU-10-19-16088, dated October 23, 2019, which addressed revising the conditional use approval granted August 3, 2005, to create two single-family residential lots. The original conditional use submission proposed six condominium units within the existing historic barn. We understand that the Township has not yet acted on the conditional use proposal.

### 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. 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."







Detail of sheet #2 of the plan

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

Page: 4

Re: Final Subdivision - Reserve at French Creek Lot 30

# East Vincent Township - SD-10-19-16107

PRIMARY ISSUES:

4. While it is not stated in this application, the subdivision of lot 30 to create two single-family lots will necessitate the demolition of the historic barn. In our previous review, CCPC# CU-10-19-16088, we identified the barn as the Issac Schlichter barn, that identification was incorrect. Both the Township and the County have adopted policies related to the preservation of historic resources.
5. The applicant indicates, under the heading Zoning Data on sheet 1 of the plan, that they intend to develop lot 30 in a similar fashion to the other lots in the Reserve at French Creek, which was developed under the Open Space Development Option by conditional use. In the absence of a decision on the conditional use submission mentioned above under the title BACKGROUND, the development criteria of this subdivision submission are problematic. The Township should reserve action on this submission until any conditions imposed as part of the conditional use approval are known and an appropriate subdivision plan has been prepared incorporating those requirements.
6. As discussed in our previous review letter, the PHMC was contacted and indicated that a new DEP cultural resource review of this property will be needed due to new procedures for reviewing above ground resources. We also note that the original review indicated that there was a high probability of finding archaeological resources on the site. We understand that a Phase 1 Survey has not been conducted as recommended. We also note that deterioration of the historic barn could be the result of insufficient preventative maintenance of the structure in the successive 14 years since the original conditional use was approved.

ADMINISTRATIVE ISSUES:

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

Sincerely,

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, Inc.  
STA Engineering, Inc.



# THE COUNTY OF CHESTER



## COMMISSIONERS

Michelle Kichline  
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

November 8, 2019

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

Re: Preliminary Subdivision - Guistine & Giusepa Armenise  
# East Vincent Township - SD-10-19-16116

Dear Ms. Flagg:

A preliminary subdivision plan entitled "Guistine & Giusepa Armenise", prepared by Bercek and Smith Engineering Inc., and dated August 21, 2019, was received by this office on October 24, 2019. This plan is reviewed by the Chester County Planning Commission in accord with the provisions of Section 502 of the Pennsylvania Municipalities Planning Code. We offer the following comments on the proposed subdivision for your consideration.

### **PROJECT SUMMARY:**

Location:	east side of Buckwalter Road, south of Stony Run Road
Site Acreage:	10.51
Lots/Units:	2 lots
Proposed Land Use:	Single Family Residential
Municipal Land Use Plan Designation:	Residential Infill
UPI#:	21-5-140.2

### **PROPOSAL:**

The applicant proposes the creation of 2 lots. The existing residence is served by onsite water and public sewer and is located in the MR-Moderate Density Residential zoning district.

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



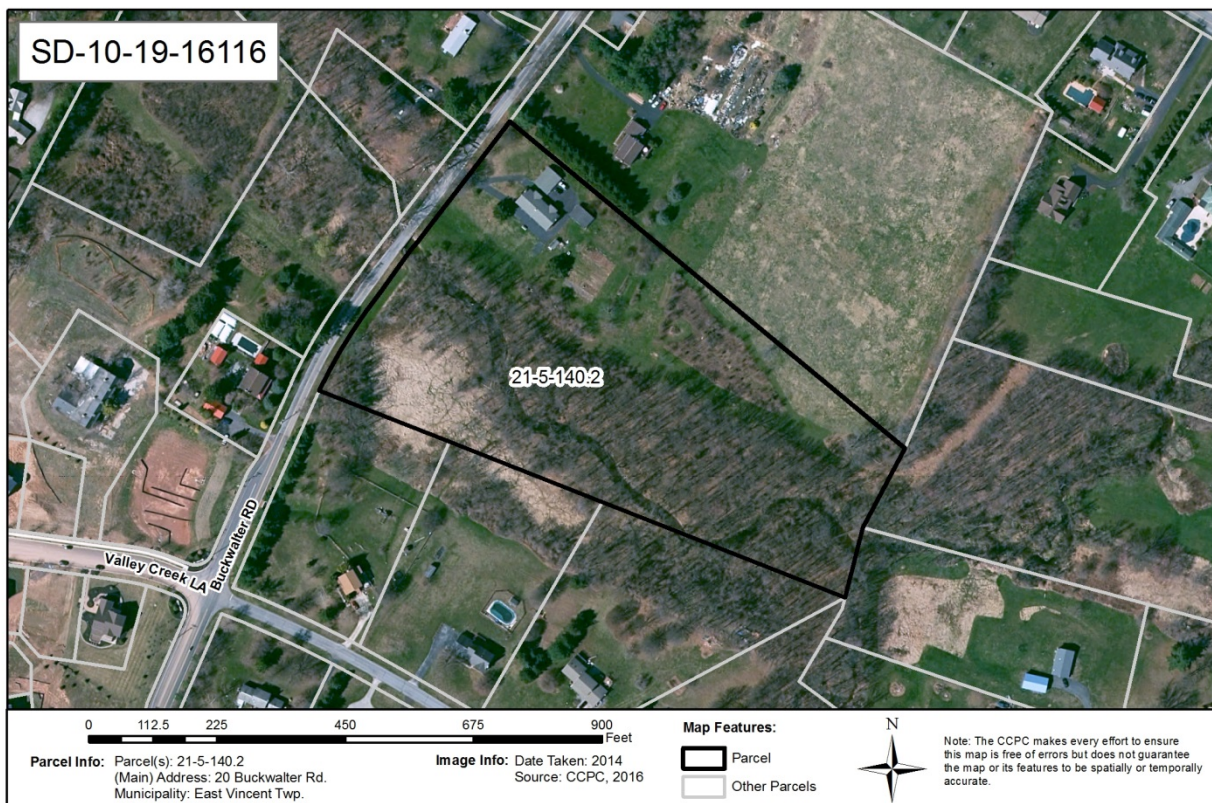
### BACKGROUND:

1. The Chester County Planning Commission has previously reviewed a subdivision proposal for this site. That review, CCPC# 12129, dated December 8, 2006, which addressed the creation of two single-family residential parcels from a 10.15 acre parent tract. Our records indicate that the plan was not approved by the Township.

### COUNTY POLICY:

### LANDSCAPES:

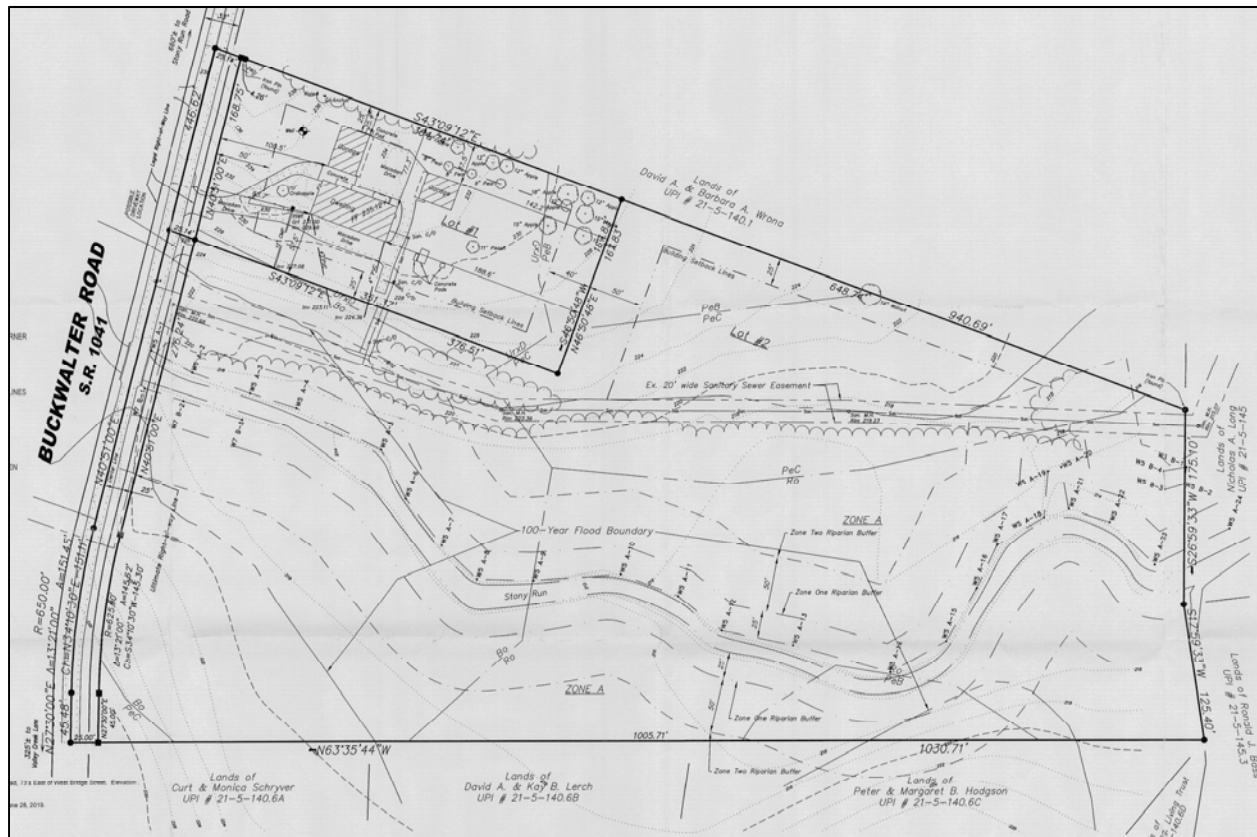
2. The project site is located within the **Suburban Landscape** designation of *Landscapes3*, the 2018 County Comprehensive Plan. The vision for the **Suburban Landscape** is predominantly residential communities with locally-oriented commercial uses and facilities, accommodating growth at a medium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



### PRIMARY ISSUES:

3. The Township and the applicant should discuss how access can be provided to the buildable portions of Lot 2 and whether a shared driveway is a viable access option.





*Detail of sheet #1 of the plan*

ADMINISTRATIVE ISSUES:

4. The applicant is requesting nine (9) waivers from the provisions of the Township Subdivision and Land Development Ordinance. Waiver requests should only be granted following the determination that the proposed project either meets the purpose of these requirements or does not create the impacts that these provisions are intended to manage.
5. 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](http://www.chesco.org/256/Act-319---Clean-Green).
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: Preliminary Subdivision - Guistine & Giusepa Armenise

# East Vincent Township - SD-10-19-16116

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

Sincerely,

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: Guistine & Giusepa Armenise  
Bercek and Smith Engineering, Inc.  
Chester County Health Department  
Chester County Assessment Office



# THE COUNTY OF CHESTER



## COMMISSIONERS

Michelle Kichline  
Kathi Cozzone  
Terence Farrell

Brian N. O'Leary, AICP  
Executive Director

## PLANNING COMMISSION

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

November 20, 2019

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

Re: Preliminary Subdivision and Land Development - Red Clay Manor  
# Kennett Square Borough – SD-11-19-16139 & LD-11-19-16140

Dear Mr. Drumheller,

A preliminary subdivision and land development plan entitled "Red Clay Manor", prepared by DL Howell & Associates, Inc., and dated November 1, 2019, was received by this office on November 7, 2019. This plan is reviewed by the Chester County Planning Commission in accord with the provisions of Section 502 of the Pennsylvania Municipalities Planning Code. We offer the following comments on the proposed subdivision and land development for your consideration.

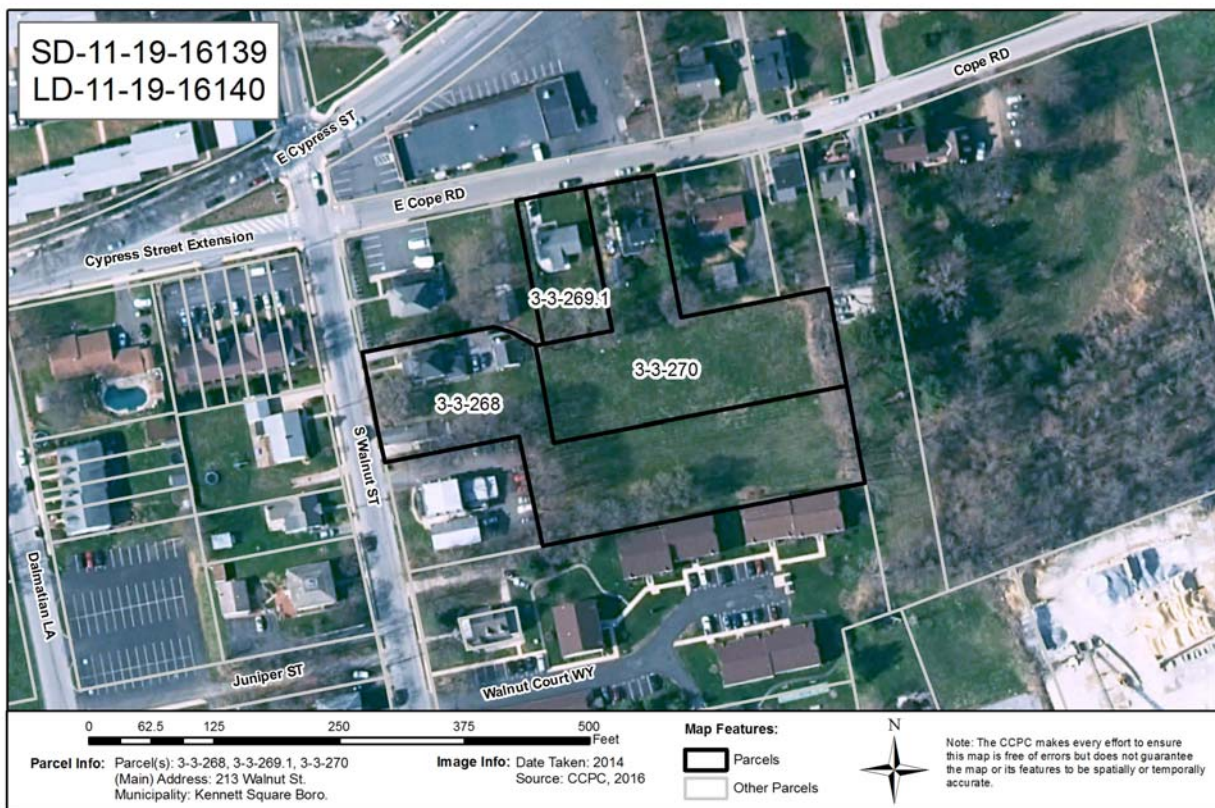
### **PROJECT SUMMARY:**

Location:	south side of East Cope Road, east of South Walnut Street
Site Acreage:	2.41
Lots/Units:	61 units
Proposed Land Use:	Apartment
New Parking Spaces:	62
Municipal Land Use Plan Designation:	Character Area 5 - Central Core - Consistent Infill
UPI#:	3-3-268, 3-3-270, 3-3-269.1

### **PROPOSAL:**

The applicant proposes the consolidation of three existing parcels and the construction of a three story building with 61 senior apartment units, and 62 parking spaces. The project site, which will be served by public water and public sewer, is located in the R-3/PAO zoning district.

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



## COUNTY POLICY:

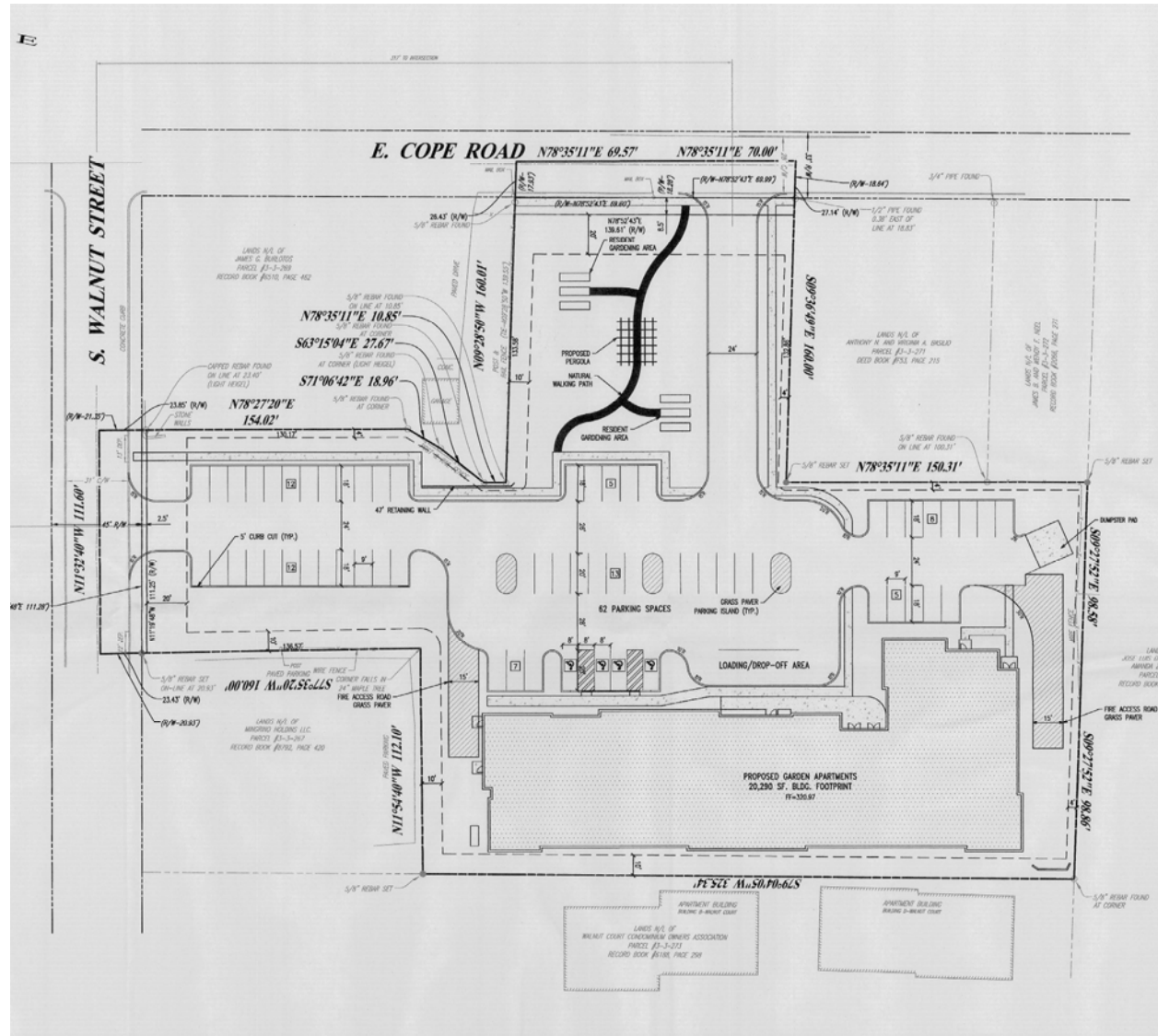
### LANDSCAPES:

1. The project site is located within the **Urban Center Landscape** designation of *Landscapes3*, the 2018 County Comprehensive Plan. The vision for the **Urban Center Landscape** is historic downtown and established neighborhoods serving as civic, economic, and population centers with a traditional town character, accommodating substantial future growth at a medium to high intensity. Transportation infrastructure improvements and amenities supporting a walkable community should be provided and integrated into the public transportation and roadway systems. The proposed subdivision/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 subbasin of the Red Clay Creek watershed. *Watersheds'* highest priority land use objectives within this watershed are: reduction of stormwater runoff, restoration of water quality of "impaired" streams, and protection of vegetated riparian corridors. *Watersheds* can be accessed at [www.chesco.org/water](http://www.chesco.org/water).





Detail of Sheet 2 of the plan

### PRIMARY ISSUES:

3. We acknowledge the provision of on-site pedestrian facilities and recommend that the Borough sidewalk network be extended on the east side of South Walnut Street to connect this facility with the Kennett Senior Center and north to East Cope Road to permit pedestrian access to the amenities in the commercial center of the Borough. We acknowledge that these are off-site improvements that may require additional funding and/or agreements.
4. We acknowledge and endorse the incorporation of the open space area for resident recreation.
5. We suggest that the applicant consider using a green-roof and/or siting small rain gardens in the parking islands. The plan should indicate where plowed snow will be deposited.



Page: 4

Re: Preliminary Subdivision and Land Development - Red Clay Manor

# Kennett Square Borough - LD-11-19-16140

6. The proposed garden apartment building and the existing multi-family units on the adjoining parcel to the south will be separated by approximately twenty feet (20'). The Borough's emergency service providers should review this aspect of the design related to emergency access and the Borough should review it to verify that there is adequate access to light and air.
7. The Borough should verify that the plan meets all the ordinance requirements of Article VII of the zoning ordinance related to Off-Street Parking and Loading.
8. The existing residential dwellings have established landscaping, if any of this landscaping could be preserved during construction, it could be effective in screening and enhancing the appearance of the facility.

ADMINISTRATIVE ISSUES:

9. The location of the site as shown on the location map on sheet 1 of the plan is incorrect and should be revised prior to final plan approval.
10. The local emergency service providers should review the plan to verify that the facility will be accessible for their equipment and for the location and specifications of all on-site emergency equipment.
11. The applicant should contact the office of the Chester County Conservation District (CCCD) for information and clarification on erosion control measures. The provisions of the Commonwealth Erosion Control Regulations may apply to the project and may require an Earth Disturbance Permit or a National Pollutant Discharge Elimination System permit for discharge of stormwater from construction activities.
12. A minimum of four (4) copies of the plan should be presented at the Chester County Planning Commission for endorsement to permit recording of the final plan in accord with the procedures of Act 247, the Pennsylvania Municipalities Planning Code, and to meet the requirements of the Recorder of Deeds and the Assessment Office.

This report does not review the plan for compliance to all aspects of your ordinance, as this is more appropriately done by agents of Borough of Kennett Square. 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: Red Clay Manor Associates, L.P.  
Steven J. Basciani  
DL Howell & Associates, Inc.  
Chester County Conservation District



# THE COUNTY OF CHESTER



## COMMISSIONERS

Michelle Kichline  
Kathi Cozzone  
Terence Farrell

Brian N. O'Leary, AICP  
Executive Director

## PLANNING COMMISSION

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

November 22, 2019

Christopher Bashore, Manager/Secretary  
Malvern Borough  
1 East First Avenue, Suite 3  
Malvern, PA 19335

Re: Final Subdivision - Robert P. and Kristen M. Coughlin  
# Malvern Borough – SD-11-19-16136

Dear Mr. Bashore:

A Final Subdivision Plan entitled "Robert P. and Kristen M. Coughlin", prepared by Padula Engineering Company, and dated October 21, 2019, was received by this office on November 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 subdivision for your consideration.

### **PROJECT SUMMARY:**

Location:	north side of Monument Avenue, west of Malvern Avenue
Site Acreage:	1.00
Lots/Units:	2 Lots
Non-Res. Square Footage:	0
Proposed Land Use:	Single Family Residential
New Parking Spaces:	0
Municipal Land Use Plan Designation:	Traditional Low Density Residential
UPI#:	2-6-37

### **PROPOSAL:**

The applicant proposes the creation of 2 single family residential lots. The existing residence will be situated on Lot 2. The project site, which will be served by public water and public sewer, is located in the R-2 Residential zoning district.

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

**COUNTY POLICY:**

**LANDSCAPES:**

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

**WATERSHEDS:**

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



**PRIMARY ISSUES:**

3. The applicant is requesting waivers from Section 181-514.A and Section 181-515.A of the Borough Subdivision and Land Development Ordinance, which require the installation of curbs and sidewalks, respectively. Waiver requests should only be granted following the determination



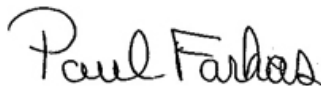
Page: 4  
Re: Final Subdivision - Robert P. and Kristen M. Coughlin  
# Malvern Borough – SD-11-19-16136

ADMINISTRATIVE ISSUES:

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

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

Paul Farkas  
Senior Review Planner

cc: Robert P. & Kristen M. Coughlin  
Padula Engineering Company





# 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

November 7, 2019

Caitlin Ianni, Secretary  
Penn Township  
260 Lewis Road  
West Grove, PA 19390

Re: Preliminary Land Development - Avon Grove High School  
# Penn Township - LD-10-19-16095

Dear Ms. Ianni:

A preliminary land development plan entitled "Avon Grove High School", prepared by Terraform Engineering, LLC, and dated June 14, 2019, was received by this office on October 8, 2019. This plan is reviewed by the Chester County Planning Commission in accord with the provisions of Section 502 of the Pennsylvania Municipalities Planning Code. We offer the following comments on the proposed land development for your consideration.

### **PROJECT SUMMARY:**

Location:	west side of Sunnyside Road, south side of West Baltimore Pike
Site Acreage:	153.81
Lots/Units:	1 lot
Non-Res. Square Footage:	296,010
Proposed Land Use:	High School
New Parking Spaces:	663
Municipal Land Use Plan Designation:	Suburban Center and Suburban
UPI#:	58-4-71

### **PROPOSAL:**

The applicant proposes the construction of a 296,010 square foot high school facility with 663 parking spaces. The project site, which will be served by public water and public sewer, is located in the LI-Limited Industrial zoning district (current designation).

**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.

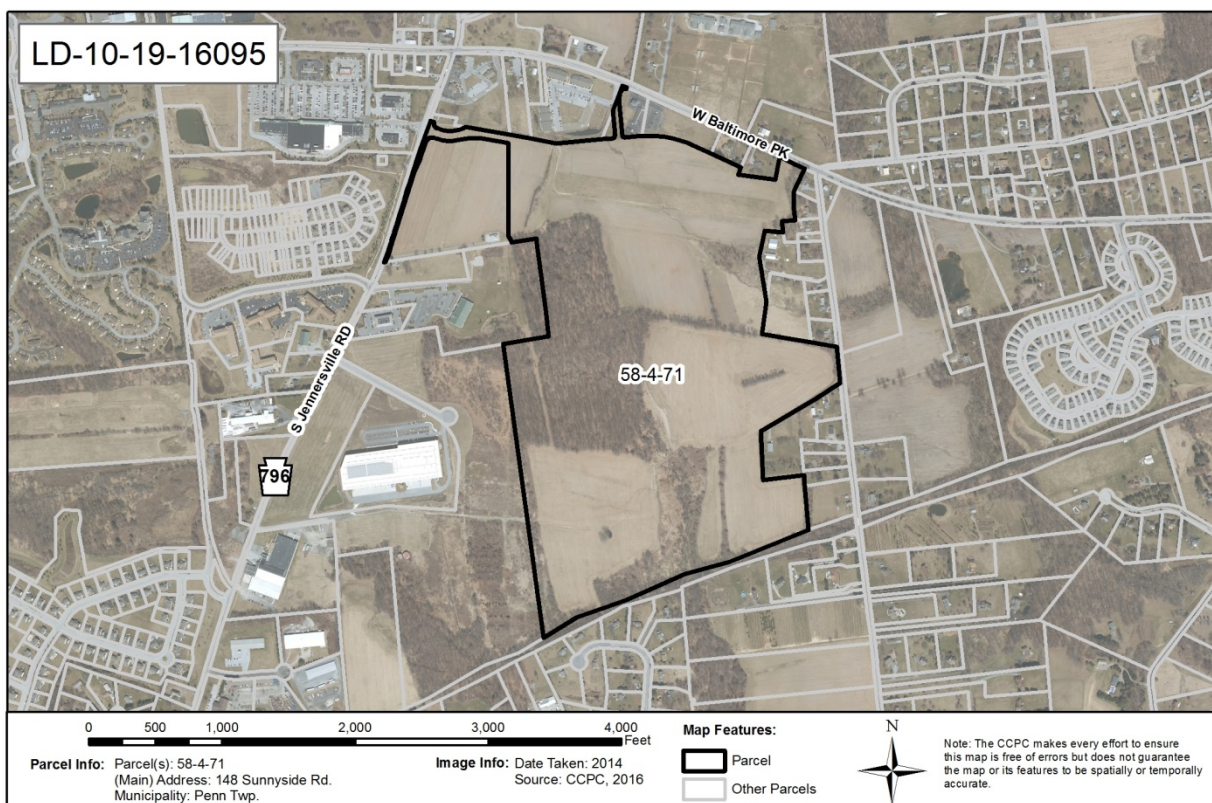
### BACKGROUND:

1. The Chester County Planning Commission has previously reviewed a subdivision proposal for this site. That review, CCPC# 12205, dated May 1, 2007, which addressed the consolidation of parcels, was approved by the Township on January 5, 2009.

### 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 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 and Suburban Center Landscapes**.



### WATERSHEDS:

3. ***Watersheds***, the water resources component of ***Landscapes3***, indicates the proposed development is located within the West and Middle Branches 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](http://www.chesco.org/water).

#### PRIMARY ISSUES:

4. The applicant received conditional use approval to construct a high school at this site in 2007, which is required for schools sited (partly) in the I-1 Limited Industrial zoning district. Any conditions imposed as part of the grant of conditional use approval should be shown on the plan. We understand that the plan was prepared using the Penn Township zoning ordinance that was in effect in 2007.

#### NATURAL FEATURES PROTECTION:

5. The wetlands and woodlands on the western edge of the project area have been deemed habitat for bog turtles, which are listed as a federally threatened species on the U.S. Fish and Wildlife Service's Endangered Species List. The applicant should consider the following actions to prevent inadvertent damage to these sensitive habitats:
  - a. Demarcating the limits of disturbance with orange construction fencing to increase visibility and reduce unintended intrusion by construction vehicles.
  - b. Ensuring appropriate erosion and sediment (E&S) control measures, such as compost filter socks and sediment catch basins, are in place throughout the construction process to avoid stormwater runoff and sediment deposition within these wetlands. These measures should be inspected regularly to ensure that they are functioning as designed.
  - c. Mowing the grassed upland areas within the bog turtle habitat buffer once annually during dry summer months to create a naturalized meadow buffer along the existing woodlands to reduce and disperse runoff and to promote stormwater infiltration.
  - d. Installing permanent small signage demarcating the boundary of the bog turtle habitat buffer to increase visibility for maintenance staff and contractors to avoid future encroachment of landscape maintenance into the protected area.
  - e. Posting educational signs at the limits of the bog turtle habitat buffer with information on habitat protection efforts, their conservation status, and the benefits of wetland preservation on other wildlife species.
  - f. Avoiding alterations to the drainage area upgradient of the wetlands that are identified as bog turtle habitat to protect and maximize infiltration within this catchment. Changes in site hydrology from reduced infiltration and core habitat drainage area alterations are one of the leading causes of bog turtle population declines.

#### STORMWATER MANAGEMENT PROTECTION:

6. The project site is located in the headwaters of the West and Middle Branch of the White Clay Creek, which is listed as impaired for both nutrients and siltation by the Pennsylvania Department of Environmental Protection (PADEP). Penn Township has required sediment and nutrient load reductions that are included in the Christina Basin Total Maximum Daily Loads (TMDL) reports. These reports specify that Penn Township is required to reduce their sediment load by 60.66%, their nitrogen load by 53.16%, and their phosphorus load by 55.01%. To contribute to achieving the Township's required TMDL pollutant reduction and to avoid increasing pollutant loads, any

additional measures that can be taken to reduce runoff volume and sediment and nutrient discharge should be considered.

- a. Increased volume and velocity of runoff are the primary causes of post-construction erosion in stream channels. Review the overall post-construction stormwater design to ensure that all opportunities to reduce volume and runoff have been considered and/or incorporated into the design.
  - b. The applicant should ensure sufficient energy dissipation and erosion protection features are installed at each stormwater discharge outlet. These features should also be specifically addressed in the operation and maintenance plan to ensure they continue to function as designed to avoid bank erosion and formation of erosion gullies.
  - c. Given that uncaptured areas of surface runoff from the project will drain directly into the West and Middle Branches of the White Clay Creek, careful adherence to the E&S control plan is imperative to ensuring all E&S control measures are functioning as desired.
  - d. The applicant should consider inspecting E&S control measures daily during construction to ensure that they are meeting their intended functions and appropriately capturing sediment prior to entering any stormwater infrastructure.
7. Sheet C3.06 shows that runoff from the northeastern section of the site will discharge via Endwall B2-16 and Tee B1-57 to an ephemeral channel located upstream of a delineated wetland.
  - a. Several structures on Parcel 58-4-70.1 are located adjacent to the ephemeral channel down-gradient of the planned stormwater discharge outlets. The applicant should conduct a careful review of this stormwater system to ensure that the volume of runoff conveyed will not impact these structures.
  - b. If runoff from this site will flow onto the downgradient properties, a drainage easement or formal permission should be obtained.
  - c. The applicant should ensure that all stormwater discharge in this system is first directed to subsurface infiltration basins B2-1 and B2-2 to reduce the volume of water that will be discharged into this channel.
  - d. Flow from the discharge point at Endwall B2-16 will be confined to an existing narrow channel, which will concentrate flow and increase the velocity of any discharged runoff. The applicant should consider using vegetative practices to stabilize the stream channel, such as seeding with a wetland mix, tree and shrub plantings, and livestock installation.
8. The applicant should consider using naturalized basin designs for all planned stormwater basins. Features of naturalized basins, including naturalized low-flow channels, sediment forebays, and seeding with native plant species, can increase water storage, facilitate greater evapotranspiration, increase nutrient uptake and sediment reduction, and provide additional wildlife habitat.

9. Given the high percentage of planned impervious cover, the applicant should consider the following:
  - a. Installing a green roof on at least a small section of the new school building. Green roofs reduce the volume of stormwater runoff while also providing an aesthetic outdoor educational resource and reducing heating and cooling costs.
  - b. Utilizing permeable paving materials in suitable locations, such as the planned courtyards areas, sidewalks, and parking spaces, to increase infiltration and decrease runoff volumes.
  - c. Incorporating raingardens or concrete planters into the stormwater infrastructure at suitable locations, such as stormwater inlets A3-2, A2-19, and A2-18, and in the courtyard areas. Raingardens can reduce runoff volume by increasing infiltration and promoting evapotranspiration while offering aesthetic benefits to the facility.
10. The plans show the construction of a maintenance building and maintenance drive south of the school building. The plans indicate that stormwater runoff from these areas will not be captured by any post-construction stormwater management practices, and excess flow will drain to Sunnyside Road.
  - a. The applicant should assess the volume of runoff that will be directed to the road and subsequently to down-gradient properties, and should ensure the current designs will avoid causing runoff and erosion problems for these properties.
  - b. The applicant should take appropriate measures to prevent the contamination of stormwater runoff by fuels, oils, or chemicals that may be accessed and stored in this area.
11. The planned stormwater infrastructure and protected environmental resources of the site will provide an excellent opportunity to demonstrate to students the principles and practices of low impact stormwater management, design, and maintenance, and the importance of watershed stewardship. We encourage Avon Grove School District to use this project as an educational resource for students and visitors by creating informational signage and designing site-specific stormwater curriculum and projects that can be implemented in science classes.
12. Given the development of new parking and sidewalk areas, 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.
13. The applicant should also include additional outlet energy dissipation measures to reduce the velocity of stormwater discharge; incorporating these measures will help to avoid erosion within the ephemeral channel and reduce negative impacts to the delineated wetland.

TRAFFIC and CIRCULATION:

14. The submission included a traffic impact study conducted by Traffic Planning and Design, Inc. (TPD) dated June 17, 2019. Access to the site is proposed on Route 796 at the existing signalized



intersection of the highway with the Jenner's Village shopping center access drive and on Old Baltimore Pike at Vineyard Way. The Vineyard Way intersection is proposed to be signalized and Old Baltimore Pike is to be widened to extend the left turn lane. The Route 796 intersection will be improved to add a fourth leg to the intersection, add ADA compliant signalization, restripe to add a southbound left turn lane and add a northbound right turn lane. We recommend that the Vineyard Way traffic signal be part of a closed loop signal optimization system that would connect to the signal at Route 796 and Old Baltimore Pike, the Route 796 and Jenner's Village shopping center intersection and the other Jenner's Village Shopping Center signalized access with Old Baltimore Pike (at the western end of that site). Such a system should have the capability to be expanded to include future signalized intersections serving any future uses on the northeast corner of Old Baltimore Pike and Route 796 as well as existing and future signals on Route 796 and Old Baltimore Pike. The proposed configurations of the high school access points are shown in Appendix F of the Traffic Study, albeit on 8.5 by 11 inch sheets; larger, fully-engineered drawings of the proposed intersection improvements should be included in the final plan.

15. The improvements to the signal for Route 796 access to high school site should include pedestrian crossings, signal phasing and design elements to improve safety at the crossings.
16. The existing road stub of Vineyard Way ends at what appears to be a subsurface stormwater management facility. The plans do not indicate whether the proposed alignment of Vineyard Way will avoid this facility or whether it will be relocated. This should be resolved before the final plan is approved.
17. The traffic impact study notes that the nearest public transit stop is a SCOOT stop at the Shoppes at Jenner's Village. While that is the nearest "timed" stop on the route, the stop nearest to the site's proposed principal buildings is actually on West Baltimore Pike near the Jennersville Church of the Brethren. Moreover, the Transportation Management Association of Chester County (TMACC), which operates the SCOOT service, has the ability to modify the stops and likely would do so for such a large development along its route. A stop might ideally be situated at the Old Baltimore Pike and Vineyard Way intersection, provided that pedestrian connectivity is present from the new bus stop through the site to the principal buildings. This connectivity would ideally include signalized pedestrian crossings from the north side to the south side of Old Baltimore Pike.

#### OTHER COMMENTS:

18. The School District should consider how emergency service vehicles would be able to access the area of the baseball/softball fields if a player or other person were to have a medical or other emergency.
19. The School District should consider installing sports ball nets for the baseball and softball fields, so that balls hit during practice and games are prevented from landing in the bog turtle habitat area. Also a procedure that minimizes any negative impacts for retrieval of balls from the habitat area should be adopted.

#### ADMINISTRATIVE ISSUES:

20. The proposed Avon Grove High School appears to be in proximity to gas transmission pipeline operated by Eastern Shore Natural Gas Company. We suggest that the applicant contact the

Page: 7

Re: Preliminary Land Development - Avon Grove High School

# Penn Township - LD-10-19-16095

pipeline operator to ensure that the application does not result in any encroachments into the pipeline right-of-way. It is recommended that the plan include the field survey location of the pipeline, the size, material and depth (if known), and the type of product typically being transported through the pipeline. Pipeline operator contact information is located on the pipeline markers within the easement and can also be found at the Chester County Pipeline Information Center Pipeline Operators page: <http://www.chescoplanning.org/pic/operators.cfm>.

21. The plan depicts the location of a threatened species buffer area. The applicant should provide the Township 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.
22. The local emergency service providers and the Township Emergency Management Director should review the plan to verify accessibility/capability of their equipment and the specifications and location of proposed on-site facilities.
23. The overall land development plans indicates several land survey inconsistencies such as offsets and corners that do not close. We suggest that the applicant attempt correct these survey issues prior to final plan approval.
24. Landscaping should extend along all road frontage of the high school parcel on Route 796 and Old Baltimore Pike. We suggest that additional landscaping at the official entrances to the High School Complex will enhance the sense of arrival at the facility. We endorse the use of native species for landscaping because of the proximity of an endangered species habitat.
25. 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 Penn 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: Avon Grove School District  
Terraform Engineering, Attn: Terry P. DeGroot, P.E.  
Chester County Health Department  
Anthony Antonelli, District Permits Manager, PennDOT  
Francis J. Hanney, PennDOT  
Chester County Conservation District  
US Fish and Wildlife Services



# 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

November 19, 2019

Susan Simone, Secretary  
Pocopson Township  
PO Box 1  
Pocopson, PA 19366

Re: Final Subdivision - Madelyn Yelton  
# Pocopson Township - SD-11-19-16137

Dear Ms. Simone:

A final subdivision plan entitled "Madelyn Yelton", prepared by Regester Associates, Inc., and dated October 9, 2019, was received by this office on November 6, 2019. This plan is reviewed by the Chester County Planning Commission in accord with the provisions of Section 502 of the Pennsylvania Municipalities Planning Code. We offer the following comments on the proposed subdivision for your consideration.

### **PROJECT SUMMARY:**

Location:	on the southwest corner of Lenape Road and Deblyn V Lane
Site Acreage:	12.36
Lots/Units:	1 lot
Proposed Land Use:	Single Family Residential
Municipal Land Use Plan Designation:	Residential
UPI#:	63-3-117.1, 63-3-117

### **PROPOSAL:**

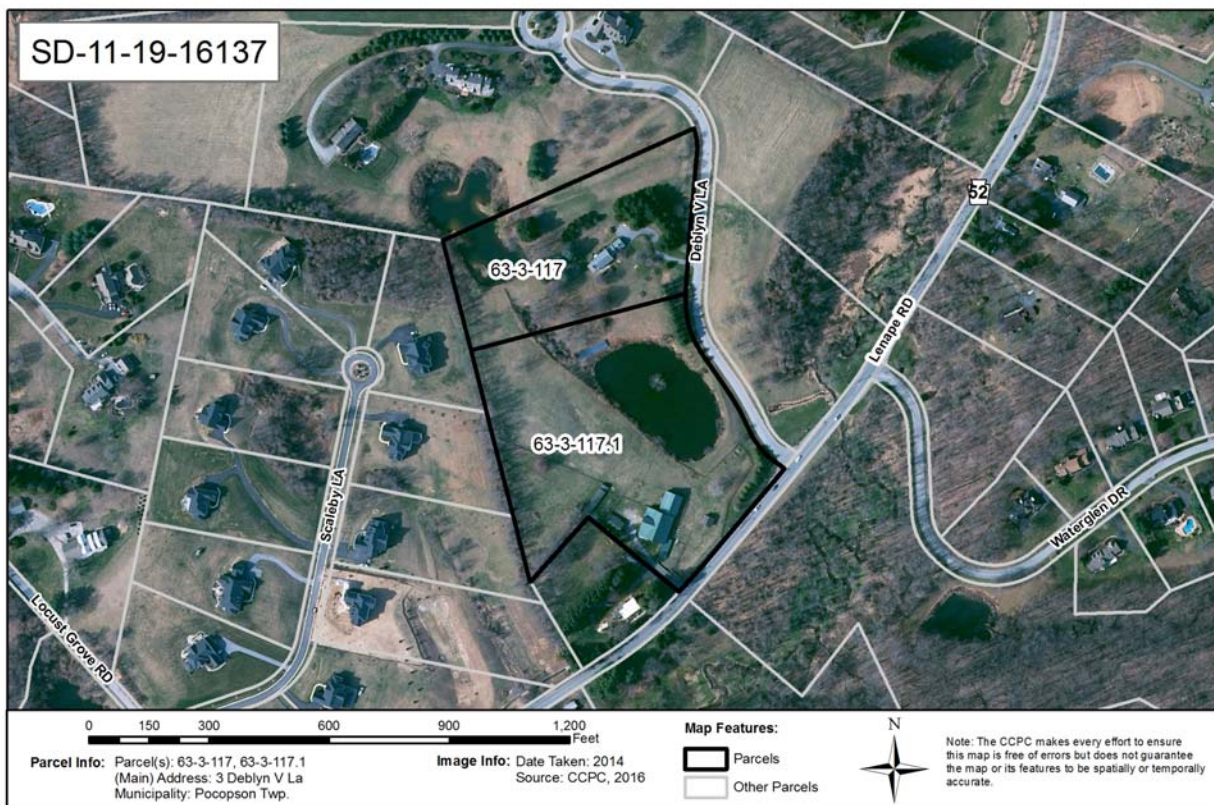
The applicant proposes the consolidation of two existing lots into a single 12.36 acre lot. The project site is located in the RA-Residential and Agricultural zoning district. No new sewage disposal or water supply is proposed.

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

### **COUNTY POLICY:**

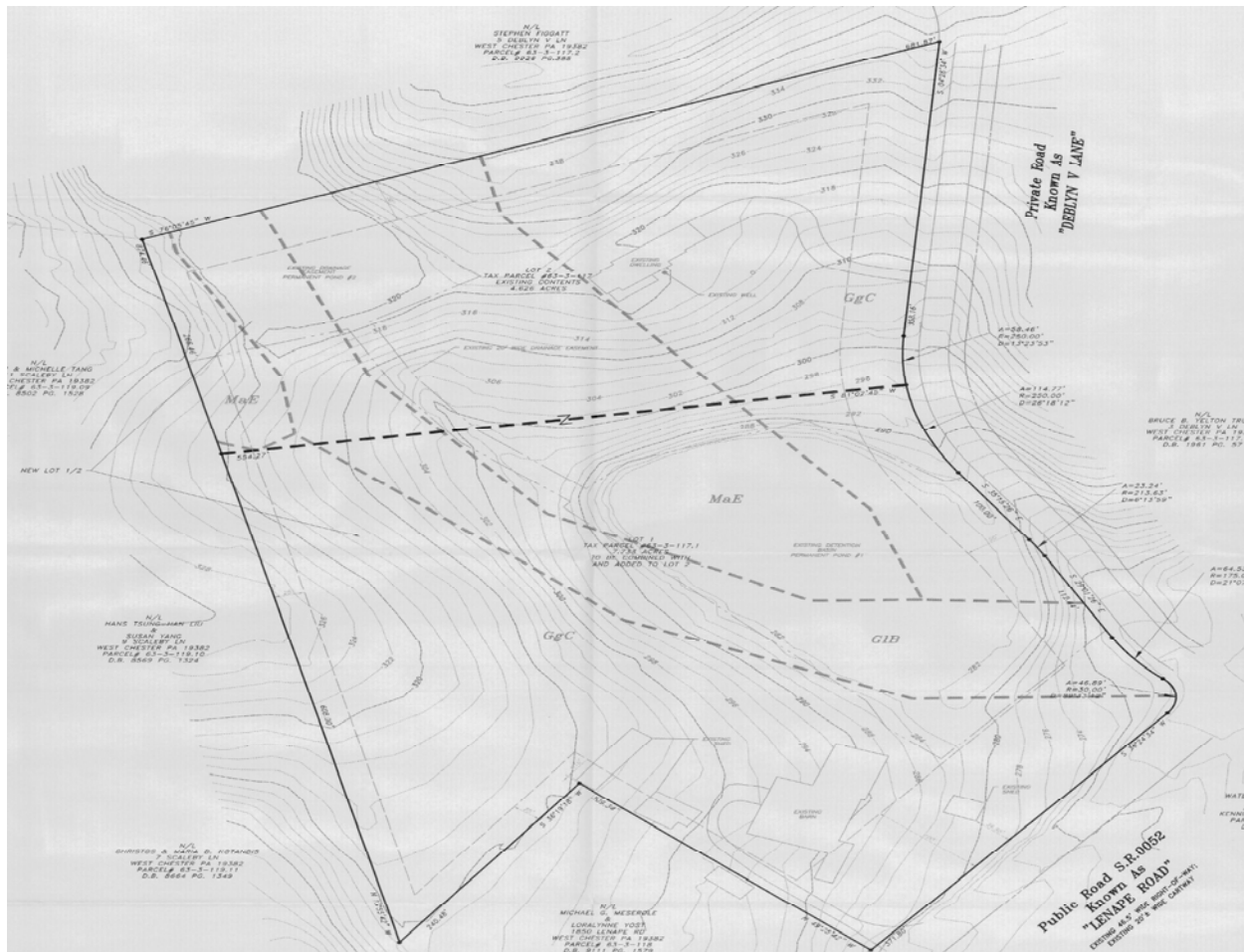
**LANDSCAPES:**

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



**ADMINISTRATIVE ISSUES:**

2. The applicant is requesting eleven (11) 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.
3. The site is located within an agricultural security area adopted by the Township in accordance with the Agricultural Security Area Act (Act 43). Adoption of an agricultural security area is a public policy statement for the preservation of agriculture.



*Detail of the Subdivision plan*

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

This report does not review the plan for compliance to all aspects of your ordinance, as this is more appropriately done by agents of Pocopson 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: Madelyn Yelton, Trustee of the Bruce B. Yelton Revocable Trust  
Reger Associates, Inc.





# THE COUNTY OF CHESTER



## COMMISSIONERS

Michelle Kichline  
Kathi Cozzone  
Terence Farrell

Brian N. O'Leary, AICP  
Executive Director

## PLANNING COMMISSION

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

November 20, 2019

Jane L. Daggett, Secretary  
Upper Oxford Township  
1185 Limestone Road  
Oxford, PA 19363

Re: Final Subdivision - Clifford H. Gray, Jr.  
# Upper Oxford Township - SD-11-19-16142

Dear Ms. Daggett:

A final subdivision plan entitled "Clifford H. Gray, Jr.", prepared by Concord Land Planners and Surveyors, Inc., and dated October 28, 2019, was received by this office on November 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:	south side of Muddy Run Road, east of Widdowson Road
Site Acreage:	16.29
Lots/Units:	2 lots
Proposed Land Use:	Single Family Residential, Farm/Pasture Land
Municipal Land Use Plan Designation:	Agricultural
UPI#:	57-3-68.1A, 57-3-68.1

### **PROPOSAL:**

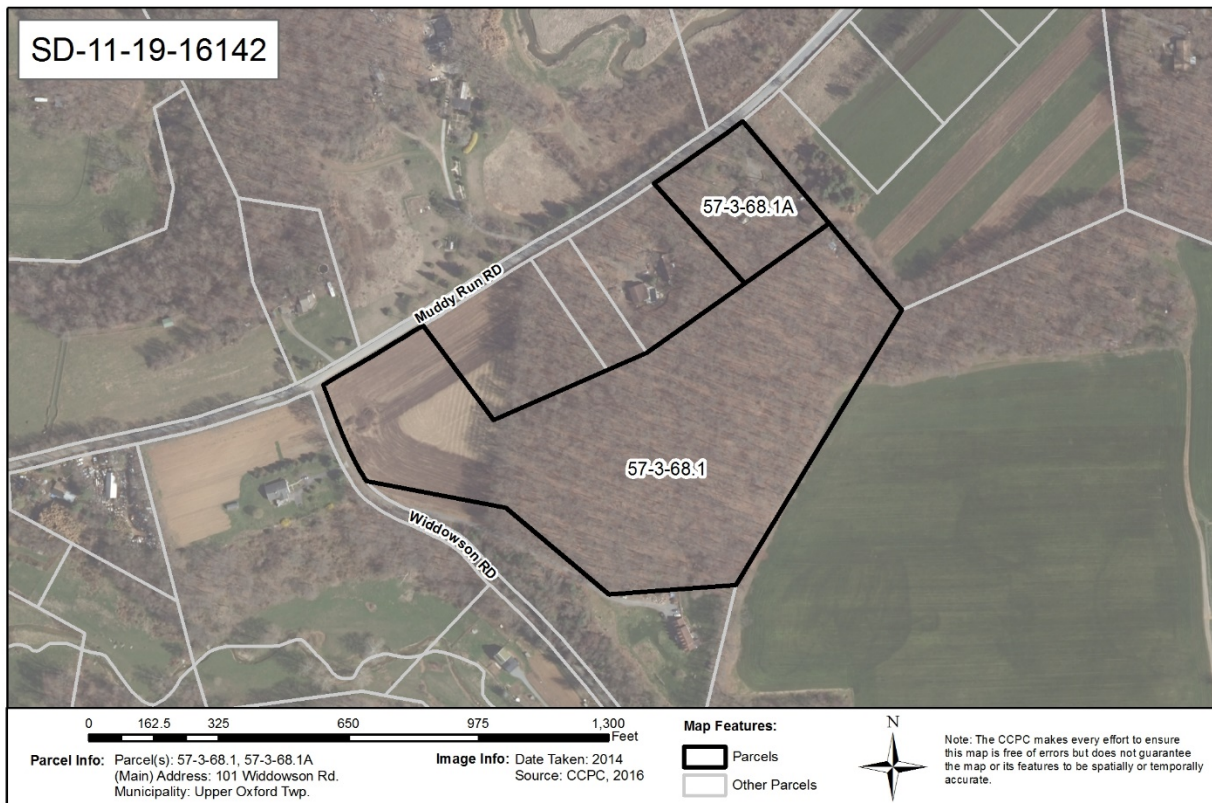
The applicant proposes the creation of 2 lots. The project site is located in the AR-1 Agricultural zoning district. No new sewage disposal or water supply is proposed.

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

**COUNTY POLICY:**

**LANDSCAPES:**

1. The project site is located within the **Agricultural Landscape** designation of **Landscapes3**, the 2018 County Comprehensive Plan. This landscape consists of large concentrations of active and diverse farm operations along with related support services. The vision for the **Agricultural Landscape** is very limited development occurring at very low densities to preserve prime agricultural soils and farm operations. The proposed subdivision is consistent with the objectives of the **Agricultural Landscape**. This area is designated Agricultural on the future land use plan map in the 2012 Oxford Region Multimunicipal Comprehensive Plan, this proposal is consistent with that designation.



**PRIMARY 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](http://www.chesco.org/256/Act-319---Clean-Green).

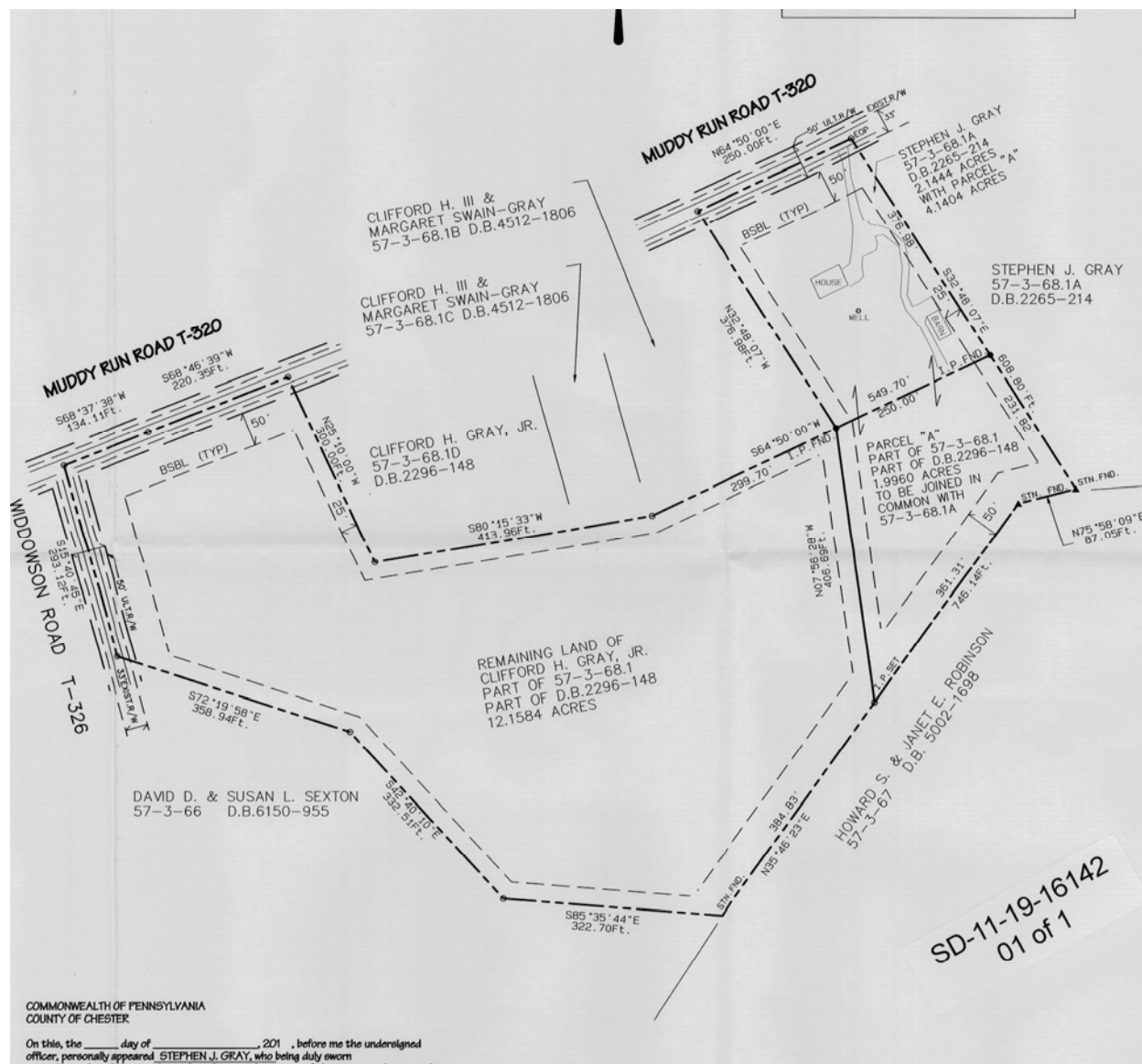
**ADMINISTRATIVE ISSUES:**

Page: 3

Re: Final Subdivision - Clifford H. Gray, Jr.

# Upper Oxford Township - SD-11-19-16142

3. The applicant is requesting six (6) 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 subdivision plan

4. The site is located within an agricultural security area adopted by the Township in accordance with the Agricultural Security Area Act (Act 43). Adoption of an agricultural security area is a public policy statement for the preservation of agriculture.
5. A minimum of four (4) copies of the plan should be presented at the Chester County Planning Commission for endorsement to permit recording of the final plan in accord with the procedures of Act 247, the Pennsylvania Municipalities Planning Code, and to meet the requirements of the Recorder of Deeds and the Assessment Office.

Page: 4

Re: Final Subdivision - Clifford H. Gray, Jr.

# Upper Oxford Township - SD-11-19-16142

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 Oxford 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: Clifford H. Gray, Jr.  
Steven J. Gray  
Concord Land Planners and Surveyors, Inc.  
Chester County Assessment Office



# THE COUNTY OF CHESTER



## COMMISSIONERS

Michelle Kichline  
Kathi Cozzone  
Terence Farrell

Brian N. O'Leary, AICP  
Executive Director

## PLANNING COMMISSION

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

November 1, 2019

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

Re: Preliminary/Final Land Development - DSM Biomedical  
# Upper Uwchlan Township - LD-10-19-16101

Dear Ms. Jonik:

A preliminary/final land development plan entitled "DSM Biomedical", prepared by Chester Valley Engineers, Inc., and dated October 2, 2019, was received by this office on October 11, 2019. This plan is reviewed by the Chester County Planning Commission in accord with the provisions of Section 502 of the Pennsylvania Municipalities Planning Code. We offer the following comments on the proposed land development for your consideration.

### **PROJECT SUMMARY:**

Location:	south of Pennsylvania Drive, west of West Township Line Rd.
Site Acreage:	18.51
Lots/Units:	1 lot
Non-Res. Square Footage:	486
Proposed Land Use:	Industrial addition
Municipal Land Use Plan Designation:	Suburban Employment
UPI#:	32-3-81.1

### **PROPOSAL:**

The applicant proposes the construction of a 486 square foot industrial building addition. The project site is located in the PI-Planned Industrial/Office 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.



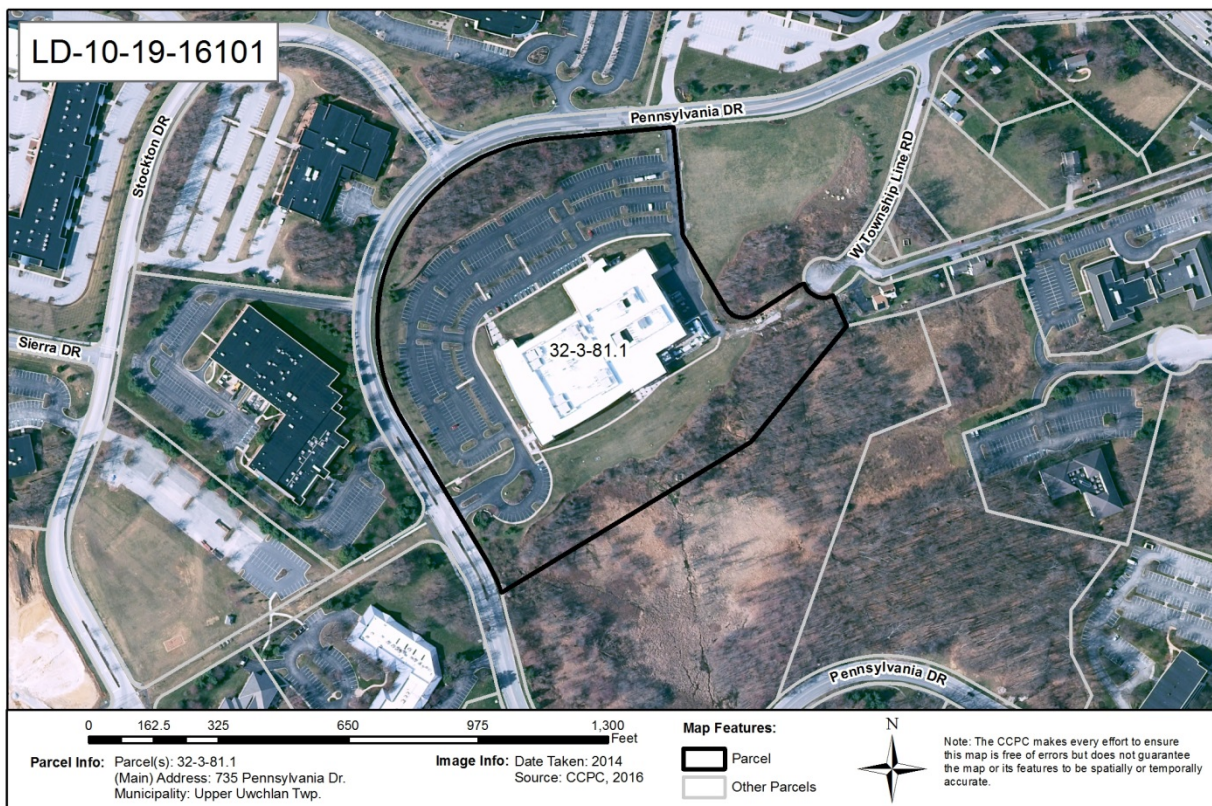
### BACKGROUND:

1. The Chester County Planning Commission has previously reviewed a land development proposal for this site. That review, CCPC# 8132-45, dated May 3, 2004, which addressed the phased construction of a 194,250 square foot lab/office building, was approved by the Township on June 21, 2004.

### COUNTY POLICY:

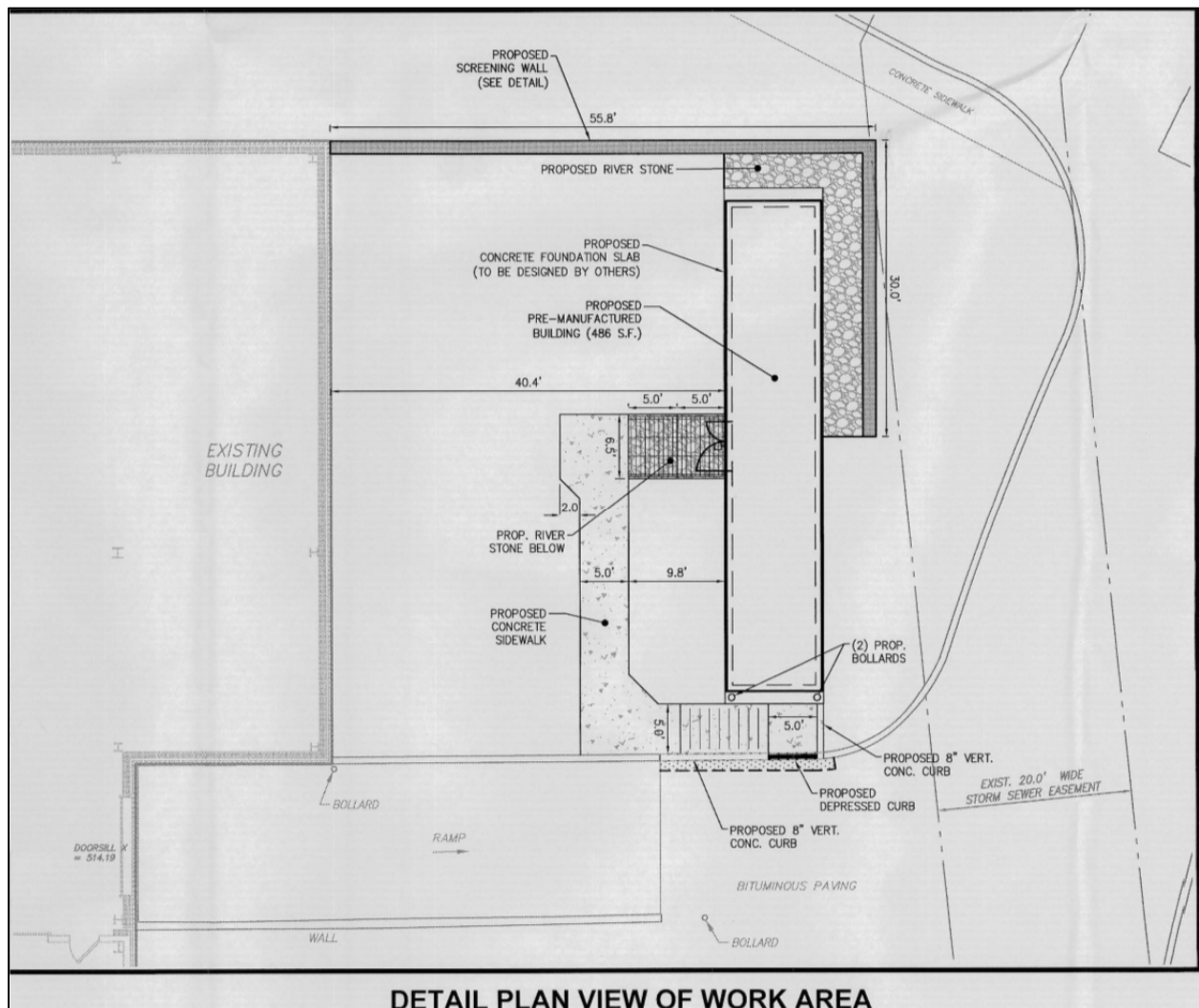
### LANDSCAPES:

2. 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:

3. **Watersheds**, the water resources component of **Landscapes3**, indicates the proposed development is located within the Shamona Creek subbasin of the Brandywine Creek watershed. **Watersheds'** highest priority land use objectives within this watershed are: 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](http://www.chesco.org/water).



Detail of sheet 2 of the plan

### PRIMARY ISSUES:

4. We contacted the applicant to verify the purpose of the proposed building. They indicated that it would be used for storage of flammable/combustible solvents and that the premanufactured building meets all applicable storage codes of the IBC, NFPA and OSHA. Local and County emergency service providers should review the plans and be informed about what specific materials are being stored at the proposed facility, so an appropriate emergency response can be planned.

Page: 4  
Re: Preliminary/Final Land Development - DSM Biomedical  
# Upper Uwchlan Township - LD-10-19-16101

ADMINISTRATIVE ISSUES:

5. The applicant is requesting one waiver from the provisions of the Township Subdivision and Land Development Ordinance. Waiver requests should only be granted following the determination that the proposed project either meets the purpose of these requirements or does not create the impacts that these provisions are intended to manage.
6. A minimum of 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 Upper Uwchlan Township. However, we appreciate the opportunity to review and comment on this plan. The staff of the Chester County Planning Commission is available to you to discuss this and other matters in more detail.

Sincerely,

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

Glenn Bentley  
Senior Review Planner

cc: DSM Biomedical Attn: Rob Harris  
Chester Valley Engineers, Inc.  
Chester County Conservation District



# THE COUNTY OF CHESTER



## COMMISSIONERS

Michelle Kichline  
Kathi Cozzone  
Terence Farrell

Brian N. O'Leary, AICP  
Executive Director

## PLANNING COMMISSION

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

November 22, 2019

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

Re: Final Subdivision and Land Development - Melton Center Apartments  
# West Chester Borough – SD-10-19-16127 and LD-10-19-16128

Dear Mr. Gore:

A Final Subdivision and Land Development Plan entitled "Melton Center Apartments", prepared by BL Companies, and dated October 11, 2019, was received by this office on October 29, 2019. This plan is reviewed by the Chester County Planning Commission in accord with the provisions of Section 502 of the Pennsylvania Municipalities Planning Code. We offer the following comments on the proposed subdivision and land development for your consideration.

### **PROJECT SUMMARY:**

Location:	between East Market Street and East Miner Street, on the west side of South Worthington Street
Site Acreage:	4.03
Lots/Units:	2 proposed lots, 51 proposed residential units
Non-Res. Square Footage:	0
Proposed Land Use:	41 Apartment units, and 10 Townhouse units
New Parking Spaces:	53
Municipal Land Use Plan Designation:	Major Community or Cultural Facility
UPI#:	1-5-478-E

### **PROPOSAL:**

The applicant proposes the creation of two lots from the 4.03 acre project site, along with the construction of 41 apartments units and 10 townhouse units on proposed Lot 2 (1.39 acres). The existing Charles A. Melton Arts & Education Center will be located on Lot 1; an existing shed will be removed from Lot 2. The project site, which will be served by public water and public sewer, is located in the CS Commercial Service zoning district, and it is our understanding that the project site is being developed under the unified mixed-use development standards in Section 112-35.D of the Borough Zoning Ordinance. While the Site Zoning Requirements Table on Sheet 3 indicates that the maximum building height will be 45 feet, building elevations were not included with the plan submission to the County Planning Commission.

**RECOMMENDATION:** We commend the Borough's efforts, and the applicant's efforts, towards providing affordable housing. The County Planning Commission recommends that the issues raised in this letter should be addressed, and all Borough issues should be resolved before action is taken on this subdivision and land development plan.



## BACKGROUND:

1. The Chester County Planning Commission recently reviewed a zoning ordinance amendment pertaining to the proposed unified mixed-use development standards, along with a zoning map amendment to change the zoning designation of the current project site from NC-2 Neighborhood Conservation to CS Commercial Service, in order to allow the construction of affordable housing on the site of the Charles A. Melton Arts & Education Center (CCPC# ZA-09-19-16050, dated October 4, 2019). According to our records, these amendments were adopted by the Borough on October 16, 2019.

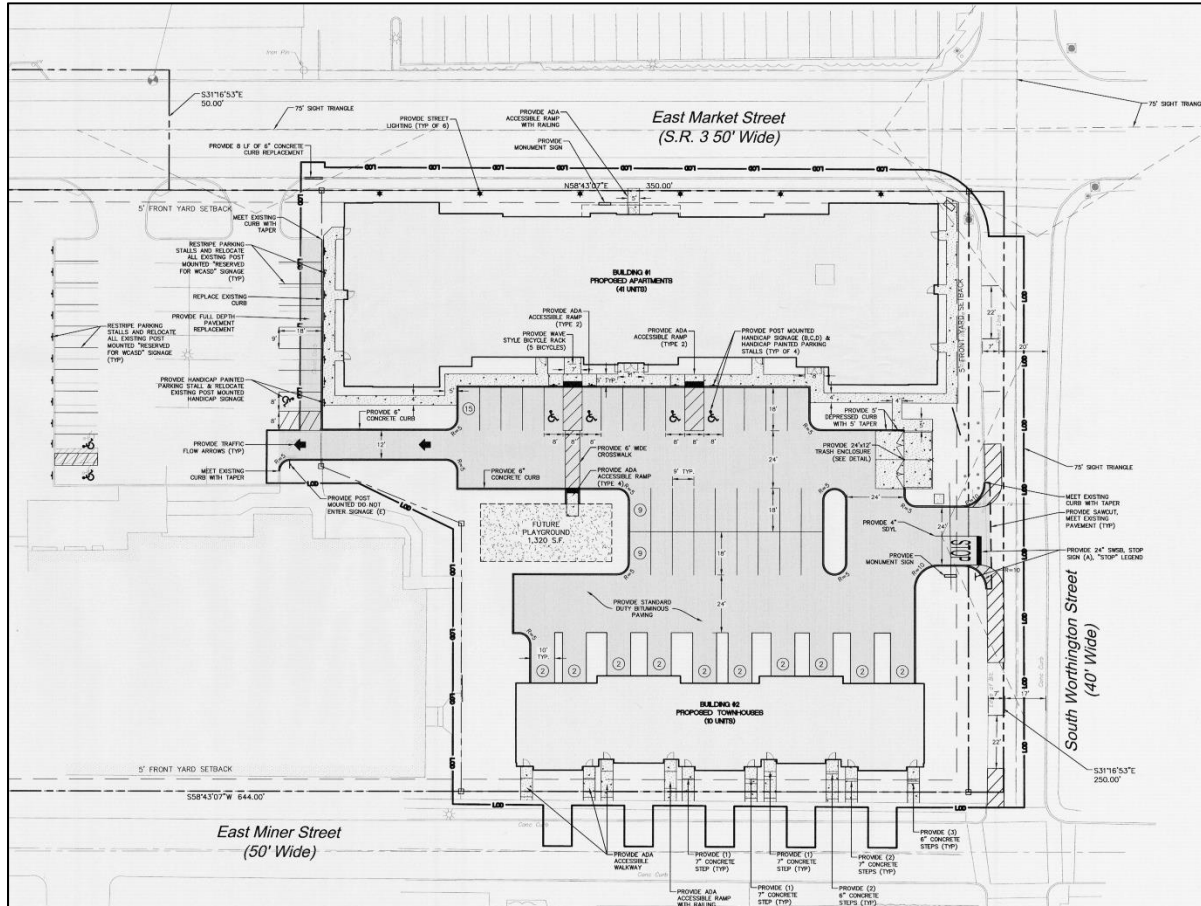
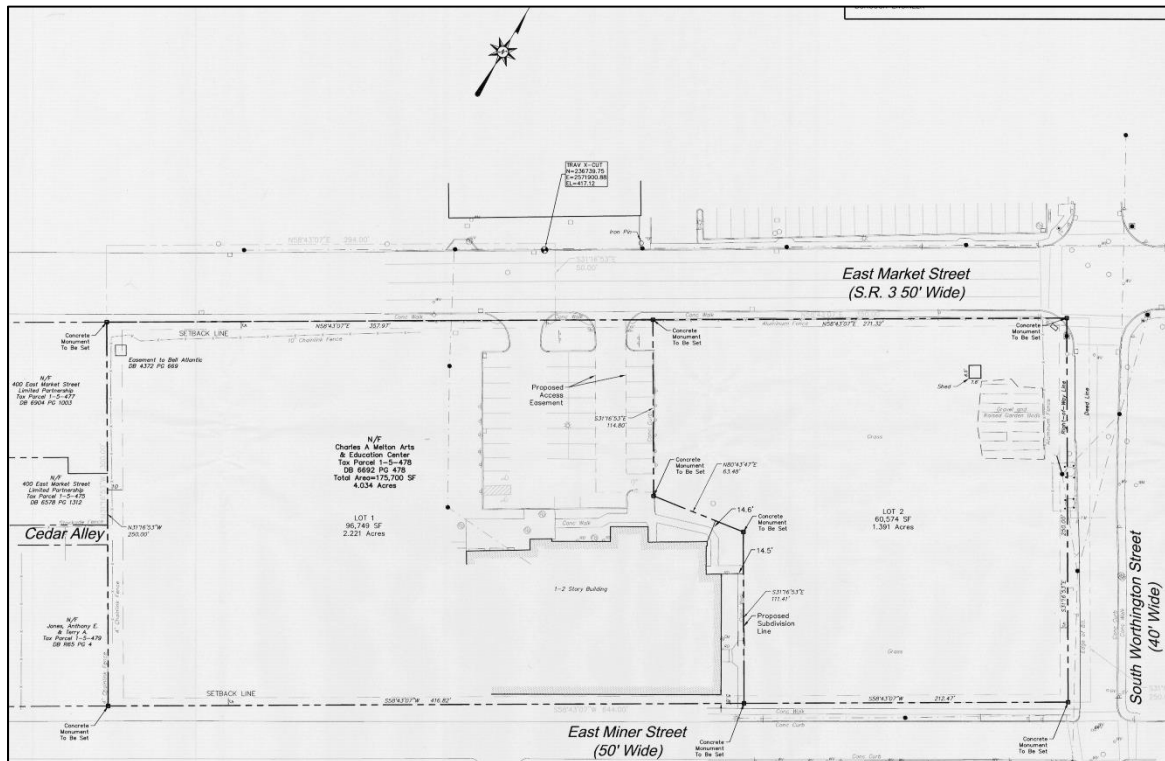
## COUNTY POLICY:

### LANDSCAPES:

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







WATERSHEDS:

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

PRIMARY ISSUES:

Design Issues:

4. While we acknowledge that the apartment building fronts East Market Street at the minimum setback, we suggest that the applicant and Borough consider widening the public sidewalk to meet ADA and PennDOT standards, and to improve the pedestrian experience. Additionally, the building's multi-story height and narrow setback, coinciding with the existing four foot wide sidewalk and the lack of street trees, accentuates the limited separation between pedestrians and automobile traffic. Increasing the sidewalk width and providing sufficient space for street trees (and other amenities such as benches) and potentially a buffer from the roadway will increase pedestrian safety and experience, as well as create an improved visual appearance of the street frontage for both pedestrians and motorists.
5. There is an existing SEPTA bus stop on East Market Street at its intersection with South Worthington Street. We recommend that the applicant and Borough, in consultation with SEPTA, provide a bus shelter at this location. 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](http://www.chesco.org/documentcenter/view/27031).
6. While there are existing sidewalks along East Market Street and East Miner Street, along with existing sidewalks on the east side of South Worthington Street, the applicant is requesting a waiver from providing sidewalks on the west side of South Worthington Street (the applicant's waiver requests are discussed in further detail in comment #12). We recommend that sidewalks be provided along South Worthington Street. Sidewalks are an essential design element in the Urban Center Landscape.
7. We acknowledge, and endorse, that a plan note on Sheet 6 indicates that a bicycle rack for five bicycles will be provided to the rear of the proposed apartment building. For clarity purposes, the applicant should identify if the bicycle rack will be located under a shelter or building overhang to provide shelter from the elements. Additional information on bicycle parking is provided in the County Planning Commission's Multimodal Circulation Handbook (2016 Update), which is available online at: [www.chesco.org/documentcenter/view/27029](http://www.chesco.org/documentcenter/view/27029).
8. The Borough should verify that the design of the proposed outdoor lighting plan (Sheet 19) conforms to Borough 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.

Historic Preservation:

9. Map #2: Historic Resources Inventory in the Borough's 2011 Historic Preservation Plan identifies the project site as a parcel with contributing & non-contributing resources to the 2005 West Chester Borough National Register Historic District Boundary increase. For clarity purposes, the Borough should identify whether the project site is a contributing parcel or non-contributing parcel to the 2005 Borough National Register Historic District Boundary increase.
10. Map #2: Historic Resources Inventory in the Borough's 2011 Historic Preservation Plan identifies several parcels on the east side of South Worthington Street and the south side of East Miner Street as parcels with historic resources contributing to the 2005 West Chester Borough National Register Historic District Boundary increase. We suggest that the applicant and Borough work together to ensure that the design of the buildings respects the design, materials and massing of the neighboring historic properties. "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:

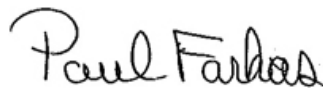
11. Land disturbance and land development activities that occur within Chester County must comply with the *County-wide Act 167 Stormwater Management Plan for Chester County, PA* (July 2013) and the associated Act 167 stormwater management ordinance standards adopted by each municipality.
12. The applicant is requesting five waivers from the provisions of the Borough Subdivision and Land Development Ordinance, including a waiver from the preliminary plan process set forth in Section 97-13, and waivers from providing sidewalks and curbing along South Worthington Street. Waiver requests should only be granted following the determination that the proposed project either meets the purpose of these requirements or does not create the impacts that these provisions are intended to manage.
13. In addition to the proposed driveway entrance on South Worthington Street, vehicular egress will be provided from Lot 2 to the existing parking area on Lot 1 to the west. The details of this shared access arrangement should be incorporated into the deeds of both lots.
14. The plan does not include the County Planning Commission Review signature block. This information should be added to Sheet 1 and Sheet 4.
15. The applicant should contact the office of the Chester County Conservation District (CCCD) for information and clarification on erosion control measures. The provisions of the Commonwealth Erosion Control Regulations may apply to the project and may require an Earth Disturbance Permit or a National Pollutant Discharge Elimination System permit for discharge of stormwater from construction activities.
16. It is our understanding that this project will be using HUD Community Development Block Grant (CDBG) funds, which requires an environmental review of this project. We suggest that the Borough reserve granting final plan approval until the environmental review process has been completed.

Page: 6  
Re: Final Subdivision and Land Development - Melton Center Apartments  
# West Chester Borough – SD-10-19-16127 and LD-10-19-16128

17. The applicant should verify the accuracy of the information provided in the Sheet List table on Sheet 1. For instance, while this table identifies the Site Plan as Sheet #5, the Site Plan itself is identified as Sheet 6 of 22.
18. A minimum of four (4) copies of the plan should be presented at the Chester County Planning Commission for endorsement to permit recording of the final plan in accord with the procedures of Act 247, the Pennsylvania Municipalities Planning Code, and to meet the requirements of the Recorder of Deeds and the Assessment Office.

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



Paul Farkas  
Senior Review Planner

cc: NRP Holdings, LLC  
BL Companies  
Melton Center Apartments, LLC  
Chester County Conservation District



# THE COUNTY OF CHESTER



## COMMISSIONERS

Michelle Kichline  
Kathi Cozzone  
Terence Farrell

Brian N. O'Leary, AICP  
Executive Director

## PLANNING COMMISSION

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

November 21, 2019

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

Re: Final Subdivision - MBQ, LLC  
# West Grove Borough - SD-10-19-16121

Dear Mr. McCummings:

A final subdivision plan entitled "MBQ, LLC", prepared by Regester Associates Inc., dated February 28, 2019 and last revised on October 15, 2019, was received by this office on October 24, 2019. This plan is reviewed by the Chester County Planning Commission in accord with the provisions of Section 502 of the Pennsylvania Municipalities Planning Code. We offer the following comments on the proposed subdivision for your consideration.

### **PROJECT SUMMARY:**

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

### **PROPOSAL:**

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

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



**BACKGROUND:**

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

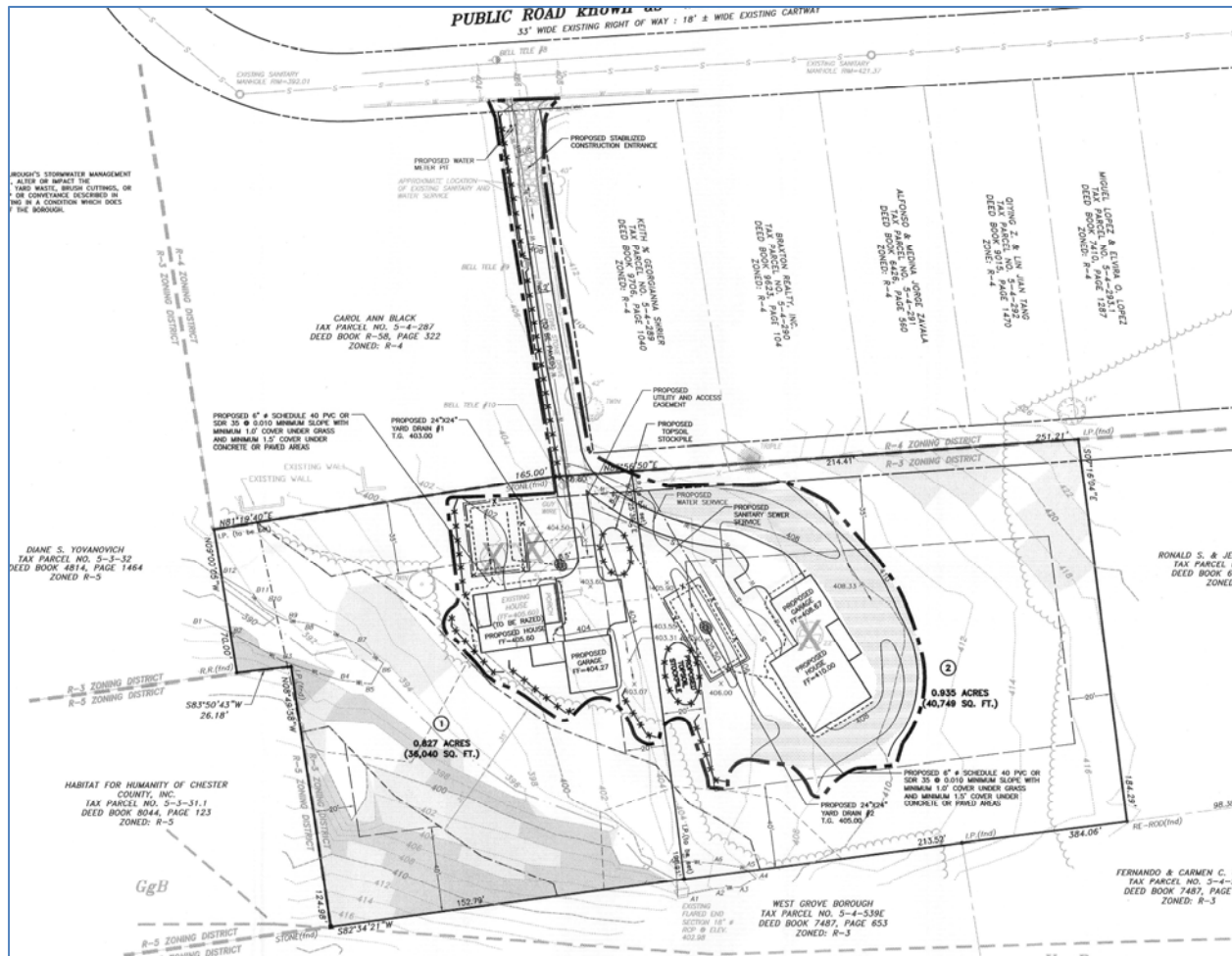
The County Planning Commission then reviewed a subsequent submission for this site. That review, CCPC # SD-06-19-15970, dated July 25, 2019, also addressed the creation of two lots and two dwellings from this parcel. We have no record of Borough action on that subdivision.

**COUNTY POLICY:**

**LANDSCAPES:**

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





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

### **WATERSHEDS:**

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

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

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

### **ADMINISTRATIVE ISSUES:**

4. The plan notes indicate that the applicant has been granted variances from frontage requirements of the Borough Zoning Ordinance. The Borough should ensure that any conditions imposed as part of the grant of these variances has been incorporated into the plan.

Page: 4  
Re: Final Subdivision - MBQ, LLC  
# West Grove Borough - SD-10-19-16121

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

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

Sincerely,

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

Wes Bruckno, AICP  
Senior Review Planner

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



# THE COUNTY OF CHESTER



## COMMISSIONERS

Michelle Kichline  
Kathi Cozzone  
Terence Farrell

Brian N. O'Leary, AICP  
Executive Director

## PLANNING COMMISSION

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

November 14, 2019

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

Re: Final Subdivision - George Strawbridge Jr.  
# West Marlborough Township - SD-10-19-16124

Dear Ms. Walton:

A final subdivision plan entitled "George Strawbridge Jr.", prepared by Regester Associates, Inc., and dated October 23, 2019, was received by this office on October 29, 2019. This plan is reviewed by the Chester County Planning Commission in accord with the provisions of Section 502 of the Pennsylvania Municipalities Planning Code. We offer the following comments on the proposed subdivision for your consideration.

### **PROJECT SUMMARY:**

Location:	south side of Greenlawn Road, and the east and west sides of the Township line
Site Acreage:	339.78
Lots/Units:	2 lots
Proposed Land Use:	Single Family Residential
Municipal Land Use Plan Designation:	Londonderry Township - Agriculture-Open Space West Marlborough Township - Agriculture - Rural Development
UPI#:	48-6-13.2, 46-3-61

### **PROPOSAL:**

The applicant proposes the creation of 2 lots. The project site is located in the AP-Agricultural Preservation in Londonderry Township and in the AC- Agriculture Conservation in West Marlborough Township. No new sewage disposal or water supply is proposed.

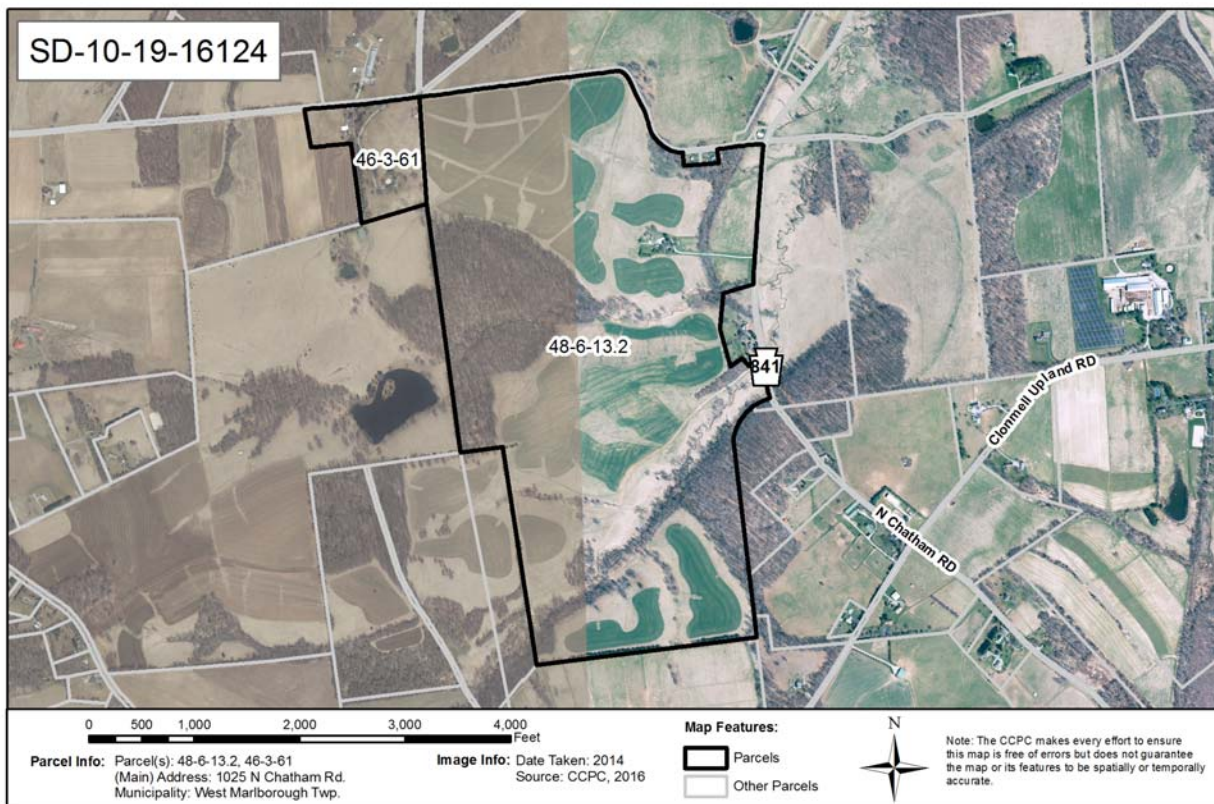
**RECOMMENDATION:** The County Planning Commission recommends that the issues raised in this letter should be addressed and all Township issues should be resolved before action is taken on this subdivision plan.

### **COUNTY POLICY:**



### LANDSCAPES:

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



### ADMINISTRATIVE ISSUES:

2. The parcel in West Marlborough is located within an agricultural security area adopted by the Township in accordance with the Agricultural Security Area Act (Act 43). Adoption of an agricultural security area is a public policy statement for the preservation of agriculture.
3. According to County Tax Assessment records, the land of the proposed subdivision appears to be subject to an Act 319 (Clean and Green) covenant. We advise the applicant to contact the Chester County Assessment Office (telephone #610-344-6105) regarding this subdivision. Additional information on this topic is provided online at: [www.chesco.org/256/Act-319---Clean-Green](http://www.chesco.org/256/Act-319---Clean-Green).
4. Because of the location within the **Agricultural Landscape**, we recommend that the proposed lots be deed restricted from further subdivision.
5. A minimum of four (4) copies of the plan should be presented at the Chester County Planning



Page: 3  
Re: Final Subdivision - George Strawbridge Jr.  
# West Marlborough Township - SD-10-19-16124

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

Sincerely,

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

Glenn Bentley  
Senior Review Planner

cc: George Strawbridge, Jr.  
Cassandra Nielson Hendriks  
Regester Associates, Inc.  
Janice Hearne, Londonderry Township, Administrative Secretary  
Chester County Assessment Office



# THE COUNTY OF CHESTER



## COMMISSIONERS

Michelle Kichline  
Kathi Cozzone  
Terence Farrell

Brian N. O'Leary, AICP  
Executive Director

## PLANNING COMMISSION

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

November 4, 2019

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

Re: Final Subdivision - Parsons Property  
# West Pikeland Township - SD-10-19-16111

Dear Mr. Humphreys:

A final subdivision plan entitled "Parsons Property", prepared by CMC Engineering and dated September 13, 2019, was received by this office on October 17, 2019. This plan is reviewed by the Chester County Planning Commission in accord with the provisions of Section 502 of the Pennsylvania Municipalities Planning Code. We offer the following comments on the proposed subdivision for your consideration.

### **PROJECT SUMMARY:**

Location:	East of Nottingham Lane; the municipal boundary with Charlestown Township is to the east
Site Acreage:	10.29 acres
Lots/Units:	1 lot/one dwelling
Proposed Land Use:	Single Family Residential
Municipal Land Use Plan Designation:	Rural Conservation Area
UPI#:	34-5-29.1C, 34-5-29.7

### **PROPOSAL:**

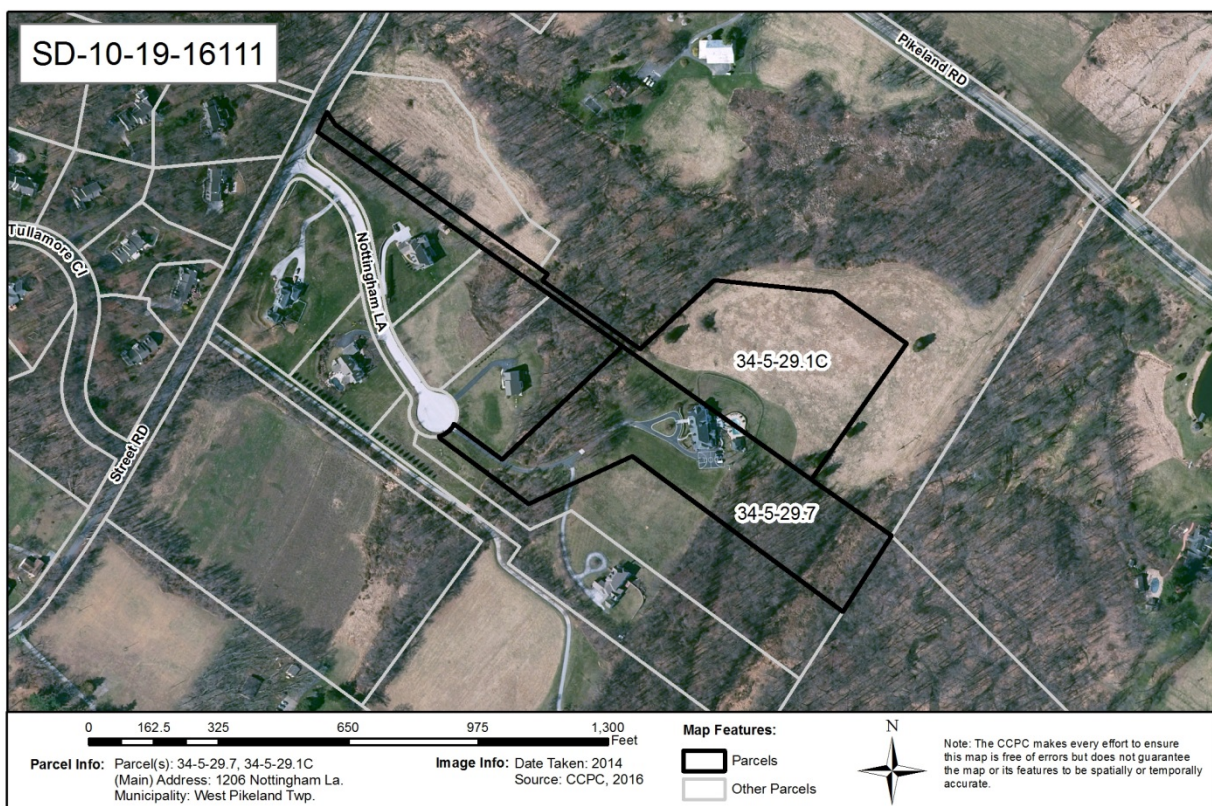
The applicant proposes the merger of two lots into one lot. The site, which is served by on-site water and on-site sewer facilities, is located in the West Pikeland Township Conservation-Residential zoning district. The site contains one dwelling that will remain; no additional development is proposed.

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



### PRIMARY ISSUE:

2. The proposed subdivision is near to a gas transmission pipeline operated by Sun Pipe Line Company, and another PECO and Suburban Gas and Electric right-of-way. Although no construction is proposed by this subdivision, the applicant should be aware that the actual location of the pipeline may not always be within the center of the easement or right-of-way. To minimize risks before and during any potential future construction, the project designer should contact the Pennsylvania One Call Center at 811 or <http://www.pa1call.org/pa811>, consistent with the provisions of Section 4(2) of Act 287 (Underground Utility Protection Act), prior to finalizing the design. The PA One Call Center should also be contacted at least three business days, but not more than ten days, prior to any excavation. More information about pipeline safety can be found at the Chester County Pipeline Information Center at: <http://www.chescoplanning.org/pic/introduction.cfm>.

Page: 3  
Re: Final Subdivision - Parsons Property  
# West Pikeland Township - SD-10-19-16111

ADMINISTRATIVE ISSUE:

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

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

Sincerely,

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: CMC Engineering  
Leo D. and Maryanne M. Parsons  
Chester County Health Department



# THE COUNTY OF CHESTER



## COMMISSIONERS

Michelle Kichline  
Kathi Cozzone  
Terence Farrell

Brian N. O'Leary, AICP  
Executive Director

## PLANNING COMMISSION

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

November 19, 2019

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

Re: Preliminary/Final Subdivision - Bella Custom Homes, 2969 Horseshoe Trail  
# West Vincent Township - SD-10-19-16129

Dear Ms. Shillenn:

A preliminary/final subdivision plan entitled "Bella Custom Homes, 2969 Horseshoe Trail", prepared by Inland Design, and dated October 8, 2019, was received by this office on October 31, 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 Horseshoe Trail, west of Birchrun Road
Site Acreage:	10.00
Lots/Units:	2 lots
Proposed Land Use:	Single Family Residential
Municipal Land Use Plan Designation:	Low Density Residential
UPI#:	25-3-92.1A

### **PROPOSAL:**

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

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

### **BACKGROUND:**



Page: 2

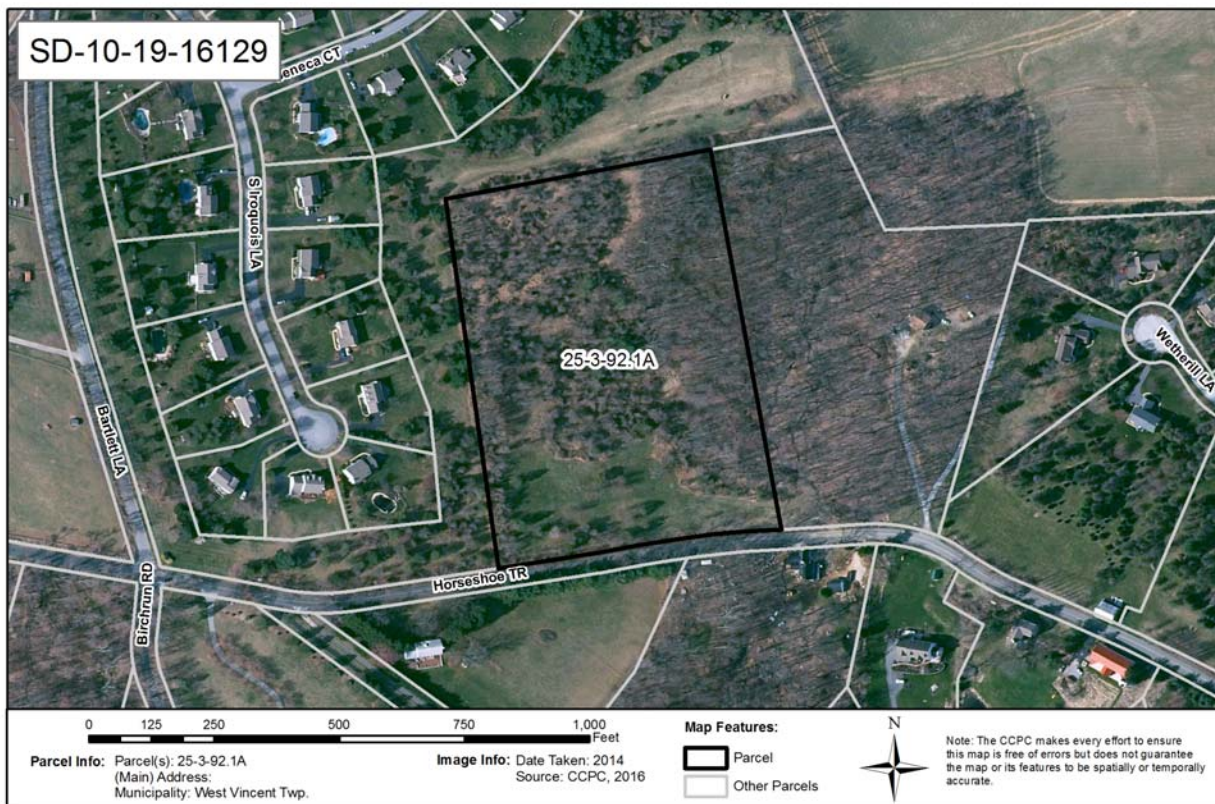
Re: Preliminary/Final Subdivision - Bella Custom Homes, 2969 Horseshoe Trail  
# West Vincent Township - SD-10-19-16129

1. The Chester County Planning Commission has previously reviewed a final subdivision proposal for this site. That review, CCPC# SD-10-17-15161, dated November 16, 2017, addressed the creation of two residential parcels (10.00 and 7.83 acres). Our records indicate that the plan was approved by the Township on September 4, 2018.

### **COUNTY POLICY:**

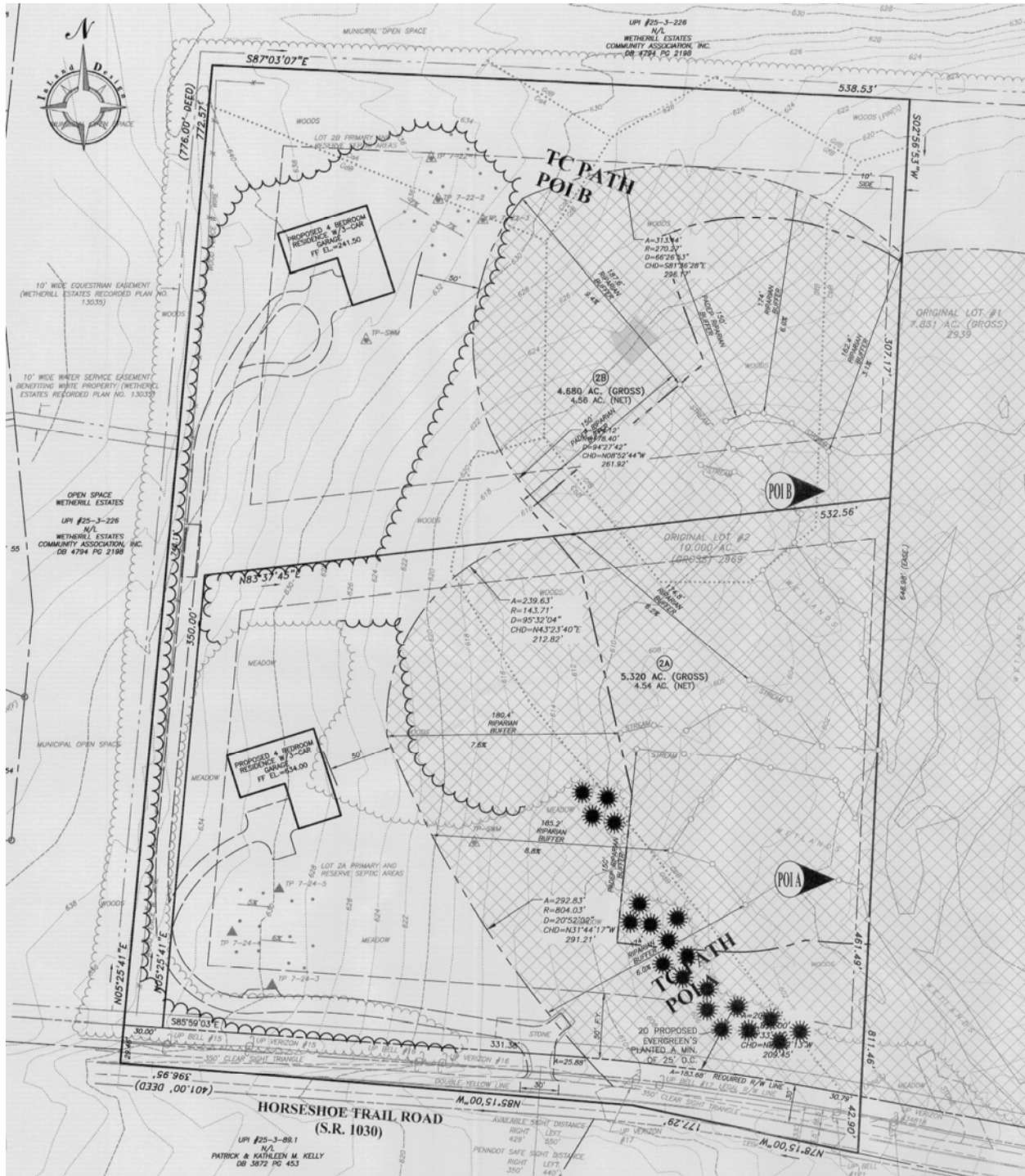
### **LANDSCAPES:**

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



### **PRIMARY ISSUES:**

3. We endorse the use of a shared driveway to serve the proposed dwellings. The Township and the applicant should review the language for a Shared Driveway Maintenance Agreement, which should be incorporated into the deeds of the proposed lots.



Detail of Sheet 2 of the plan

4. The County Planning Commission's Multimodal Circulation Handbook (2016 Update), which is available online at [www.chescoplanning.org/resources/PubsTransportation.cfm](http://www.chescoplanning.org/resources/PubsTransportation.cfm), classifies Horseshoe Trail Road as a major collector road. The Handbook (page 183) recommends a 40 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 Horseshoe Trail Road.



Page: 4

Re: Preliminary/Final Subdivision - Bella Custom Homes, 2969 Horseshoe Trail  
# West Vincent Township - SD-10-19-16129

We suggest that this area be identified as a dedicated right-of-way, and be offered for dedication to the appropriate agency.


5. We acknowledge the need for a Highway Occupancy Permit as indicated in General Note #16 for the proposed shared driveway.
6. The applicant may want to consider revising the location of the dwelling on lot 2A to move the dwelling further to the north. This would reduce the road noise from Horseshoe Trail Road and provide a larger area to site on-site sewage facilities and replacement areas and/or the well.

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

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

Sincerely,

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

Glenn Bentley  
Senior Review Planner

cc: Patricia Morgera  
Inland Design, LLC, Attn: Linda R. Layer, P.E.  
Chester County Health Department  
Anthony Antonelli, District Permits Manager, PennDOT  
Francis J. Hanney, PennDOT  
Chester County Conservation District



# THE COUNTY OF CHESTER



## COMMISSIONERS

Michelle Kichline  
Kathi Cozzone  
Terence Farrell

Brian N. O'Leary, AICP  
Executive Director

## PLANNING COMMISSION

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

November 6, 2019

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

Re: Preliminary/Final Subdivision - Cao Thuy & Vu Thanh  
# Willistown Township – SD-10-19-16097

Dear Ms. Slook:

A Preliminary/Final Subdivision Plan entitled "Cao Thuy & Vu Thanh", prepared by Vastardis Consulting Engineers, LLC, and dated September 9, 2019, was received by this office on October 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:	north side of West Central Avenue (State Route 1053), east of Rollingview Drive
Site Acreage:	0.65
Proposed Land Use:	2 Single Family Residential Lots
Non-Res. Square Footage:	0
New Parking Spaces:	0
Municipal Land Use Plan Designation:	Suburban (Medium-High Density)
UPI#:	54-1L-37

### **PROPOSAL:**

The applicant proposes the creation of 2 single family residential lots. The existing residence will be removed. The project site, which will be served by public water and public sewer, is located in the R-3 Residence zoning district. The Zoning Order on Sheet 1 indicates that, on May 23, 2018, the Township Zoning Hearing Board granted variances from the lot area and width requirements, and impervious coverage requirements, of the Township Zoning Ordinance.

**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.

**COUNTY POLICY:**

**LANDSCAPES:**

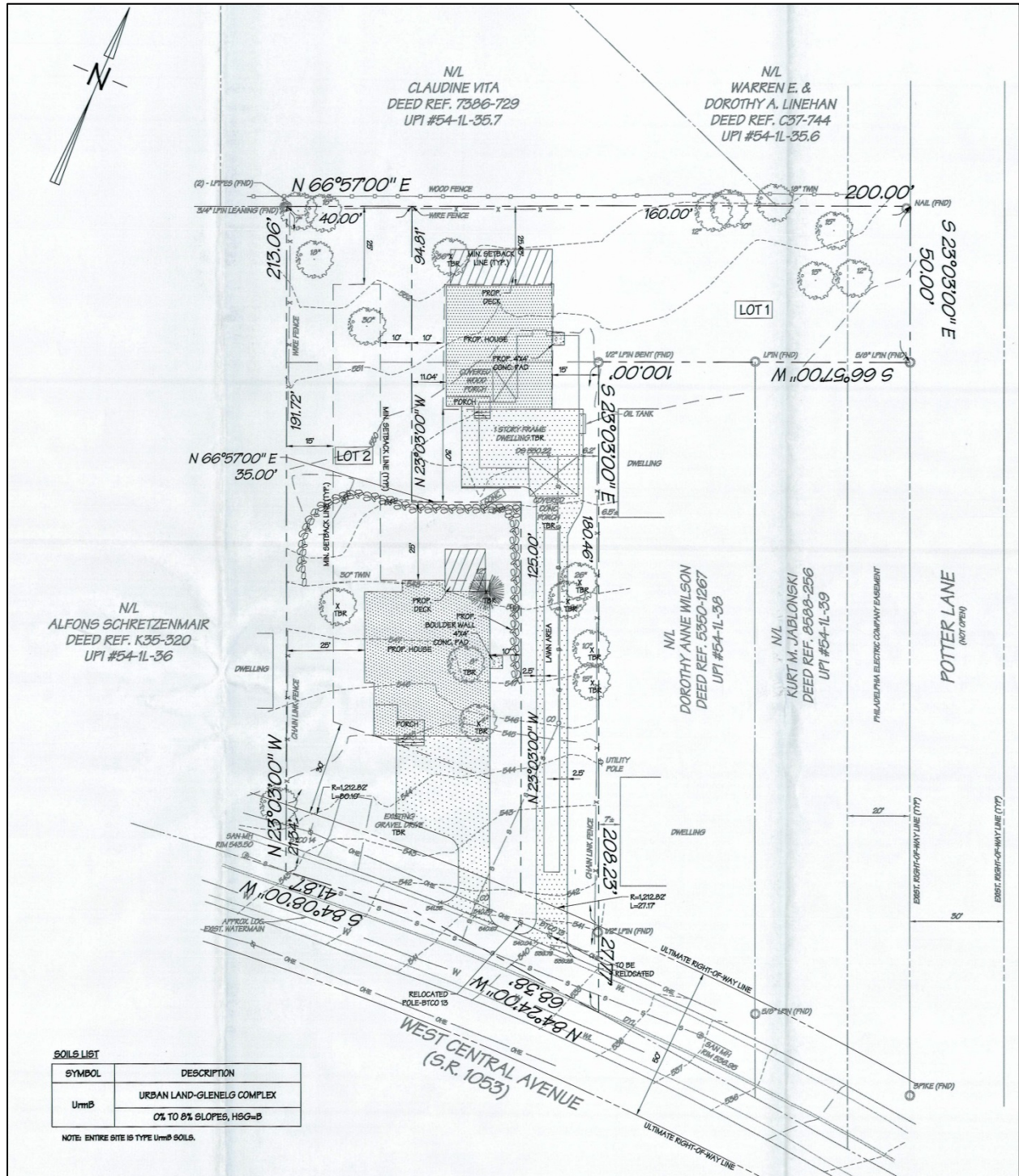
1. The project site is located within the **Urban Center Landscape** designation of *Landscapes3*, the 2018 County Comprehensive Plan. The vision for the **Urban Center Landscape** is historic downtown and established neighborhoods serving as civic, economic, and population centers with a traditional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

**WATERSHEDS:**

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







Site Plan Detail, Sheet 1: Preliminary/Final Subdivision - Cao Thuy & Vu Thanh

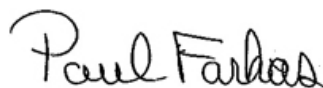
Page: 4  
Re: Preliminary/Final Subdivision - Cao Thuy & Vu Thanh  
# Willistown Township – SD-10-19-16097

ADMINISTRATIVE ISSUES:

3. 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).
4. The Operation and Maintenance Plan Notes on Sheet 2 indicates that the homeowner will be responsible for the operation and maintenance of all stormwater Best Management Practice (BMP) facilities on their lot. Ongoing efforts by the municipality may be needed to educate the homeowners so that they can fully understand and fulfill their operation and maintenance requirements for these facilities.
5. A Pennsylvania Department of Transportation (PennDOT) permit is required for new or revised access and should be identified on the final plan as required by Section 508(6) of the Municipalities Planning Code.
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 Willistown Township. However, we appreciate the opportunity to review and comment on this plan. The staff of the Chester County Planning Commission is available to you to discuss this and other matters in more detail.

Sincerely,



Paul Farkas  
Senior Review Planner

cc: Cao Thuy & Vu Thanh  
Vastardis Consulting Engineers, LLC  
Anthony Antonelli, District Permits Manager, PennDOT  
Francis J. Hanney, PennDOT

# Proposed Plan and Ordinance Reviews



# ORDINANCE PROPOSALS

11/1/2019 to 11/30/2019

The staff reviewed proposals for:

	Total
Comprehensive Plans	1
Miscellaneous Ordinance (Misc.) Amendments	1
Subdivision and Land Development Ordinance (SLDO) Amendments	2
Zoning Ordinance Amendments	8
<b>TOTAL REVIEWS</b>	<b>12</b>

MUNICIPALITY	FILE NO.	REVIEW DATE	TOPIC	LANDSCAPES3 CONSISTENCY
London Britain Township	CP-10-19-16089	11/15/2019	Proposed - Comprehensive Plan London Britain Township Comprehensive Plan Update 2019	Consistent
Oxford Borough	ZA-10-19-16117	11/19/2019	Proposed - Zoning Ordinance Amendment Medical Marijuana Dispensary and Grower/Processor	Consistent
Oxford Borough	ZA-10-19-16120	11/19/2019	Proposed - Zoning Ordinance Amendment Outdoor Cafes and Outdoor Display of Merchandise and other uses permitted/prohibited on sidewalks.	Consistent
Pennsbury Township	ZA-10-19-16110	11/12/2019	Proposed - Zoning Ordinance Amendment Adding Event provisions	Not Relevant
South Coatesville Borough	ZA-11-19-16149	11/21/2019	Proposed - Zoning Ordinance Amendment Food Bank and Food Pantry to be Permitted By-Right in the C-2 Commercial Zoning District	Consistent



MUNICIPALITY	FILE NO.	REVIEW DATE	TOPIC	LANDSCAPES3 CONSISTENCY
Tredyffrin Township	ZA-10-19-16108	11/15/2019	<b>Proposed - Zoning Ordinance Amendment</b> The Township proposes to replace Article XXVIA -Historic Resources Overlay District of its Zoning Ordinance with the proposed ordinance language in Section I of the draft Ordinance. The amendment includes the addition of a Historic Resources List (Appendix A).	Consistent
Warwick Township	ZA-10-19-16122	11/7/2019	<b>Proposed - Zoning Ordinance Amendment</b> Open space and conservation uses in the I Industrial District	Consistent
West Bradford Township	ZA-11-19-16134	11/21/2019	<b>Proposed - Zoning Ordinance Amendment</b> Definitions, TND, Manual of General Design Guidelines	Consistent
West Chester Borough	SA-10-19-16094	11/6/2019	<b>Proposed - SLDO Amendment</b> The Borough proposes to amend the standards for trees in the Borough SLDO.	Consistent
West Sadsbury Township	MA-10-19-16103	11/7/2019	<b>Proposed - Misc Amendment</b> Stormwater Management amendment - high tunnels	Not Relevant
West Sadsbury Township	ZA-10-19-16102	11/7/2019	<b>Proposed - Zoning Ordinance Amendment</b> amendment: area and bulk regulations for existing development; public hearing notifications; accessory buildings	Consistent
West Whiteland Township	SA-11-19-16141	11/25/2019	<b>Proposed - SLDO Amendment</b> The proposed amendments to the Community Facilities standards in Section 281-47 of the Township SLDO include: amending the rates of the fee-in-lieu of setting aside permanent open space standards for residential, commercial and industrial development; and providing updated standards for eligible open space.	Consistent

**TOTAL NUMBER OF ORDINANCE PROPOSALS WITH RELEVANCE TO LANDSCAPES 3: 10**

**TOTAL NUMBER OF ORDINANCE PROPOSALS CONSISTENT WITH LANDSCAPES3: 10**

# Ordinance Review Letters



# THE COUNTY OF CHESTER



## COMMISSIONERS

Michelle Kichline  
Kathi Cozzone  
Terence Farrell

Brian N. O'Leary, AICP  
Executive Director

## PLANNING COMMISSION

Government Services Center, Suite 270  
601 Westtown Road, P.O. Box 2747  
West Chester, PA 19380-0991  
(610) 344-6285 FAX: 610-344-6515

November 15, 2019

Christopher Whetham  
Chair, Board of Supervisors  
PO Box 215  
Kemblesville, PA 19347

Re: London Britain Township Comprehensive Plan  
Act 247 and Vision Partnership Planning Grant - Combined Review  
VPP Contract #: 18247  
Act 247 review #: CP-10-19-16089

Dear Mr. Whetham:

The referral for review was received by this office on October 2, 2019. This letter serves as both the official Act 247 review pursuant to the provisions of Section 301.3 of the Pennsylvania Municipalities Planning Code, and the Vision Partnership Review required by Section 7.3 of the Vision Partnership Program Grant Manual dated January 2017.

This review notes the project's consistency with *Landscapes3* and with the Vision Partnership Program (VPP) Grant Contract (dated February 1, 2018) and Scope of Work, as well as providing additional comments for consideration by the municipality prior to adoption. Jeannine Speirs served as the VPP Grant Monitor for this project. ***Consistency with Landscapes3 and the VPP Grant Contract are required prior to VPP grant reimbursement.***

### **DESCRIPTION:**

The Township has developed an updated Comprehensive Plan using an implementation based approach that centers on a community vision to preserve the Township's rural character and key values of longevity, accessibility, governance, safety, and collaboration. The Plan provides goals and recommendations to address the following topic areas:

- Zoning and Development
- Natural and Recreational Resources
- Open Space and Land Preservation
- Scenic and Historic Resources
- Transportation
- Community Facilities and Services

These topic areas were selected based on input from a community survey and the Comprehensive Plan Task Force and the public during Task Force meetings, a community visioning session, and a public information meeting. Each plan topic includes a description of its relationship to the plan's community vision and key values. The plan is strategy-focused and its recommendations reflect the various inputs. The plan contains an appendix that includes background information related to plan recommendations.

### **CONSISTENCY WITH *LANDSCAPES3*:**

*Landscapes3*, the Chester County Comprehensive Plan (2018) designates the Township entirely as a Rural Landscape. There are significant areas of Natural landscapes throughout the Township, while Strickersville is shown as a Historic Landscape.

- Rural Landscape - Rural Landscapes consist of open and wooded lands, with scattered villages, farms, and residential uses. Very limited development occurs, preserving significant areas of open space and critical natural and cultural resources. Transportation infrastructure and amenities are context sensitive to the rural character and accommodate both residential and farm needs.
- Natural Landscape - As an overlay of all other landscapes, the county's Natural landscapes consist of a network of streams, wetlands, floodplains, and forests that are protected by regulations or should be subject to limited disturbance. Conservation practices should protect and restore these natural resources.
- Historic Landscape - As an overlay of all other landscapes, the county's Historic Landscapes consist of National Register properties and districts, and villages and towns. Continued preservation is a high priority and adaptive reuse of these resources should occur, while development should apply context-sensitive design to integrate with distinctive cultural features.

The Township Comprehensive Plan's Future Land Use Plan Map is consistent with the *Landscapes3* Landscapes Map, and designates the Township as rural and agricultural, with a small village area near the Township Park and commercial area, meant as a connection with Kemblesville village to the west in Franklin Township. The historic hamlet of Strickersville within the Township is small and rural and so the map does not call it out as a separate future land use category.

The Township Comprehensive Plan's Future Land Use Plan is consistent with the six *Landscapes3* goal areas (Preserve, Protect, Appreciate, Live, Prosper, and Connect), as follows:

- Preserve - The Township Comprehensive Plan supports *Landscapes3*'s Preserve policies through a future land use focus on agricultural preservation, open space preservation, and conservation development design, and through recommendations for: retaining conservation design zoning and promoting integration of small-scale farm activities; considering zoning to promote agricultural uses; retaining the existing open space tax and supplementing open space maintenance via a portion of that revenue as permitted under recent state law; partnering with organizations on open space and agricultural preservation opportunities; and incorporating historic resources into open space and trail planning.
- Protect - The Township Comprehensive Plan supports *Landscapes3*'s Protect policies through a future land use priority of resource protection and through recommendations for: providing for site responsive uses that do not exceed the capacity of natural systems; protecting riparian buffers and wetland areas via zoning; encouraging restoration of forested riparian buffers; working with partners to protect water resources and to provide education on the long term value of woodland protection; and updating the draft Act 537 Plan and stormwater management provisions that are consistent with the Comprehensive Plan.



- Appreciate - The Township Comprehensive Plan supports *Landscapes3's* Appreciate policies through recommendations for: updating scenic resources mapping and incorporating it into zoning; including scenic resource impact assessment for any wireless communication proposals; re-activating the Historical Commission; completing a Historic Resource Atlas; considering zoning incentives for adaptive reuse; and increasing awareness of Township heritage via accessible historic resource mapping.
- Live - The Township Comprehensive Plan supports *Landscapes3's* Live policies through recommendations for: permitting for different types of residential housing through zoning; completing the Nichol Park Expansion Plan; promoting existing recreational opportunities; and continuing to support fire and EMS service providers.
- Prosper - The Township Comprehensive Plan supports *Landscapes3's* Prosper policies through recommendations for: allowing for sustainable local business ventures through zoning; considering zoning to promote agritourism; and providing for retail commercial uses in the village future land use category.
- Connect - The Township Comprehensive Plan supports *Landscapes3's* Connect policies through recommendations for: developing a conceptual Trail Master Plan; completing the Mason Dixon Greenway South; collaborating with other organizations to have coordinated trail connection opportunities; updating the capital improvement plan and considering appropriate opportunities for multi-modal movements on roads; evaluating options to increase funds for road maintenance; coordinating on state and county owned roads and bridges to ensure maintenance is done in a manner that meets Township vision and goals; coordinating on SR 896 planned improvements and other regional transportation efforts; establishing traffic calming policy and implementation measures; submitting transportation projects for the TII; revising the SLDO to include road design standards; continuing the Township septic system pumping notification program; and working with communication providers to increase rural cell, cable, and internet service access.

#### **CONSISTENCY WITH VPP GRANT CONTRACT AND SCOPE OF WORK:**

The plan has addressed the VPP Scope of Work (Appendix B, dated November 28, 2017).

#### **OTHER COMMENTS:**

In addition to the comments regarding consistency with *Landscapes3* and VPP, we offer the following comments for Township consideration prior to finalization of the draft plan document.

- Chapter 1 - Add a section on page 10 that discusses the September 2019 Planning Commission Public Information meeting.
- Page 23 - Rephrase awkward wording related to "...adding a list of native plant and nonnative invasive plant species for use where replacement plantings or landscaping is required."
- The Township should revise the information provided under the heading Educational Institutions in Chapter 7 Community Facilities and Services. Avon Grove School District has recently submitted land development plans to the County Planning Commission for Act 247 review for a proposed high school facility at the Sunnyside Road site, but not a new middle school campus as indicated in the second paragraph.

**RECOMMENDATION:**

Based on our review, the proposed plan is consistent with *Landscapes3* and the VPP Scope of Work. We recommend the Township address the issues raised under "Other Comments" prior to finalizing the plan document and adoption. Upon adoption, the Township may apply for reimbursement under Section 9.0 of the VPP Grant Manual dated January 2017.

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

Sincerely,

A handwritten signature in black ink, appearing to read "Susan S. Elks".

Susan S. Elks, AICP  
Planning Services Director

SE/JS/GB

CC: Joe McNelis, Chair, Planning Commission  
John Theilacker, Brandywine Conservancy  
Jeannine Speirs, CCPC



# 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

November 19, 2019

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

Re: Zoning Ordinance Amendment – Medical Marijuana Facilities  
# Oxford Borough - ZA-10-19-16117

Dear Mr. Hoover:

The Chester County Planning Commission has reviewed the proposed zoning ordinance amendment as submitted pursuant to the provisions of the Pennsylvania Municipalities Planning Code, Section 609(e). The referral for review was received by this office on October 25, 2019. We offer the following comments to assist in your review of the proposed zoning ordinance amendment.

### DESCRIPTION:

1. The Borough proposes the following amendments to its zoning ordinance:
  - A. Three new terms are added to Section 27-202 Definitions for: “Dispensary, Medical Marijuana” and “Grower/Processor, Medical Marijuana” and “Medical Marijuana”;
  - B. Medical Marijuana dispensaries are proposed to be permitted by conditional use in the C-1 Planned Commercial, C-2 Neighborhood Commercial and in the C-3 Central Business District (2 subsections) zoning districts;
  - C. Medical Marijuana grower/processors are proposed to be permitted in the I-General Industrial and the PC/LI Planned Commercial/Light Industrial zoning districts;
  - D. A new subsection is added to Part 13, the Supplemental Land Use Regulations; Section 1331 addresses provisions pertaining to Medical Marijuana Grower/Processor and Dispensary uses.

### LANDSCAPES:

2. The Borough of Oxford 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 uses are consistent with the policies of the **Urban Center Landscape**.

Page: 2  
Re: Zoning Ordinance Amendment – Medical Marijuana Facilities  
# Oxford Borough - ZA-10-19-16117

COMMENTS:

3. The Borough's proposed regulations appear to be compatible with the provisions of the Pennsylvania Medical Marijuana Act 16 of 2016.
4. For additional background information relating to the local regulation of medical marijuana, the Borough may be interested in a model medical marijuana zoning ordinance that was prepared by the Tri-County Regional Planning Commission (Cumberland, Dauphin and Perry Counties). This model ordinance is more extensive in scope than the Borough's proposed ordinance, and includes additional definitions, design and locational controls for both growers/processors and dispensaries. This model ordinance is available at:  
<https://static1.squarespace.com/static/56dc3f9cb654f9876576bab7/t/586bb1b5e4fcb562282e9f5c/1483452854273/MedicalMarijuanaV5.pdf>

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

5. The Borough should investigate whether the separation distance requirement of Section 27-1331.1.A(7) is achievable for Medical Marijuana Grower/Processors in the PC/LI Planned Commercial/Light Industrial zoning district, because of the limited area of that district and its proximity to adjoining residential districts in the Borough and East Nottingham Township.

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

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

Sincerely,



Glenn Bentley  
Senior Review Planner

cc: Stacey L. Fuller, Borough Solicitor





# 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

November 19, 2019

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

Re: Zoning Ordinance Amendment – Outdoor Cafes & Outdoor display of Merchandise, etc.  
# Oxford Borough - ZA-10-19-16120

Dear Mr. Hoover:

The Chester County Planning Commission has reviewed the proposed zoning ordinance amendment as submitted pursuant to the provisions of the Pennsylvania Municipalities Planning Code, Section 609(e). The referral for review was received by this office on October 25, 2019. We offer the following comments to assist in your review of the proposed zoning ordinance amendment.

### DESCRIPTION:

1. The Borough proposes the following amendments to its zoning ordinance:
  - A. The definitions of the terms “Outdoor Café” and “Restaurant” are revised;
  - B. The Supplemental Land Use Regulations pertaining to Outdoor Cafes, Section 27-1330, is replaced in its entirety.

### BACKGROUND:

2. The Chester County Planning Commission has previously reviewed a proposed zoning ordinance amendment on this topic. That review, CCPC# ZA-07-19-16002, dated August 12, 2019, addressed Outdoor Cafes & Outdoor display of Merchandise.

### LANDSCAPES:

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

Page: 2

Re: Zoning Ordinance Amendment – Outdoor Cafes & Outdoor display of Merchandise, etc.

# Oxford Borough - ZA-10-19-16120

COMMENTS:

4. The revisions of the definitions and Section 27-1330 appropriately clarify the intent, administration and enforcement of the proposed regulations for business owners and Borough officials.

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

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

Sincerely,

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

Glenn Bentley  
Senior Review Planner

cc: Stacey L. Fuller, Borough Solicitor



# 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

November 12, 2019

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

Re: Zoning Ordinance Amendment – Event Spaces/Special Events  
# Pennsbury Township - ZA-10-19-16110

Dear Ms. Howley:

The Chester County Planning Commission has reviewed the proposed zoning ordinance amendment as submitted pursuant to the provisions of the Pennsylvania Municipalities Planning Code, Section 609(e). The referral for review was received by this office on October 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. Definitions for the terms “Event Space” and “Special Event” are added to Section 162-202, Definitions;
  - B. Event Spaces will be permitted as a conditional accessory use for lots in the Historic Resources Overlay district with frontage on Routes 1, 52, 926 and South Creek Road in conformance with Section 162-2021; and
  - C. The Supplemental Use Regulations are revised to add Event Space to the list of uses in Section 162-2001.B and the proposed Event Space regulations as Section 162-2021.

### BACKGROUND:

2. The County Planning Commission has previously reviewed a zoning ordinance amendment for Pennsbury Township on this topic. That review, CCPC# ZA-06-19-15950, was dated July 2, 2019.

**LANDSCAPES:**

3. The proposed Event Space/Special Event use may be sited within the **Suburban Landscape** or **Rural Landscape** designations of *Landscapes3*, the 2018 County Comprehensive Plan. The vision for the **Suburban Landscape** is predominantly residential communities with locally-oriented commercial uses and facilities, accommodating growth at a medium density that retains a focus on residential neighborhoods, with enhancements in housing diversity and affordability. Additionally, roads, sidewalks and paths with convenient access to parks and community facilities should be provided. The **Rural Landscape** designation of *Landscapes3*, the 2018 County Comprehensive Plan consists of open and wooded lands with scattered villages, farms and residential uses. The vision for the **Rural Landscape** is the preservation of significant areas of open space, critical natural areas, and cultural resources with a limited amount of context sensitive development permitted to accommodate residential and farm needs. The proposed use could be consistent with the objectives of either the **Suburban** or **Rural Landscapes** if regulated appropriately in the context of the surrounding area.

**COMMENTS:**

4. In comparison to the previous zoning ordinance amendment language, the Event Space Supplemental Use Regulations of Section 162-2021 have been revised related to: where the owner of the lot which will host the Event Space lives, the acreage of the Event Space lot, clarifications related to sale of merchandise at Special Events, the reference for the Sign provisions is revised and the number of Special Events per year provision is revised to be decided by the Board in the conditional use decision. Other Supplemental Use Regulations have received minor revisions to the wording without changing the intent of the provisions.
5. The wording of Section 162-2021.A is hard to follow, we recommend that it be revised to clarify the intent.
6. The Township should ensure that South Creek Road would provide adequate access for Event Spaces and Special Events.
7. The Township should review the provisions relating to building setbacks of Section 162-2021.H, we note that a significant portion of historic buildings are sited closer to the road than required by modern zoning standards. It would appear that most historic buildings meet the lawful nonconforming exception in this case and that the setback would mostly be applicable to temporary tents. This provision should be clarified.
8. We note that the current language does not include the daily hours of a Special Event or limit the number of consecutive days on which a Special Event can occur. In our previous review these regulations were proposed in Section 162-2021.G. The Township should verify whether this is an omission in the proposed language.

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

Page: 3

Re: Zoning Ordinance Amendment – Event Spaces/Special Events

# Pennsbury Township - ZA-10-19-16110

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

Sincerely,

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

Glenn Bentley  
Senior Review Planner





# THE COUNTY OF CHESTER



## COMMISSIONERS

Michelle Kichline  
Kathi Cozzone  
Terence Farrell

Brian N. O'Leary, AICP  
Executive Director

## PLANNING COMMISSION

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

November 21, 2019

Renee Carey, President  
South Coatesville Borough  
136 Modena Road  
South Coatesville, PA 19320

Re: Zoning Ordinance Amendment - Food Bank and Food Pantry to be Permitted By-Right in the C-2  
Commercial Zoning District  
# South Coatesville Borough - ZA-11-19-16149

Dear Ms. Carey:

The Chester County Planning Commission has reviewed the proposed South Coatesville 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 November 15, 2019. We offer the following comments to assist in your review of the proposed South Coatesville Borough Zoning Ordinance amendment.

### DESCRIPTION:

1. The Borough proposes the following amendments to its Zoning Ordinance:
  - A. Food Bank and Food Pantry are defined, and
  - B. Food Bank and Food Pantry are to be permitted by-right in the C-2 Commercial Zoning District.

### LANDSCAPES:

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

Page: 2

Re: Zoning Ordinance Amendment - Food Bank and Food Pantry to be Permitted By-Right in the C-2 Commercial Zoning District

# South Coatesville Borough - ZA-11-19-16149

COMMENTS:

3. The County Planning Commission supports the collection and provision of food to those in need. However, the definition of Food Bank is confusing as it seems to be attempting to define "Food Bank" as an organization rather than a land use. The definition should define the use of the land but not define the organization using the land. We suggest that the definition of Food Bank could be clearer as follows: "A Food Bank is a location where products from the food industry and food drives are gathered and stored for redistribution to agencies, individuals, and families in need without charge. Food banks may also act as food storage and distribution centers for smaller front line agencies, such as food cupboards, food pantries, and religious institutions."
4. The definition of Food Pantry requires that food be distributed at no charge. There may be occasions when it might be appropriate for a food pantry to charge a nominal fee for food or accept a donation, and the definition's requirement that there be no charge for food may be unnecessarily limiting. The definition also refers to the distribution of food to those in need who reside in a specified area, which suggests that an applicant must identify a physical service area. Perhaps the definition should remove the references to "a specified area" and "without charge".

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

We request an official copy of the decision made by the South Coatesville 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 cursive script that reads "Wes Bruckno".

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

November 15, 2019

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

Re: Zoning Ordinance Amendment – Historic Resources Overlay District  
# Tredyffrin Township – ZA-10-19-16108

Dear Mr. Baumann:

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 16, 2019. We offer the following comments to assist in your review of the proposed zoning ordinance amendment.

### DESCRIPTION:

1. The Township proposes to replace XXVIA-Historic Resources Overlay District of its Zoning Ordinance with the proposed ordinance language in Section I of the draft Ordinance. Purpose statements, definitions, Township Historical Commission, historic resource designation, compliance, permitted use (both by-right and by conditional use), area and bulk incentives, and demolition standards are provided. The amendment also includes the addition of a Historic Resources List (Appendix A).

### COMMENTS:

We endorse the Township's efforts in updating their historic resources overlay district standards. "Appreciate" Objective A of *Landscapes3*, the 2018 County Comprehensive Plan, promotes the preservation of historic resources in their context while supporting appropriate reuse as a vital part of our community infrastructure and character. We offer the following comments to assist the Township in the development of these standards:

2. Section 208-122.4.A states that the Historical Commission shall consist of 7 members, each of which shall serve for a term of three (3) years. However, this Section also states that the terms shall be so fixed that no more than two terms shall expire each year, which will only allow the Township to appoint six members in a three year period. We suggest that this Section be revised to indicate that the terms shall be fixed so that no more than three terms shall expire each year.

3. The functions and duties for the Historical Commission set forth in Section 208-122.4.D.3 and Section 208-122.4.D.5 are nearly identical. This should be corrected by the Township.
4. Section 208-122.5.B states that an identified historic resource must meet a majority of the seven criteria set forth in this section. However, the format of the text in the Criteria column of the Historic Resources List appears to indicate that all the historic resources in the list meet all seven criteria. This should be clarified by the Township. We also suggest that, in the future, the Township consider expanding the list of identified historic resources based on their Historic Inventory.
5. For consistency purposes, we recommend that the references to “this section” in Section 208-122.7.B and Section 208-122.9.G(1) be changed to “this Article.”
6. We acknowledge and endorse the area and bulk incentives for historic resources in Section 208-122.8. We suggest that the Township consider incorporating bonus density provisions for historic preservation into the overlay district. The following are examples of Chester County municipalities that have addressed bonus density provisions in their zoning ordinances:
  - London Grove Township: Zoning Ordinance Section 27-1836.B.2, Density Bonus for Historic Preservation – A property owner whose subdivision plan expressly calls for the retention and preservation of one or more qualified historic building(s) shall be entitled to one additional dwelling unit for each such historic building to be retained and preserved in accordance with Part 17-Historic Resource Protection. The Township Zoning Ordinance is currently available online at:  
[https://library.municode.com/pa/london\\_grove\\_township/codes/code\\_of\\_ordinances](https://library.municode.com/pa/london_grove_township/codes/code_of_ordinances);
  - North Coventry Township: Zoning Ordinance Section 370-32.H, Density Bonus for Residential Design Options RC-1, RR-1 and R1-1, available online at [www.ecode360.com/11564573](http://www.ecode360.com/11564573) – One additional lot may be created in excess of the maximum number of lots otherwise permitted where such lot contains and preserves a Class I historic resource;
  - Westtown Township: Special bonus density for historic preservation, Flexible Development Procedure, A/C Agricultural/Cluster Residential and R-1 Residential Districts, available online at: <https://ecode360.com/12478287> – One additional dwelling unit may be provided for each two acres comprising a lot or open space parcel containing a historic site or building; the use of the bonus shall be limited to no more than four bonus dwelling units for each distinct historic landscape preserved, in accordance to the criteria specified in Section 170-904.A(2)(c); and
  - West Whiteland Township: Section 325-91.B of the Zoning Ordinance, which states that developments utilizing the cluster development option may create one additional lot where such lot contains an historic resource to be preserved, is available online at: <https://ecode360.com/11703967>.

Additional information on historic resource protection, including links to other examples of municipal historic preservation standards, is provided in the County Planning Commission’s Historic Resource Protection Standards planning Tool. This document is available online at: <https://www.chescoplanning.org/MuniCorner/Tools/ProtectStand.cfm>.

Page: 3

Re: Zoning Ordinance Amendment – Historic Resources Overlay District

# Tredyffrin Township – ZA-10-19-16108

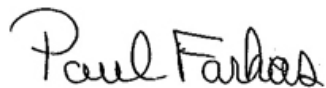
7. The last six historic resources provided on page 2 in Appendix A are not given a number in the “No.” column (all six are identified as “#REF!”). This should be corrected by the Township.
8. It is our understanding that, in addition to Appendix A, the Township has prepared a Historic Resources Locations map, which is currently located on the Township website at: <https://www.tredyffrin.org/services/planning-zoning/zoning/historic-resource-overlay-district>. The Township should verify the accuracy of the information provided on this map, which should be consistent with the information provided in Appendix A. While the historic resource locations are numbered from #1 through #70, there is no #4, #14 or #50 shown on this map. Additionally, while there are two historic resources locations identified as #64, there is no #65 shown on the map.
9. As part of this zoning amendment process, the Township should review its existing signage standards for consistency with the proposed ordinance language. We note that Section 208-123.S of the Township Zoning Ordinance currently states the following:

“No directly illuminated sign may be erected so as to be visible from any historical park or be within 1,000 feet of any historical building in the Township. For the purposes of this chapter, a historical park or historical building is a park or building recognized and established as being the same by either the Commonwealth of Pennsylvania or the federal government or by the Township of Tredyffrin by inclusion in an Historical District or any other privately owned historical site which is recognized by a state or local historical society as having historical value.”

**RECOMMENDATION: The Township should consider the comments in this letter before acting on the proposed zoning ordinance amendment. We commend the Township for working to protect the community’s historic resources.**

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

Sincerely,



Paul Farkas  
Senior Review Planner





# THE COUNTY OF CHESTER



## COMMISSIONERS

Michelle Kichline  
Kathi Cozzone  
Terence Farrell

Brian N. O'Leary, AICP  
Executive Director

## PLANNING COMMISSION

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

November 7, 2019

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

Re: Zoning Ordinance Amendment - Open Space and Conservation Uses in the I Industrial District  
# Warwick Township - ZA-10-19-16122

Dear Ms. Grimley:

The Chester County Planning Commission has reviewed the proposed Warwick 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 October 28, 2019. We offer the following comments to assist in your review of the proposed Zoning Ordinance amendment.

### DESCRIPTION:

1. Warwick Township proposes to amend its Zoning Ordinance by permitting "Open Space for recreation, historic interpretation, and conservation purposes" in the I Industrial District, subject to the provisions of Article 20 (Open Space Provisions).

### LANDSCAPES:

2. The Industrial Zoning District in Warwick Township is generally located within the **Agricultural Landscape** and **Rural Landscape** designations of *Landscapes3*, the 2018 County Comprehensive Plan. The **Agricultural Landscape** consists of large concentrations of active and diverse farm operations along with related support services. The vision for the **Agricultural Landscape** is very limited development occurring at very low densities to preserve prime agricultural soils and farm operations. The **Rural Landscape** consists of open and wooded lands with scattered villages, farms and residential uses. The vision for the **Rural Landscape** is the preservation of significant areas of open space, critical natural areas, and cultural resources with a limited amount of context sensitive development permitted to accommodate residential and farm needs. The proposed Zoning Ordinance amendment is consistent with the objectives of the **Agricultural Landscape** and **Rural Landscape** designations.

Page: 2

Re: Zoning Ordinance Amendment - Open Space and Conservation Uses in the I Industrial District  
# Warwick Township - ZA-10-19-16122

COMMENTS:

3. Article 20 Open Space Provisions, Section 2001 Applicable Districts of the Warwick Township Zoning Ordinance states that the provisions of this Article are applicable to:

- The R-A District,
- The R-2 District,
- The R-3 District,
- The Planned Residential Development Overlay District, and
- The Natural Heritage Protection (NHP) District.

However, the I-Industrial District is not included. The Township should determine whether Section 2001 Applicable Districts should include the I-Industrial District to maintain consistency with the remainder of the Section.

4. The area currently designated Industrial in Warwick Township is mostly wooded, but a large quarry in a part of this district. Any efforts to introduce recreation into this zone should consider the community's safety, and to avoid interfering with the quarrying operation.

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

Sincerely,

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

Wes Bruckno, AICP  
Senior Review Planner



# THE COUNTY OF CHESTER



## COMMISSIONERS

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

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

November 21, 2019

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

Re: Zoning Ordinance Amendment - Definitions, TND-2, Manual of General Design Guidelines  
# West Bradford Township - ZA-11-19-16134

Dear Mr. Yaich:

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

### DESCRIPTION:

1. The Township proposes the following amendments to its Zoning Ordinance:
  - a. Add or amend the definitions of Adaptive Reuse, Alley, Breweries (and sub-definitions), Civic Plaza, Design Review committee, Distillery, craft/limited, Green Area, Green Court, Green Court Lot, Live-Work Units, Manual of General Design Guidelines, Manual of Specific Design Guidelines, Mixed-Use, No-Impact Home-Based Business, Parklet, Pocket Park, Public Way, Streetscape, Square, Taproom, Tasting Room, Traditional Neighborhood Development, and Village Green,
  - b. Relocate the definitions relating to the Traditional Neighborhood Development-2 (TND-2) District from Section 450-26 of the TND-2 Ordinance to Section 450-8 Definitions of the Zoning Ordinance,
  - c. Extensively revise the TND-2 District, such as by adding brewpub, craft brewery, microbrewery, nanobrewery, winebar, and craft distillery to the list of permitted uses, and by revisions lot orientation, setback and bulk and lot requirements, and
  - d. Add a Manual of General Design Guidelines relating to the TND-2 District.

### LANDSCAPES:

2. The Traditional Neighborhood Development-2 is located within the **Rural Landscape** designation of **Landscapes3**, the 2018 County Comprehensive Plan, and in the **Village Overlay** in West Bradford Township's Marshallton area. This landscape consists of open and wooded

lands with scattered villages, farms and significant residential uses. The vision for the **Rural Landscape** is the preservation of 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.

**Villages**, an overlay feature of the **Landscapes** map, are enduring reminders of the county's heritage. Development activity within or adjacent to villages should apply context-sensitive design, compatible with the existing village scale and character, to preserve and protect existing historic features and cultural landscapes. The proposed amendment is consistent with the objectives of the **Rural Landscape** and policies relating to Villages.

#### COMMENTS:

3. The overall concept and content of the Traditional Neighborhood Development-2 District should result in developments that respect and promote Marshallton's character. The amendments further refine and build upon the current TND-2 provisions. In particular, the provisions in 450-52.Procedures, Subsection 450-52.B.(8), specifying that an application may be denied on the basis of its failure to demonstrate consistency with the provisions of the TND-2 District, should add administrative strength to the amendment.

However, it is unclear whether the TND-2 is to be regulated as a by-right or as a conditional use (we note that the Township's current Traditional Neighborhood Development-1/Village Overlay District is permitted by conditional use in Section 450-27 of the West Bradford Township Zoning Ordinance). We suggest that the Township administer the TND-2 similarly to the TND-1 District. This will permit the Board of Supervisors to impose reasonable conditions on subsequent plan applications. The Board of Supervisors 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 913.2(a)).

4. The definition of Adaptive Reuse suggests that such development is typically a new use for an existing building that involves conversion from residential to non-residential. This interpretation is too limiting; many adaptive reuses involve non-residential buildings that are converted to residences.
5. The definition of Live-Work Units specifies that the residential unit is above the commercial unit. This may not adequately address all potential structures where a Live-Work unit can be located, especially for historic structures.
6. Section 450-48.B.(10)(d) prohibits awnings along the frontage of buildings; this may not be in character with a TND style development. Perhaps awnings should be permitted but regulated in a different manner to address concerns. Awnings can also conserve energy in the summer.
7. Section 450-48.G.(2) includes a reference to a specific street light manufacturer. While this Section permits the Township to approve alternates, we suggest that the Ordinance omit any reference to specific manufacturers, or relocate this provision to the design guidelines.
8. Section 450-48.I.(4) specifies that signs should not be internally illuminated, but there is no regulation for external illumination. The Township may wish to provide specific regulations for such external illumination.

Page: 3

Re: Zoning Ordinance Amendment - Definitions, TND-2, Manual of General Design Guidelines

# West Bradford Township - ZA-11-19-16134

9. Section 450-50.A.(6) requires off-street parking areas to be screened. This Section should specify the views that should be protected by such screening.
10. Section 450-50. "Parking" should also require parking lots to the rear of commercial buildings to be connected to permit vehicles to pass from one lot to an adjoining lot without entering the road.
11. The use of the Manual of General Design Guidelines and the Manual of Specific Design Guidelines in conjunction with the Design Review Committee can help to create developments that promote a "sense of place" that is consistent with the distinctive character of West Bradford Township and the Township's Marshallton area. We suggest that the Township be flexible with the implementation of the Design Guidelines, to achieve its best results.

**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 West Bradford 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 cursive script that reads "Wes Bruckno". The signature is written in dark ink and is positioned above the printed name and title.

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

November 6, 2019

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

Re: Subdivision and Land Development Ordinance Amendment - Trees  
# West Chester Borough – SA-10-19-16094

Dear Mr. Gore:

The Chester County Planning Commission has reviewed the proposed Subdivision and Land Development Ordinance (SLDO) Amendment as submitted pursuant to the provisions of the Pennsylvania Municipalities Planning Code, Section 505(a). The referral for review was received by this office on October 8, 2019. We offer the following comments to assist in your review of the proposed amendment.

### DESCRIPTION:

1. West Chester Borough proposes the following amendments to its Subdivision and Land Development Ordinance:
  - A. Amend the following definitions in Section 97-8: caliper, damaged tree, diameter at breast height (DBH), heritage tree, public tree, and street tree;
  - B. Delete the following definitions in Section 97-8: comprehensive shade tree program, diseased tree condition, hazard tree, large street tree, medium street tree, recommended list of street trees, recommended list of shade trees, yard tree, and urban forester;
  - C. Add definitions for the following terms to Section 97-8: approved list of street trees, approved list of public trees, Borough arborist, comprehensive tree program, diseased condition, drip line, hazardous tree, large tree, medium tree, small tree, tree, and tree protection zone;
  - D. Amend the Street Tree Design Guidelines on page 24.2 of Appendix A;
  - E. Amend Appendix A-Design Guideline Section 97.A.28.3, Tree Protection.
  - F. Delete Appendix A-Design Guideline Section 97.A.28.4, Tree Protection;
  - G. Amend Section 97-32.B, by replacing the term “Urban Forester” with the term “Borough Arborist”; and
  - H. Amend Appendix B – Street Trees & Shade Trees; and Landscaping Specifications.

Page: 2  
Re: Subdivision and Land Development Ordinance Amendment - Trees  
# West Chester Borough – SA-10-19-16094

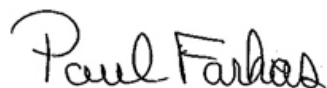
COMMENTS:

2. The Borough should verify the accuracy of the proposed definition of “heritage tree.” It appears that “excerpt” in the second line should be changed to “except”.
3. The Borough should ensure that the proposed revisions to the Street Tree standards on page 24.2 of Appendix A are correctly described in Section 4 of the draft Ordinance. While the draft Ordinance states that Design Guideline Section 97.A.24.17 shall be amended, there is no existing Design Guideline Section 97.A.24.17 in our copy of the Borough SLDO. Additionally, it appears that four existing graphics on this page will be replaced by two new silva cell system details.
4. The Ilex on the Approved Street Trees list has spiny leaves and is really more of a hedge plant, and is not recommended for a streetscape.
5. The Borough should ensure that the Crataegus species on the Approved Street Trees list don't have thorns and are commercially available.
6. We suggest that the Borough consider indicating in Appendix B-3.5 that native species are preferred wherever possible.

**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 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,

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

Paul Farkas  
Senior Review Planner



# THE COUNTY OF CHESTER



## COMMISSIONERS

Michelle Kichline  
Kathi Cozzone  
Terence Farrell

Brian N. O'Leary, AICP  
Executive Director

## PLANNING COMMISSION

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

November 7, 2019

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

Re: Stormwater Management Ordinance Amendment — High Tunnels  
# West Sadsbury Township - MA-10-19-16103

Dear Ms. Mammarella:

The Chester County Planning Commission has reviewed the proposed Stormwater Management Ordinance amendment. The referral for review was received by this office on October 10, 2019. We note that the Pennsylvania Municipalities Planning Code does not require the Chester County Planning Commission to review this amendment, however, we have the following unofficial comments.

### DESCRIPTION:

The Pennsylvania General Assembly passed Act 15, relating to High Tunnels, as an amendment to the Pennsylvania's Stormwater Management Act (Act 168) of 1978. The effect of Act 15 is to exempt High Tunnels from some provisions of Pennsylvania's Stormwater Management Act. West Sadsbury Township proposes to amend its Stormwater Management Ordinance to reflect the provisions of Act 15. High Tunnels are described in the proposed amendment, and the following exemption criteria are included:

- a. The High Tunnel's impervious area must not exceed 25% of all structures on the contiguous land area.
- b. It must be not less than 100 feet from any perennial stream or watercourse, public road or neighboring property line.
- c. It must be at least 35 feet from any perennial stream or watercourse, public road or neighboring property line and located on land with a slope not greater than 7%, or
- d. The High Tunnel is supported with a buffer or diversion system that does not directly drain into a stream or other watercourse by managing stormwater runoff in a manner consistent with the requirements of the Township's Stormwater Management Ordinance.

**RECOMMENDATION: While the proposed amendments appear consistent with Act 15, the Township should act on the proposed Stormwater Management Ordinance amendment according to the recommendations of the Township Engineer and the Township Solicitor.**

Sincerely,

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

November 7, 2019

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

Re: Zoning Ordinance Amendment – Beekeeping, Accessory Units, Area and Bulk Regulations;  
Public Hearing Notifications; Notification Requirements, Front Yard Requirements  
# West Sadsbury Township - ZA-10-19-16102

Dear Ms. Mammarella:

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

### DESCRIPTION:

1. The Township proposes the following amendments to its Zoning Ordinance:
  - A. Add a definition of Beekeeping and associated regulations;
  - B. Revise the definition of Dwelling Unit, Accessory (ADU) and add regulations (ADUs are permitted by-right), and
  - C. Revise the area and bulk regulations for rear yard setbacks to include distinct criteria used for the principal use on the property and one for any accessory use, and.
  - D. Reduce the notification requirement for zoning map changes for property owners within 1,000 feet from the affected parcel, to 500 feet, and
  - E. Add regulations relating to horse barns, and other structures, to clarify that they are not permitted in the front yard.

### BACKGROUND:

2. The Township also submitted an amendment to the West Sadsbury Township Stormwater Management Ordinance relating to high tunnels. Our review of that submission will be forwarded to the Township separately (refer to CCPC # MA-10-19-16103).

Page: 2

Re: Zoning Ordinance Amendment – Beekeeping, Accessory Units, Area and Bulk Regulations;  
Public Hearing Notifications; Notification Requirements, Front Yard Requirements  
# West Sadsbury Township - ZA-10-19-16102

**COMMENTS:**

3. The definition of Beekeeping and its regulations refer to the Pennsylvania Bee Law and are appropriate. However, we suggest that the Township consider whether the 10-foot lot line setback is adequate in areas where lot sizes may be relatively small.
4. The definition of Dwelling Unit, Accessory (ADU) and its regulations are appropriate. However, the Township may wish to clarify that Section 1209.3A.(2), which allows the ADU if it conforms to the Township's Subdivision and Land Development Ordinance, does not require that the ADU be subdivided from the parent tract as long as the ADU is being used according to the limitations in that Section. Additional information on ADUs can be found in the Chester County Planning Commission's eTool at:  
<https://www.chescoplanning.org/MuniCorner/eTools/14-AccessoryUnits.cfm>
5. The revised area and bulk regulations for rear yard setbacks to include distinct criteria used for the principal use on the property and one for any accessory use add clarity and are appropriate.
6. The reduction in the notification requirement for zoning map changes for property owners within 1,000 feet from the affected parcel to 500 feet, is a matter for municipal decision. However, we note that the Township's current and proposed notification requirements for zoning map amendments exceed those required in Section 609.(b)(1) of the Pennsylvania Municipalities Planning Code which only require the posting of the affected parcel(s). To avoid claims that a property owner within 500 feet did not receive the notice, it may be more appropriate to strictly follow the minimum notification requirements of the 609.(b)(1) of the Pennsylvania Municipalities Planning Code. If the Township still deems it appropriate to notify property owners within 500 feet of a proposed rezoning, the Township may wish to specify that the mailing must be certified, or state that a claimed lack of receipt of the mailed notice shall not constitute a due process violation of this portion of the Zoning Ordinance.
7. The regulations relating to horse barns, and other structures, to clarify that they are not permitted in the front yard are appropriate.

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

Sincerely,



Wes Bruckno, AICP  
Senior Review Planner





# THE COUNTY OF CHESTER



## 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

November 25, 2019

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

Re: Subdivision and Land Development Ordinance Amendment – Community Facilities  
# West Whiteland Township – SA-11-19-16141

Dear Mr. Weller:

The Chester County Planning Commission has reviewed the proposed Subdivision and Land Development Ordinance (SLDO) Amendment as submitted pursuant to the provisions of the Pennsylvania Municipalities Planning Code, Section 505(a). The referral for review was received by this office on November 8, 2019. We note that the Township provided a clean copy of the draft ordinance language, along with an annotated copy depicting the provided revisions to the existing ordinance language. We offer the following comments to assist in your review of the proposed amendment.

### DESCRIPTION:

1. West Whiteland Township proposes to amend Section 281-47: Community Facilities of the Township SLDO. The proposed revisions include the following:
  - A. Amend the purpose statements in Section 281-47.A;
  - B. Amend the rates of the fee-in-lieu of setting aside permanent open space standards for residential, commercial and industrial development;
  - C. Provide updated standards for eligible open space in Section 281-47.E; and
  - D. Add standards for credit toward fee-in-lieu of open space in Section 281-47.F.

### COMMENTS:

2. We suggest that the Township include the fee-in-lieu of setting aside permanent open space rates in a separate fee schedule that can be revised by resolution, in order to avoid the necessity of amending the Township SLDO each time the Township wants to adjust the fees.

Page: 2

Re: Subdivision and Land Development Ordinance Amendment – Community Facilities

# West Whiteland Township – SA-11-19-16141

3. While the introductory language in Section 281-47.E states that “narrow strips of land abutting private property should be avoided, unless designed to accommodate a recreational trail” when setting aside land to meet the eligible open space requirements, we suggest that the Township specify a minimum width requirement for eligible open space. The following are examples of Chester County municipalities that have addressed this issue in their SLDO:

- East Bradford Township: SLDO Section 95-34.1.F(1)(c) - For developments involving 12 or more residential lots/units or 50,000 square feet of gross building area, required open space and recreation areas shall not be less than 75 feet in width, except where a narrower area of linear open space is serving solely as a connecting access strip between larger open space parcels or as a portion of a trail system or pathway network. The Recreational and open space land standards in Section 95-34.1 of the East Bradford Township SLDO are available online at: <https://www.ecode360.com/10734982>.
- North Coventry Township: SLDO Section 320.59.B - Proposed open space lands set aside for common open space shall generally not have a length-to-width ration of less than 4:1, or be less than 75 feet in width, except for such lands specifically designed as neighborhood greens, playing fields or trail links. The open space/protected lands review standards of the North Coventry Township SLDO are available online at: <https://www.ecode360.com/11561356>.

Additional information on recreational and open space requirements is provided in the County Planning Commission’s Parkland Dedication and Fee-In-Lieu Ordinances Planning Tool, which is available online at:

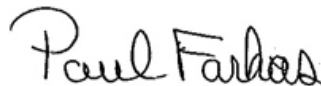
<https://www.chescoplanning.org/MuniCorner/Tools/Parkland.cfm>.

4. The annotated copy of the draft Ordinance does not indicate whether existing Section 281-47.G of the Township SLDO will be deleted as part of this amendment. This should be clarified by the Township.

**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,



Paul Farkas  
Senior Review Planner

# Act 537 Reviews

# Act 537 Reviews for Chester County

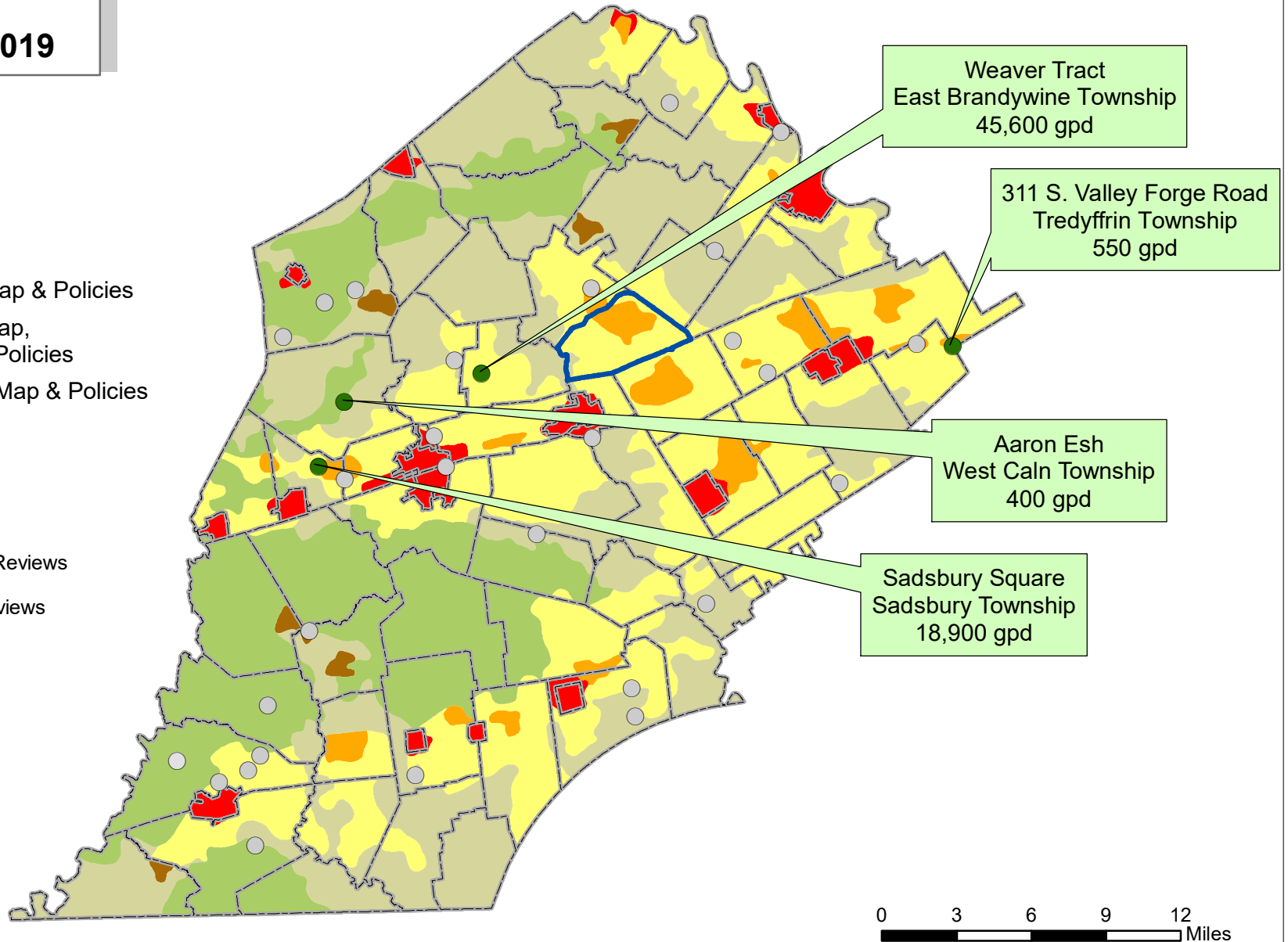
November 2019



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

## Legend

- November Act 537 Reviews
- October Act 537 Reviews
- Major Review
- Agricultural
- Rural Center
- Suburban Center
- Urban Center
- Rural
- Suburban



Map prepared December 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.



0 3 6 9 12 Miles

## ENVIRONMENTAL PLANNING ACTIVITIES

### *Sewage Facilities Planning*

#### MAJOR REVISIONS TO MUNICIPAL PLANS:

##### **Uwchlan Township Special Study – Shamona Creek Trunk Sewer Extension**

#### MINOR REVISIONS TO MUNICIPAL PLANS:

##### **East Brandywine Township, Weaver Tract**

The applicant is proposing a 295 lot residential development (161 single family and 134 townhouses) on 126.7 acres. The site is located on Bollinger Road, at the intersection with Route 322. The amount of wastewater to be generated for the proposal is 45,600 gpd. The project is to be served by the Applecross development sewage treatment system, with drip disposal on-site. This project is designated as a Suburban Landscape, and is consistent with *Landscapes3*.

##### **Sadsbury Township, Sadsbury Square**

The applicant is proposing an 84- lot residential development of 42 townhouses on 7.2 acres. The site is located on Lincoln Highway, west of the intersection with Old Wilmington Road. The amount of wastewater to be generated for the proposal is 18,900 gpd. The project is to be served by a public sewage disposal system, managed by PAWC. This project is designated as a Suburban Center Landscape, and is consistent with *Landscapes3*.

##### **Tredyffrin Township, 311 South Valley Forge Road**

The applicant is proposing a 2- lot residential development on 0.43 acres. The site is located on South Valley Forge Road, near the intersection with Waterloo Road. The amount of wastewater to be generated for the proposal is 550 gpd. The project is to be served by a public sewage disposal system, managed by the City of Philadelphia. This project is designated as a Suburban Center Landscape, and is consistent with *Landscapes3*.

##### **West Caln Township, Aaron Esh**

The applicant is proposing a 1-lot additional residential development on 94 acres. The site is located on North Bonsall Road, at the intersection with Martins Corner Road. The amount of wastewater to be generated for the proposal is 400 gpd. The project is to be served by an individual on-lot sewage disposal system. This project is designated as an Agricultural Landscape, and is consistent with *Landscapes3*.



**TOPIC: Environmental**

**Item: Uwchlan Township –Act 537 Plan Special Study Shamona Creek Trunk Sewer Extension – Consistent**

Background

This Special Study was prepared to evaluate the feasibility of extending the Township's Shamona Creek Trunk Sewer approximately 6,000 feet to intersect with the Eagleview WWTP for emergency service access. This Special Study proposes an alternative outlet for service area flow, should a catastrophic failure occur.

Discussion

The Act 537 Plan Special Study is consistent with the objectives and recommendations of Landscapes3, as they relate to the extension of public sewer or water lines. Connect Objective F, which states: "Coordinate water and sewage facilities planning with land use planning so that development is directed toward designated growth areas with adequate and well maintained infrastructure."

The proposed Plan Update is also consistent with Watersheds objective 7.2 of Goal 7, "concentrate planned utility service areas to support designated growth areas."

The CCPC supports the Special Study and recommended that DEP approve the Plan.

Action Requested

Staff requests ratification of the attached review letters containing the comments noted above.  
12/11/19

# Major Revisions



# THE COUNTY OF CHESTER



## COMMISSIONERS

Michelle Kichline  
Kathi Cozzone  
Terence Farrell

Brian N. O'Leary, AICP  
Executive Director

## PLANNING COMMISSION

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

November 15, 2019

Bill Miller, Chair  
Uwchlan Township  
Board of Supervisors  
715 N. Ship Road  
Exton, PA 19341

Re: Official Sewage Facilities Act 537 Plan Special Study for Shamona Creek Trunk Sewer Extension, Uwchlan Township

Dear Mr. Miller:

The Chester County Planning Commission (Planning Commission) has reviewed the Draft 537 Plan Special Study dated September 2019 as required by Section 71.53(a)(2) of the Pennsylvania Sewage Facilities Act (Act 537). The Plan was prepared by Gannett Fleming and was received in our office on October 3, 2019.

This plan was prepared to evaluate the feasibility of extending the Township's Shamona Creek Trunk Sewer a distance of approximately 6,000 feet from its present terminus near the intersection to the Eagleview WWTP for the purpose of providing redundancy to the Eagleview WWTP and providing an alternative outlet for service area flow should a catastrophic failure occur at the WWTP. The Chester County Planning Commission recommends the Special Study be adopted after addressing the comments listed below.

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

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

We find the proposed areas to be served by sewer service to be consistent with the Landscapes Map of *Landscapes3* (2018). The Special Study area for Uwchlan Township is located entirely within the Suburban Center Landscape. The vision for the **Suburban Center Landscape** is regional economic, population and transportation centers with varying land uses, accommodating substantial future growth of medium to high intensity. The use of public sewer systems is consistent with the vision for the Suburban Landscape, according to *Landscapes3*.

*Watersheds* (2002), the water resources element of the County comprehensive plan, identifies Objective 7.2 of Goal 7, "concentrate planned utility service areas to support designated growth areas," to be achieved through key strategies such as the extension of wastewater facilities in

Suburban Landscapes. The evaluation of extending public sewer from the Shamona Creek Trunk Sewer to Eagleview Wastewater Treatment Plant to serve as an emergency outlet is consistent with *Watersheds*.

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

The selected alternative for the Shamona Creek Trunk Sewer Extension in Uwchlan Township is to evaluate the extension of the Shamona Creek Trunk Sewer to the Eagleview WWTP to serve as an emergency outlet in the event of a catastrophic failure at the Eagleview plant. As presented, the selected alternative is consistent with *Landscapes3* Connect Objective F, which states, "Coordinate water and sewage facilities planning with land use planning so that development is directed toward designated growth areas with adequate and well maintained infrastructure," and Connect Recommendation 10, which states: "Explore methods to improve coordination of long range planning goals for water and sewer infrastructure with land use planning."

C. General Comments:

1. Uwchlan Township is to be commended for planning for potential emergencies and providing alternatives to address them.
2. There are multiple natural gas and gas liquids pipeline corridors located in this portion of Uwchlan Township, including Sunoco and Buckeye Partners pipelines. While this would not preclude the emergency connection between the two systems, there may be special steps that can avoid negative impacts or interactions between the pipelines and the public. The Planning Commission recommends contacting the pipeline operators directly to coordinate any construction activities, in addition to calling 811, before digging. Contact information for the operators can be obtained through this link to the Chester County Pipeline Information Center: [www.chescoplanning.org/pic/Operators.cfm](http://www.chescoplanning.org/pic/Operators.cfm).

The Planning Commission has reviewed the Shamona Trunk Sewer Extension Act 537 Plan Special Study and recommends approval of this Plan. Thank you for the opportunity to offer comments on this plan. If you have any questions, please contact me at 610-344-6285.

Sincerely,



Carrie Conwell, AICP  
Senior Environmental Planner

cc: Elizabeth Mahoney, PA DEP  
Matt Skiljo, Chester County Health Department  
Katie Churchill, Uwchlan Township Secretary  
Patricia Kaufman, Gannett Fleming  
Edward Woyden, Gannett Fleming

# 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 The Weaver Tract, East Brandywine Township

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

1. Date plan received by county planning agency. October 18, 2019
2. Date plan received by planning agency with areawide jurisdiction N/A Agency name N/A
3. Date review completed by agency November 21, 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 Landscapes map adopted in 2018, the proposed subdivision/land development includes land designated as the Suburban Landscape. The vision for the Suburban Landscape is predominantly residential communities with locally-oriented commercial uses and facilities, accommodating growth at a medium density that retains a focus on residential neighborhoods, with enhancements in housing diversity and affordability. Both on-lot and public sewer systems are supported in this landscape.</u> |
| <input checked="" type="checkbox"/> | <input type="checkbox"/>            | 3. Does this proposal meet the goals and objectives of the plan?<br>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?<br>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: <u>While the project includes the disturbance of prime agricultural land, according to documentation, any agricultural protection issues have been settled between the applicant and the Township.</u>  |
| <input checked="" type="checkbox"/> | <input type="checkbox"/>            | 6. Does this project propose encroachments, obstructions, or dams that will affect wetlands?<br>If yes, describe impact: <u>Landscapes3 Protect Objective B supports comprehensive protection and restoration of the county's ecosystems, including wetlands. The project site contains delineated wetlands, and it appears there may be development activities encroaching upon them. Prior to construction occurring on this site, the applicant should contact both the U.S. Army Corps of Engineers and the PA DEP to determine if the proposed activity will require a permit.</u>         |
| <input type="checkbox"/>            | <input type="checkbox"/>            | 7. Will any known historical or archaeological resources be impacted by this project? <b>Not Known.</b><br>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? <b>N/A</b>  |

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

- |                                     |                                     |     |  |
|-------------------------------------|-------------------------------------|-----|--|
| <input type="checkbox"/>            | <input type="checkbox"/>            | 11. | Have all applicable zoning approvals been obtained? <b>N/A</b>   |
| <input type="checkbox"/>            | <input checked="" type="checkbox"/> | 12. | Is there a county or areawide subdivision and land development ordinance? <b>No</b>  |
| <input type="checkbox"/>            | <input type="checkbox"/>            | 13. | Does this proposal meet the requirements of the ordinance? <b>N/A</b><br>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?<br>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? <b>Not known</b> 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?<br>If yes, is the proposed waiver consistent with applicable ordinances. <b>Not Known</b><br>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: 11/21/2019Name 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.

This project was reviewed under Act 247 as Case Number SD-11-18-15678

PC53-11-19-16167

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  
Sebastian Ferrer, Site Contact  
Scott Piersol, East Brandywine Township  
Tara Bernard, Ebert Engineering



**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 Sadsbury Square, Sadsbury Township

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

1. Date plan received by county planning agency. November 20, 2019
2. Date plan received by planning agency with areawide jurisdiction N/A Agency name N/A
3. Date review completed by agency

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

- | Yes                                 | No                                  |   |
|-------------------------------------|-------------------------------------|---|
| <input checked="" type="checkbox"/> | <input type="checkbox"/>            | 1. Is there a county or areawide comprehensive plan adopted under the Municipalities Planning Code (53 P.S. 10101 et seq.)? <u>Landscapes3, the Chester County Comprehensive Plan, was adopted in 2018. Watersheds, the Chester County Comprehensive Plan Integrated Water Resources Element, was adopted in 2002.</u>  |
| <input checked="" type="checkbox"/> | <input type="checkbox"/>            | 2. Is this proposal consistent with the comprehensive plan for land use? <u>According to the Livable Landscapes map adopted in 2018, the proposed subdivision/land development includes land designated as the Suburban Center Landscape. The vision for the Suburban Center Landscape is regional economic, population and transportation centers with varying land uses, accommodating substantial future growth of medium to high intensity. Public sewer systems are supported in this landscape when available.</u>  |
| <input checked="" type="checkbox"/> | <input type="checkbox"/>            | 3. Does this proposal meet the goals and objectives of the plan?<br>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?<br>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?<br>If yes, describe impact: <u>Landscapes3 Protect Objective B supports comprehensive protection and restoration of the county's ecosystems, including wetlands. The project site contains delineated wetlands, although it does not appear that any proposed development activity will encroach upon them. The applicant should be aware that placement of fill in wetlands is regulated by Section 404 of the Clean Water Act (1977) and PA DEP Chapter 105 Rules and Regulations.</u> |
| <input type="checkbox"/>            | <input type="checkbox"/>            | 7. Will any known historical or archaeological resources be impacted by this project? <b>Not Known.</b><br>If yes, describe impacts   |
| <input type="checkbox"/>            | <input checked="" type="checkbox"/> | 8. Will any known endangered or threatened species of plant or animal be impacted by the development project?   |
| <input type="checkbox"/>            | <input checked="" type="checkbox"/> | 9. Is there a county or areawide zoning ordinance?  |
| <input type="checkbox"/>            | <input type="checkbox"/>            | 10. Does this proposal meet the zoning requirements of the ordinance? <u>N/A</u>  |

Yes	No	SECTION C. AGENCY REVIEW (continued)
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- |                                     |                                     |  |
|-------------------------------------|-------------------------------------|--|
| <input type="checkbox"/>            | <input type="checkbox"/>            | 11. Have all applicable zoning approvals been obtained? <b>N/A</b>   |
| <input type="checkbox"/>            | <input checked="" type="checkbox"/> | 12. Is there a county or areawide subdivision and land development ordinance? <b>No</b>  |
| <input type="checkbox"/>            | <input type="checkbox"/>            | 13. Does this proposal meet the requirements of the ordinance? <b>N/A</b><br>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?<br>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? <b>Not known</b> 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?<br>If yes, is the proposed waiver consistent with applicable ordinances. <b>Not Known</b><br>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 PlannerSignature: Date: 11/21/2019Name 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.

This project was reviewed under Act 247 as Case Number LD-03-19-15812.

PC53-11-19-16169

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  
 Randy White, Site Contact  
 Linda Shank, Sadsbury Township  
 David DiCecco, D.L. Howell and Associates



**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 311 South Valley Forge Road, Tredyffrin Township

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

1. Date plan received by county planning agency. October 14, 2019
2. Date plan received by planning agency with areawide jurisdiction N/A Agency name N/A
3. Date review completed by agency November 18, 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 Suburban Center Landscape. The vision for the Suburban Center Landscape is regional economic, population and transportation centers with varying land uses, accommodating substantial future growth of medium to high intensity. Public sewer systems are supported in this landscape when available.</u> |
| <input checked="" type="checkbox"/> | <input type="checkbox"/>            | 3. Does this proposal meet the goals and objectives of the plan?<br>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?<br>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?<br>If yes, describe impact:   |
| <input type="checkbox"/>            | <input type="checkbox"/>            | 7. Will any known historical or archaeological resources be impacted by this project? <b>Not Known.</b><br>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? <b>N/A</b>   |



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

- |                                     |                                     |     |  |
|-------------------------------------|-------------------------------------|-----|--|
| <input type="checkbox"/>            | <input type="checkbox"/>            | 11. | Have all applicable zoning approvals been obtained? <b>N/A</b>   |
| <input type="checkbox"/>            | <input checked="" type="checkbox"/> | 12. | Is there a county or areawide subdivision and land development ordinance? <b>No</b>  |
| <input type="checkbox"/>            | <input type="checkbox"/>            | 13. | Does this proposal meet the requirements of the ordinance? <b>N/A</b><br>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?<br>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? <b>Not known</b> 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?<br>If yes, is the proposed waiver consistent with applicable ordinances. <b>Not Known</b><br>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 PlannerSignature: Date: 11/18/2019Name 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.

PC53-11-19-16147

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

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

cc: Elizabeth Mahoney, PaDEP  
 Chester County Health Department  
 Robert Lambert, Site Contact  
 William Martin, Tredyffrin Township  
 Kevin Sech, Hilbec Engineering



**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 Aaron Esh, West Caln Township

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

1. Date plan received by county planning agency. October 22, 2019
2. Date plan received by planning agency with areawide jurisdiction N/A Agency name N/A
3. Date review completed by agency November 21, 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 Landscapes map adopted in 2018, the proposed subdivision/land development includes land designated as the Agricultural Landscape. The vision for the Agricultural Landscape is very limited development occurring at very low densities to preserve prime agricultural soils and farm operations. On-lot sewage disposal is supported in this landscape, except where public health requires alternatives.</u>  |
| <input checked="" type="checkbox"/> | <input type="checkbox"/>            | 3. Does this proposal meet the goals and objectives of the plan?<br>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?<br>If no, describe inconsistency <u>Landscapes3 Protect Objective A states: "Guide development away from sensitive natural resources and toward areas appropriate for accommodating growth." According to PA Code Title 25, Chapter 93, this proposal is located in a watershed or sub-watershed that has a stream use designated as High Quality Waters, the West Branch Brandywine Creek. These streams are given high priority when considering watershed protection measures. The applicant may need to conduct further coordination with DEP or other agencies in order to comply with the water quality standards set forth in this regulation.</u> |
| <input 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?<br>If yes, describe impact:   |
| <input type="checkbox"/>            | <input type="checkbox"/>            | 7. Will any known historical or archaeological resources be impacted by this project? <b>Not Known.</b><br>If yes, describe impacts  |
| <input type="checkbox"/>            | <input checked="" type="checkbox"/> | 8. Will any known endangered or threatened species of plant or animal be impacted by the development project?  |
| <input type="checkbox"/>            | <input checked="" type="checkbox"/> | 9. Is there a county or areawide zoning ordinance?   |
| <input type="checkbox"/>            | <input type="checkbox"/>            | 10. Does this proposal meet the zoning requirements of the ordinance? <u>N/A</u>   |

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

- |                                     |                                     |     |  |
|-------------------------------------|-------------------------------------|-----|--|
| <input type="checkbox"/>            | <input type="checkbox"/>            | 11. | Have all applicable zoning approvals been obtained? <b>N/A</b>   |
| <input type="checkbox"/>            | <input checked="" type="checkbox"/> | 12. | Is there a county or areawide subdivision and land development ordinance? <b>No</b>  |
| <input type="checkbox"/>            | <input type="checkbox"/>            | 13. | Does this proposal meet the requirements of the ordinance? <b>N/A</b><br>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?<br>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? <b>Not known</b> 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?<br>If yes, is the proposed waiver consistent with applicable ordinances. <b>Not Known</b><br>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: 11/21/2019Name of County or Areawide Planning Agency: Chester County Planning Commission

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

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

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

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

PC53-11-19-16168

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  
 Aaron and Mary Esh, Site Contact  
 Thomas Siedenbuehl, West Caln  
 Edgar Jeffris, Concord Land Planners & Surveyors, Inc.

# Vision Partnership Program 2019 Round II

***Vision Partnership Program - 2019 Round 2 Reimbursable Cash Grant Requests - Project Descriptions***  
(in ranking order)

<p><b>Multimunicipal: Honey Brook Township and West Brandywine Township – Icedale Trail Feasibility Study</b> Honey Brook Township and West Brandywine Township are proposing development of a trail feasibility study for the “Icedale Trail”. This would be a new multimodal off-road trail of approximately 2.5 miles between Rt 322 and Icedale Road, potentially utilizing a former railroad corridor and riparian areas along the West Brandy Brandywine Creek, and crossing parcels owned by the PA Fish and Boat Commission. The trail would provide a recreation option for nearby residential areas, including two mobile home parks, and improve public access to Icedale Lake. The municipalities have selected a consultant team led by Brandywine Conservancy.</p>	<p>VPP Grant Request    \$16,450.00 (65%)  <u>*Municipal Match       \$8,800.00 (35%)</u>  Total Project Cost    \$25,250.00</p> <p>*Includes \$2,500 of outside funding from a PECO grant.</p>
<p><b>Multimunicipal: Phoenixville Region Comprehensive Plan Update</b> West Pikeland Township is going through the required steps to join the existing Phoenixville Region. Updating the recently adopted Phoenixville Region Comprehensive Plan to address West Pikeland, and its place within the Region, would advance this effort, and strengthen the existing Region. The Region has selected Theurkauf Design and Planning for the project.</p>	<p>VPP Grant Request    \$23,310.00 (70%)  <u>Municipal Match       \$9,990.00 (30%)</u>  Total Project Cost    \$33,300.00</p>
<p><b>Malvern Borough Comprehensive Plan Update</b> The Borough is proposing updating their existing comprehensive plan, which was adopted in 2012. Based on the application, it is unclear what priorities the Borough has identified for the plan update, and unclear if their expectations are consistent with the policies of <i>Landscapes3</i>. The Borough would go through a Request for Proposals process to select a consultant.</p>	<p>VPP Grant Request    \$26,590.00 (50%)  <u>Municipal Match       \$26,600.00 (50%)</u>  Total Project Cost    \$53,190.00</p>



2019 Round 2 VPP - Committee Recommendations

(high to low scores)

	Combined Score*	Municipality	Proposal	VPP Grant Request	Municipal Funding Proposed**	Total Project Cost	Municipal Match Proposed**	Recommended Award	Running Total	Remaining	Rec Co %
1	166	Honey Brook Twp W. Brandywine Twp	Icedale Trail Feasibility Study	\$16,450.00	\$8,800.00	\$25,250.00	34.85%	\$16,450.00	\$16,450.00	\$111,319	65.15%
2	158	Phoenixville Region	Comprehensive Plan Update	\$23,310.00	\$9,990.00	\$33,300.00	30.00%	\$23,310.00	\$39,760.00	\$88,009	70.00%
3	94	Malvern Borough	Comprehensive Plan Update	\$26,590.00	\$26,600.00	\$53,190.00	50.00%	\$0.00			
*200 points maximum				\$66,350.00	\$45,390.00	\$111,740.00	40.6%				

\*\*\*Funding Available: \$127,769.00

Amount Requests Exceed Available Funding: \$0.00

Awarded Funding: \$39,760.00

Balance: \$88,009.00

\*\*Includes municipal & other sources. Fall 2019: HB/WB includes \$2,500 from PECO.

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

Potential Conditions:

HB/WB Twps: Clarify 1 or 2 PA Fish & Boat Commission meetings in Icedale scope of work.

Additional recommendations: Work with Malvern on application for next round.

# **2020 Work Program and Communications Plan**



Approved December 11, 2019



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# Introduction

The Chester County Planning Commission's 2020 work program and communications efforts are focused on implementing Landscapes3.

## Work Program

The Work Program for 2020 contains a large number of projects and events and is divided into the following topic areas:

- Preserve
- Protect
- Appreciate
- Live
- Prosper
- Connect
- Landscapes Map
- Ongoing Planning Activities

## Communications Plan

The communications plan is divided into two broad areas. General communications by audience and specific communication for individual work program projects and events.

There are four broad audiences for the planning commission's work. These are listed below and described in detail in Appendices 2 and 3.

- Municipal Audiences
- Project Implementation Audiences
- Funding and Policymaking Audiences
- Public Audiences



# Chapter 1

## Draft 2020 Work Program

The 2020 Work Program lists proposed projects and events for 2020 that implement Landscapes3. This work program is structured around the six goal areas of Landscapes3 – Preserve, Protect, Appreciate, Live, Prosper, and Connect – plus work activities that implement the Landscapes map.

These projects and events are larger scale efforts that have a distinct beginning and ending point and require more production and communications support. Major ongoing planning activities, which do not involve significant production or communications work, are listed at the end of this Chapter.

### Preserve Goal

#### **Inventory of Open Space Plans and Ordinances**

Create a map and inventory of open space plans and open space ordinances, including true agricultural zoning, conservation/cluster ordinances, and transfer of development rights.

*Lead Division –Design and Technology*

*2020 Time Frame – First half of year*

*Staff Resources – Moderate*

*Communications – Level I*

#### **Open Space Summit**

Work with the Department of Parks and Open Space Preservation to convene a second open space summit.

*Lead Division –Environment and Infrastructure*

*2020 Time Frame – First half of year*

*Staff Resources – Limited*

*Communications – Level I*

#### **Open Space Preservation Updated Mapping and Data (POST)**

Prepare annual summary of the amount and type of permanently protected open space in Chester County. Update map to reflect eased areas on properties.

*Lead Division – Environment and Infrastructure*

*2020 Time Frame – First quarter of year*

*Staff Resources – Limited*

*Communications – Level I*

## **Protect Goal**

### **Climate Action Plan**

Oversee preparation of a climate action plan for the county and work with new Environment and Energy Advisory Board on this initiative.

*Lead Division –Environment and Infrastructure*

*2020 Time Frame – First half of year*

*Staff Resources – Moderate*

*Communications – Level III*

### **Municipal Outreach Program for Natural Resource Protection**

Continue program for assisting municipalities with their natural resource protection ordinances.

*Lead Division –Environment and Infrastructure*

*2020 Time Frame – Full year*

*Staff Resources – Moderate*

*Communications – Level I*

### **Support for Watersheds Plan Update**

Provide support to the Water Resources Authority (WRA) while it updates the *Watersheds* plan and Act 167 stormwater planning.

*Lead Division –Environment and Infrastructure*

*2020 Time Frame – Full year*

*Staff Resources – Limited*

*Communications – Level I*

### **Green and Sustainable Suburbs**

Prepare a summary document, referencing eTools and planning guides, showing how wild-centered greening, human-centered greening, smart growth, transportation choices, and alternative energy can make our suburbs more sustainable.

*Lead Division –Administration*

*2020 Time Frame – First Quarter of Year*

*Staff Resources – Limited*

*Communications – Level II*

### **Earth Day 2020**

Celebrate the 50<sup>th</sup> anniversary of Earth Day with a special event.

*Lead Division – Administration*

*2020 Time Frame – First half of year*

*Staff Resources – Moderate*

*Communications – Level III*

## **Appreciate Goal**

### **Brandywine Battlefield Phase 3**

Begin phase 3 of the Brandywine Battlefield study that examines the battlefield area.

*Lead Division –Community Planning*

*2020 Time Frame – Full Year*

*Funding – ABPP grant*

*Staff Resources – Moderate*

*Communications – Level I*

### **Adaptive Reuse Design Guide**

Complete design guide and sample ordinance provisions for the adaptive reuse of historic properties, potentially as part of a team of partners.

*Lead Division –Community Planning*

*2020 Time Frame – Full year*

*Staff Resources –Moderate*

*Communications – Level II*

### **Town Tours and Village Walks**

Continue Town Tour and Village Walks program. Use Town Tour kickoff as Appreciate goal event.

*Lead Division – Community Planning*

*2020 Time Frame – First three quarters of year*

*Staff Resources – Limited*

*Communications –Level II*

## **Live Goal**

### **Affordable Housing Zoning eTools and Case Studies**

Expand housing related eTools and case studies.

*Lead Division – Community Planning*

*2020 Time Frame – Full year*

*Staff Resources – Limited*

*Communications – Level I*

### **Opportunities for Affordable Housing on Public Land/Buildings**

Create maps for municipalities that shows possible sites for affordable housing on land that they own.

*Lead Division – Design and Technology*

*2020 Time Frame – First three quarters of year*

*Staff Resources – Limited*

*Communications – Level I*

### **Analysis of the Costs of Housing**

Prepare an analysis of housing costs to determine the best opportunities for reducing these costs.

*Lead Division – Community Planning*

*2020 Time Frame – First half of year*

*Staff Resources – Limited*

*Communications –Level I*

### **Analysis of Housing Needs for an Aging Population**

Prepare an analysis of the expected housing needs of an aging population.

*Lead Division – Community Planning*

*2020 Time Frame – Second half of year*

*Staff Resources – Moderate*

*Communications – Level I*

### **Housing Summit**

Coordinate the convening of a second housing summit to advocate for A+ Homes, focusing on municipalities and developers.

*Lead Division – Community Planning*

*2020 Time Frame – Second half of year*

*Staff Resources – Limited*

*Communications –Level III*

### **A+ Homes Video**

Prepare a video highlighting the need for affordably-priced housing in Chester County.

*Lead Division – Community Planning*

*2020 Time Frame – First three quarters of year*

*Staff Resources – Limited*

*Communications – Level II*

### **Housing Units Built and Sales Prices**

Prepare annual housing price and units built report.

*Lead Division – Environment and Infrastructure*

*2020 Time Frame – Second quarter of year*

*Staff Resources – Limited*

*Communications –Level I*

### **Census Complete Count Committee**

Work with county Complete Count Committee to encourage participation in the 2020 Census.

*Lead Division – Environment and Infrastructure*

*2020 Time Frame – First half of year*

*Staff Resources – Significant*

*Communications – Level III*

## **Prosper Goal**

### **Redevelopment Map Analysis and Outreach**

Complete an interactive map that identifies potential opportunities for redevelopment of existing developed nonresidential properties and conduct outreach efforts to encourage use of this new tool.

*Lead Division –Community Planning*

*2020 Time Frame – First half of year*

*Staff Resources – Limited*

*Communications – Level I*

### **Commercial Landscapes – Main Streets**

Prepare a fifth commercial landscapes guide, focusing on Main Street areas.

*Lead Division –Community Planning*

*2020 Time Frame – Full year*



*Staff Resources – Moderate*

*Communications – Level II*

### **Inventory of County's Largest Employers**

Complete the inventory of the county's largest employers and fine tune the use of this new tool.

*Lead Division – Community Planning*

*2020 Time Frame – Full year*

*Staff Resources – Limited*

### **Urban Centers Forum**

Work with the Department of Community Development to hold the annual Urban Centers Forum.

*Lead Division – Community Planning*

*2020 Time Frame – Second half of year*

*Staff Resources – Limited*

*Communications – Level II*

### **Non-Residential Construction Report**

Track non-residential construction in the county.

*Lead Division – Environment and Infrastructure*

*2020 Time Frame – First half of year*

*Staff Resources – Limited*

*Communications – Level I*

### **Farm Product Guide**

Update annual guide to farm products in Chester County. This product is targeted at consumers.

*Lead Division – Agricultural Development (The Agricultural Development Council (ADC) oversees the work program for the Agricultural Development division.)*

*2020 Time Frame – First half of year*

*Staff Resources – Moderate*

### **Agriculture Economic Development Study**

Proceed with preparation of an agriculture economic development study that will recommend strategies to keep agriculture strong in the county.

*Lead Division – Agricultural Development (The Agricultural Development Council (ADC) oversees the work program for the Agricultural Development division.)*

*2020 Time Frame – Full year*

*Staff Resources – Limited*

## **Connect Goal**

### **Municipal Active Transportation Inventory and Outreach**

Complete analysis of municipal plans and ordinances for multi-modal provisions and prepare list of recommended ordinance amendments for pedestrian, bicycle, and transit provisions.

*Lead Division – Environment and Infrastructure*

*2020 Time Frame – First half of year*

*Funding – TCDI grant from DVRPC*

*Staff Resources – Significant*

*Communications –Level II*

### **Local Active Transportation Plan for a Municipality**

As a follow-up to the Active Transportation Inventory, prepare an active transportation plan for a local municipality.

*Lead Division – Environment and Infrastructure*

*2020 Time Frame – Second half of year*

*Staff Resources – Moderate*

*Communications – Level I*

### **Southern Chester County Circuit Trail Feasibility Study**

Begin an analysis of possible routes for a southern Chester County Circuit trail that would connect the urban and suburban centers south of Route 1 with a proposed Circuit trail along the Brandywine Creek.

*Lead Division – Environment and Infrastructure*

*2020 Time Frame – Full year*

*Funding – Regional Trails Program, William Penn Foundation*

*Staff Resources – Moderate*

*Communications - Level II*

### **Interactive Trail Map and Inventory**

Develop an up-to-date inventory of trails in the county and begin developing an interactive on-line map of these trails.

*Lead Division – Environment and Infrastructure*

*2020 Time Frame – First half of year*

*Staff Resources – Limited*

*Communications – Level I*

### **Non-Transportation Infrastructure Needs**

Prepare background analysis of current service and anticipated needs for sewage, water, and stormwater facilities.

*Lead Division – Environment and Infrastructure*

*2020 Time Frame – Second half of year*

*Staff Resources – Limited*

*Communications – Level I*

### **Transportation Event**

Coordinate the convening of a transportation summit, Trails, Trains, and Traffic.

*Lead Division – Environment and Infrastructure*

*2020 Time Frame – Fourth quarter of year*

*Staff Resources – Moderate*

*Communications – Level II*

## **Landscapes Map**

### **Landscapes3 Annual Progress Report**

Produce 2019 progress report that tracks the metrics in Landscapes3 while also highlighting implementation successes during the year.

*Lead Division – Administration*

*2020 Time Frame – First quarter of year*

*Staff Resources – Moderate*

*Communications – Level II*

### **Suburban Center Design Guide**

Create a Suburban Center Design Guide, following the format for the Urban Centers guide.

*Lead Division – Design and Technology*

*2020 Time Frame – First three quarters of year*

*Staff Resources – Moderate*

*Communications – Level I*

### **Suburban Design Guide**

Create a Suburban Design Guide, following the format for the Urban Centers guide.

*Lead Division – Design and Technology*

*2020 Time Frame – Last three quarters of year*

*Staff Resources – Moderate*

### **E-Tools Update**

Complete updating and modernizing the e-tools, which introduce municipal officials and the public to various planning topics. These e-tools describe the topic, provide examples, and contain resource links.

*Lead Division – Administration*

*2020 Time Frame – Full year*

*Staff Resources – Significant*

*Communications – Level II*

### **Kennett Township Zoning Ordinance**

Complete update of Kennett Township’s zoning ordinance to implement recommendations in the new township comprehensive plan, while incorporating ordinance changes being prepared by a consultant for implementing the *Kennett Region Economic Development Study*.

*Lead Division – Community Planning*

*2020 Time Frame – First three quarters of year*

*Staff Resources – Moderate*

*Communications – Level I*

### **Thornbury Township Zoning Ordinance**

Complete update of Thornbury Township’s zoning ordinance to implement recommendations in the new township comprehensive plan.

*Lead Division – Community Planning*

*2020 Time Frame – First half of year*

*Staff Resources – Moderate*

*Communications – Level I*

### **Parkesburg Comprehensive Plan**

Complete implementable comprehensive plan for Parkesburg that might focus on economic development, downtown revitalization, open space, recreation, and connectivity.

*Lead Division – Community Planning*

*2020 Time Frame – First three quarters of year*

*Staff Resources – Moderate*

*Communications – Level I*

### **Tredyffrin Comprehensive Plan**

Prepare new implementable comprehensive plan for Tredyffrin that might focus on office park reinvention, Paoli revitalization, trails, walkability, recreation, and connectivity.

*Lead Division – Community Planning*

*2020 Time Frame – Full year*

*Staff Resources – Significant*

*Communications – Level I*

### **New Vision Partnership Projects Prepared by CCPC**

Prepare two new VPP in-kind projects that implement Landscapes3.

*Lead Division – Community Planning*

*2020 Time Frame – Last half of year*

*Staff Resources – Moderate*

*Communications – Level I*

## **Major Ongoing Planning Activities**

The following planning activities are very important elements of the department's work program and recur constantly throughout the year. These activities typically need limited, but recurring, support from production and communications.

### **Act 247 Review Letters for Subdivisions, Land Developments, Ordinances, and Plans**

### **Vision Partnership Program Cash Grant Monitoring**

### **Pipeline Information Center**

### **Demographic Data Updates**

### **Coordination with Partners in the Transportation, Conservancy, Natural Resources, Housing, Agricultural, Economic Development, and Historic Communities**

### **Geographical Information Systems Updates**



## 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***

<b>Description</b>	<b>Staff Lead</b>	<b>Status</b>
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***

<b>Description</b>	<b>Staff Lead</b>	<b>Status</b>
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 <sup>th</sup> Quarter
Send welcome letter and packet to all newly elected officials, planning commission members, and municipal managers.	O’Leary	1 <sup>st</sup> 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***

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

#### ***Ongoing Initiatives***

<b>Description</b>	<b>Staff Lead</b>	<b>Status</b>
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***

<b>Description</b>	<b>Staff Lead</b>	<b>Status</b>
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 <sup>st</sup> 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***

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

### ***Ongoing Initiatives***

<b>Description</b>	<b>Staff Lead</b>	<b>Status</b>
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

<b>Goal Area</b>	<b>Project Name</b>	<b>Level</b>	<b>Primary Audience and Message to Encourage Participation</b>	<b>Primary Audience and Message to Encourage Implementation</b>
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 <sup>th</sup> 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.

# Discussion and Information Items



# Design and Technology

# Environment & Infrastructure

# Environment & Infrastructure Division

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November 2019

## Awards Season

Pennsylvania DCNR's Community Conservation Partnerships Program (C2P2) and DCED's Multimodal Transportation Fund (MTF) grant awards were announced in November. The following are Chester County recipients:

### DCNR C2P2:

- East Coventry Township, \$75,900, Rehabilitation of Ellis Woods Park;
- East Whiteland Township, \$200,000, Development of Bacton Hill Park;
- Parkesburg Borough, \$40,000, Rehabilitation of Minch Park;
- Brandywine Conservancy & Museum of Art, \$350,000, Payment toward the acquisition of approximately 569 acres in Lower Oxford and West Nottingham townships;
- East Whiteland Township, \$540,537, Payment toward the acquisition of approximately 154 acres in East Whiteland and Charlestown townships;
- French & Pickering Creeks Conservation Trust, Inc., \$41,900, Payment toward the acquisition of a conservation easement on approximately 47 acres in East Nantmeal;
- Natural Lands Trust, Inc., \$300,000, Payment toward the acquisition of approximately 83 acres in Warwick Township; and,
- The Conservation Fund, \$1,500,000, Payment toward the acquisition of approximately 982 acres along Springlawn Road in Elk, Franklin, and New London townships.
- TOTAL: \$3,048,337



### DCED MTF:

- East Pikeland Township, Route 724 Pedestrian Improvement Project - \$315,000;
- Schuylkill Township, PA 23 Sidewalk - \$1,000,000;
- Oxford Borough, Safe Routes to School Project - \$735,812;
- West Bradford Township, Lighting for Stargazers Roundabout - \$119,389; and,
- East Fallowfield Township, Repairs to Mortonville Road - \$730,000.
- TOTAL: \$2,900,201.



**pennsylvania**  
DEPARTMENT OF COMMUNITY  
& ECONOMIC DEVELOPMENT

## New SEPTA GM & PennDOT Secretary

On November 21<sup>st</sup>, the SEPTA Board unanimously voted to appoint PennDOT Secretary Leslie S. Richards as the new General Manager of SEPTA beginning in January. Ms. Richards will replace General Manager Jeffrey D. Knueppel who has chosen to retire. The full [press release](#) has additional details.

Following that announcement, Governor Wolf on November 27<sup>th</sup> announced that he would nominate the current Executive Deputy Secretary Yassmin Gramian to serve as Secretary. Ms. Gramian will assume that role on December 6<sup>th</sup>. More info may be found in the [press release](#).



## Pipelines Update

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

- FBI is now investigating the way PA approved Mariner East pipeline permits
- Fourth sinkhole opened at Sleighton Park
- PUC Judge had a third day of hearings in Harrisburg (the first two were held in West Chester) with the "Safety 7" - all of which want the line shut down, but for different reasons, including lack of evacuation plans for schools and nursing homes, lack of adequate detection systems and training for first responders, and lack of emergency plans for municipalities.

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

# Community Planning



# Community Planning

## Municipal Assistance Projects

December 2019

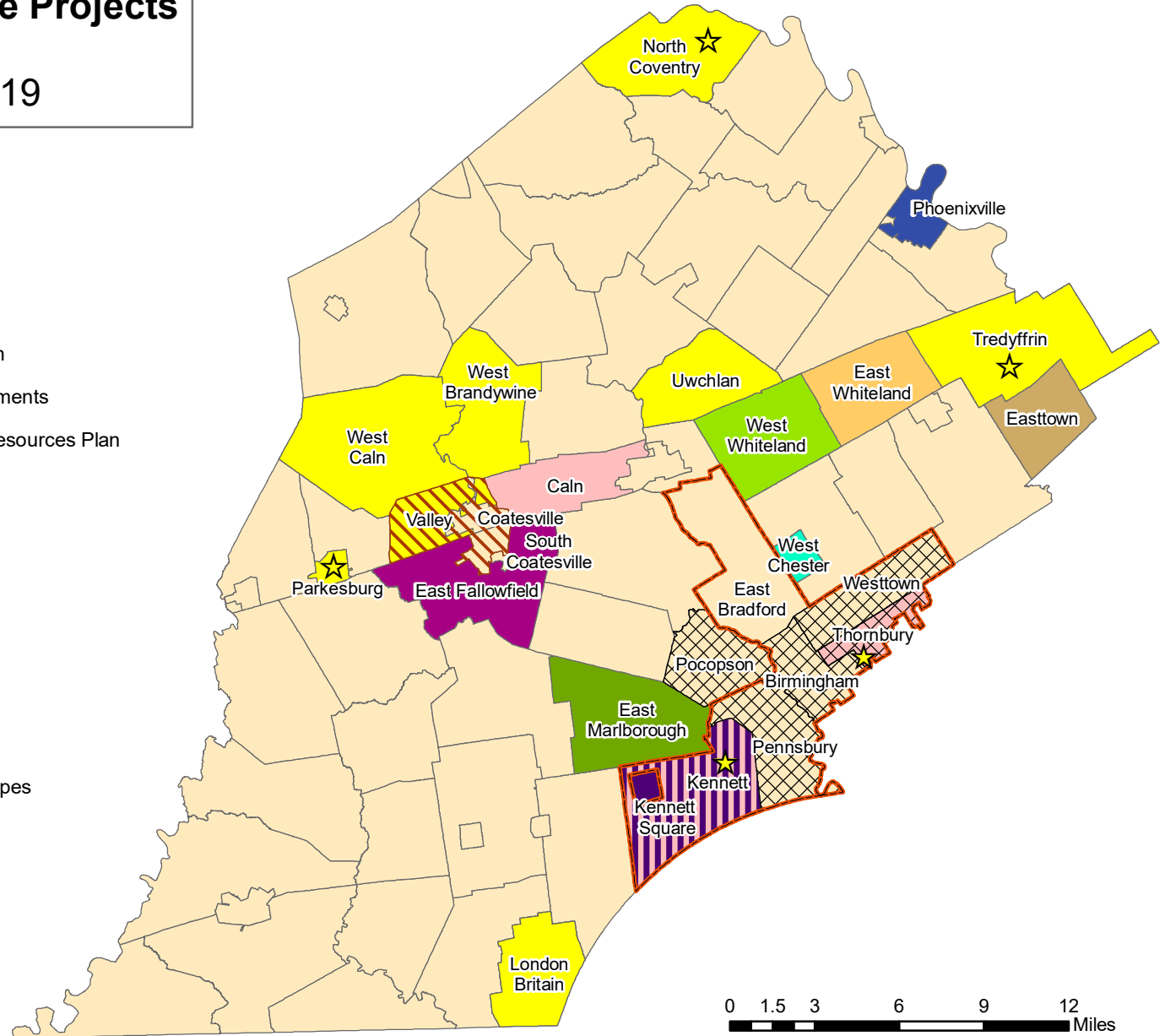


### Single Municipality

- 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
- 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

December 2019 (Activities as of 11/30/19)

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

## MUNICIPAL ASSISTANCE

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

### SINGLE MUNICIPALITY

#### 1. Caln Township – Zoning Ordinance Update

Percent Completed: 0%

Contract Term: TBD

Consultant: TBD

Monitor: TBD

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

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

Percent Completed: 0%

Contract Term: 2/20 – 7/21

Consultant: Thomas Comitta & Associates

Monitor: Mason Gilbert

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.

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

Percent Completed: 10%

Contract Term: 6/19 – 5/21

Consultant: Brandywine Conservancy

Monitor: Kate Clark

*A public open house was held on November 13, 2019 which discussed draft goals and objectives. The next task force meeting will be held in January 2020.*

**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 December. 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 is reviewing 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 joint VPP/Act 247 review determined the plan was consistent with Landscapes3 and had fulfilled the scope of work. The next step is the adoption process.*

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

Percent Completed: 100%      Contract Term: 7/18 – 6/20      Consultant: Chester County Planning Commission

Lead Planner: Chris Patriarca

*The plan was adopted by the Board of Supervisors 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 discussed future land use at their November meeting and will review the land use chapter at their December meeting. 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 – 4/20      Consultant: McMahon Associates

Monitor: Kevin Myers

A public meeting was held September 4, 2019. A time extension was granted to accommodate plan adoption. *Adoption is anticipated on December 10, 2019.*

**11. Thornbury Township – Zoning Ordinance**

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

Lead Planner: Chris Patriarca

*Supplemental standards and historic resource protections were reviewed in November.*

**12. Tredyffrin Township – Comprehensive Plan**

Percent Completed: 0%      Contract Term: 10/19 – 9/21      Consultant: Chester County Planning Commission      Lead Planner: Chris Patriarca

The project team met with the Township in October *and the first task force meeting was in late November.*

**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 November 21, 2019 focused on the first draft of plan recommendations. It is anticipated that a full draft of the Comprehensive Plan will be distributed in early 2020.*

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

Percent Completed: 90%      Contract Term: 8/17 – 1/20      Consultant: Brandywine Conservancy      Monitor: Chris Patriarca

*The joint VPP/Act 247 review is underway with adoption anticipated to occur in January 2020.*

**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 discussed plan priorities and public comments from the open house. Topic focused chapters will be discussed in December 2019.*

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

Percent Completed: 0%      Contract Term: 11/19 – 4/21      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. *A kickoff meeting is scheduled for December 6, 2019.*

**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 December.

## **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. *The consultant is conducting stakeholder interviews and generating background mapping/data (GIS etc.) The next meeting is TBA.*

### **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. *Borough council will meet on December 2, 2019 to begin considering the Borough portion of the materials/amendments.*

## 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.” *Ten programs are being developed.*

### 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 *and the draft will be completed early in 2020.*

### 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.
- *Voices underground – New initiatives of Lincoln University, Longwood Gardens, and Kennett Area Underground Railroad.*

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

## HOUSING

- **Housing Choices Committee** – The next meeting is TBD.
- **Housing Tools** – There are eight existing online tools that will be updated and eight new tools that are being developed that are specific to housing issues.
- **Case Studies** – Two new are complete (Granite Ridge and Phoenixville), additional are planned (Whitehall and Steel Town).
- **Housing Forum** – *Approximately 70 attended this event and positive feedback was received. Materials will be posted online with social media follow-up.*
- 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** – *Western Chester County Chamber of Commerce event on November 23, 2019.*
- DVRPC TCDI representative.
- *Active Transportation Inventory work.*

# Landscapes3 Update

# Director's Report



# Public Comment