



THE COUNTY OF CHESTER



COMMISSIONERS
Marian D. Moskowitz
Josh Maxwell
Michelle Kichline

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

Chester County Planning Commission
Government Services Center

Hybrid Meeting
September 8, 2021

FINAL AGENDA

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

A. Chairman’s Welcome

Chairman

2:05 p.m. 3. ACTION ITEMS

B. Approval of Commission Meeting Minutes – August 11, 2021

Commission

C. Act 247 Reviews – August 2021 Applications

Act 247 Team

1) Subdivision and Land Development Plan Reviews (19)

• Please see full packet for details

- 1) Birmingham Township LD-07-21-16818
- 2) Birmingham Township SD-07-21-16826
- 3) Downingtown Borough LD-08-21-16853
- 4) Downingtown Borough LD-08-21-16857
- 5) Downingtown Borough SD-08-21-16856
- 6) East Coventry Township LD-07-21-16837
- 7) East Vincent Township LD-07-21-16810
- 8) Easttown Township SD-07-21-16809
- 9) Kennett Square Borough SD-06-21-16762
- 10) New Garden Township LD-06-21-16763
- 11) New Garden Township SD-06-21-16761
- 12) Phoenixville Borough LD-07-21-16811
- 13) Phoenixville Borough LD-07-21-16831
- 14) Tredyffrin Township SD-07-21-16827
- 15) West Bradford Township SD-07-21-16835
- 16) West Brandywine Township LD-07-21-16824
- 17) West Brandywine Township SD-07-21-16825
- 18) West Chester Borough SD-06-21-16782
- 19) West Whiteland Township LD-07-21-16836

2) Comprehensive Plan, Zoning and Subdivision Ordinance
Amendment, Miscellaneous Reviews (11)

• Please see full packet for details

- 1) East Whiteland Township ZA-07-21-16812
- 2) East Whiteland Township ZA-07-21-16813
- 3) East Whiteland Township ZM-07-21-16814
- 4) London Grove Township ZA-07-21-16839



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Chester County Planning Commission
Government Services Center
FINAL AGENDA PAGE 2

Hybrid Meeting
September 8, 2021

Comprehensive Plan, Zoning and Subdivision Ordinance Amendment, Miscellaneous Reviews (11) continued:

- 5) Upper Oxford Township ZA-07-21-16821
- 6) Uwchlan Township ZA-08-21-16851
- 7) West Chester Borough ZA-07-21-16820
- 8) West Chester Borough ZO-07-21-16815
- 9) West Goshen Township ZA-07-21-16807
- 10) West Vincent Township CU-07-21-16817
- 11) West Vincent Township CU-08-21-16854

D. Act 537 Reviews- August 2021 Applications

Carolyn Conwell

- 1) Major Applications (1)
Upper Uwchlan Township Act 537 Plan - consistent
- 2) Minor Applications (1)
East Coventry Township; R&S Development; 18-4-65; consistent

E. Complete Streets Policy

Brian Styche

2:15 p.m. 4. DISCUSSION AND INFORMATION ITEMS

F. Environment and Infrastructure Division Update

Brian Styche
Jake Michael

- 1) 2020 Census Data

G. Community Planning Division Update

Mark Gallant

H. Agricultural Development Council Update

Hillary Krummrich

I. Design & Technology Division Update

Paul Fritz

J. Directors Report

Brian O’Leary

K. Public Comment

4:00 p.m. 5. ADJOURNMENT

Action Items



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MINUTES: Regular Monthly Meeting
Chester County Planning Commission

Hybrid - GSC Room 270
August 11, 2021

MEMBERS PRESENT IN PERSON: Kevin Kerr, Chair; Nathan Cline; Stephanie Duncan; Matt Hammond; Mike Heaberg.

MEMBERS PRESENT VIA ZOOM: Dr. Doug Fasick, Vice-Chair.

STAFF PRESENT IN PERSON: Brian O'Leary, Director; Carol Stauffer, Assistant Director; Wes Bruckno; Beth Cunliffe; Bill Deguffroy; Paul Fritz; Jake Michael; Colin Murtoff; Benny Nein; Eric Quinn; Brian Styche.

STAFF PRESENT VIA ZOOM: Glenn Bentley; Paul Farkas; Hillary Krummrich; Nancy Shields; Elle Steinman; Suzanne Wozniak; Diana Zak.

VISITORS PRESENT IN PERSON: Rusty Strauss, East Pikeland Township Supervisor.

VISITORS PRESENT VIA ZOOM: Jacob Zychick.

CALL TO ORDER:

The regular monthly meeting of the Chester County Planning Commission held in person in the Government Services Center room 351 West and via Zoom audio/video on Wednesday, August 11, 2021 was called to order at 2:01 P.M. by Chair Kevin Kerr.

PRESENTATION:

Rusty Strauss, Township Supervisor from East Pikeland Township, provided an update on current happenings in East Pikeland.

Mr. Strauss discussed some of the Township's major challenges, with their top challenge being growth due to many people wanting to live close to Phoenixville and its amenities. Additional challenges the Township faces include transportation from pass-through traffic, sustainable development, and affordable housing.

Some recent projects highlighted during the presentation include the Schuylkill Road Sidewalk Project, the French Creek Trail, and Kimberton Park, which features an amphitheater and outdoor concert series for residents and visitors.

Mr. Strauss highlighted the township's recent grant successes, which include Vision Partnership Program (VPP) Grants, as well as state and federal grants. Several of the county's VPP grants awarded include a comprehensive plan update (2011), SLDO update (2013), Kimberton Zoning Update (2015), Phoenixville Regional Planning Comprehensive Plan Municipal Updates, and the PACEA Task Force Clean Energy Plan (2021).

To learn more about East Pikeland Township, please visit <https://www.eastpikeland.org/>.

ACTION ITEMS:

Approval of Meeting Minutes:

A MOTION TO APPROVE THE MINUTES FOR THE JULY 14, 2021 MEETING OF THE CHESTER COUNTY PLANNING COMMISSION WAS MADE BY MS. DUNCAN, SECONDED BY MR. HAMMOND, AND PASSED BY UNANIMOUS VOTE OF THE COMMISSION.

Act 247 Reviews:

Subdivision and Land Development Reviews – July 2021:

There were 13 Subdivision and Land Development Reviews prepared in July.

A MOTION TO APPROVE THE SUBDIVISION AND LAND DEVELOPMENT REVIEWS FOR JULY 2021 WAS MADE BY MR. HAMMOND, SECONDED BY MR. HEABERG, AND PASSED BY UNANIMOUS VOTE OF THE COMMISSION.

Mr. Cline recused himself from the following applications: LD-07-21-16804; SD-07-21-16802.

Comprehensive Plan, Zoning and Subdivision Ordinance Amendments, Miscellaneous Reviews – July 2021:

There were 17 Comprehensive Plan, Zoning and Subdivision Ordinance Amendment, and Miscellaneous Reviews prepared in July.

A MOTION TO APPROVE THE COMPREHENSIVE PLAN, ZONING AND SUBDIVISION ORDINANCE AMENDMENTS AND MISCELLANEOUS REVIEWS FOR JULY 2021 WAS MADE BY MR. HAMMOND, SECONDED BY MS. DUNCAN, AND PASSED BY UNANIMOUS VOTE OF THE COMMISSION.

Act 537 Reviews:

There was one major Act 537 review for the month of July.

A MOTION TO APPROVE THE ONE MAJOR ACT 537 REVIEW FOR JULY 2021 WAS MADE BY MR. CLINE, SECONDED BY MR. HEABERG, AND PASSED BY UNANIMOUS VOTE OF THE COMMISSION.

There were two minor Act 537 reviews for the month of July.

A MOTION TO APPROVE THE TWO MINOR ACT 537 REVIEWS FOR JULY 2021 WAS MADE BY MR. CLINE, SECONDED BY MS. DUNCAN, AND PASSED BY UNANIMOUS VOTE OF THE COMMISSION.

Agriculture Security Areas:

Mr. Bentley presented the Commission with an Agricultural Security Area review for one parcel in New London Township.

A MOTION TO APPROVE THE AGRICULTURAL SECURITY AREA REVIEW FOR NEW LONDON TOWNSHIP AS PRESENTED WAS MADE BY MR. HAMMOND, SECONDED BY MR. HEABERG, AND PASSED BY UNANIMOUS VOTE OF THE COMMISSION.

DISCUSSION AND INFORMATION ITEMS:

Design and Technology Division Update:

The 247 planners continued to review, and process plans and ordinance submittals and work on eTool updates. Staff also continued to work with and test the HTML5 EnerGov platform.

The GIS staff prepared historic atlas updates and municipal comprehensive plan existing conditions maps. The staff also responded to municipal mapping requests.

The Graphics staff prepared public meeting materials for the Oxford Borough Comprehensive Plan project and draft logo alternatives for the Water Resources Authority's Watersheds update. Staff also assisted with plan review redesigns and the fall events flyer.

Mr. Bruckno presented information about the medical marijuana eTool. Medical marijuana can be used to treat serious medical conditions and was authorized for use in Pennsylvania under Act 16, the Medical Marijuana Act of 2016. Act 16 allows medical marijuana to be administered in the form of pills, oils, topical applications, vaporization, tinctures, liquids, but no dry leaf or plant forms and no edibles are permitted. Act 16 requires different permits for medical marijuana growers and medical marijuana dispensaries. Municipalities must have zoning regulations in place for each type of activity before the Pennsylvania Department of Health will consider applications.

More information regarding the Medical Marijuana eTool can be found here <https://www.chescoplanning.org/MuniCorner/eTools/57-MedicalMarijuana.cfm>

Environment and Infrastructure Division Update:

Mr. Styche discussed current projects and the implementation of the 2021 work program within the Environment and Infrastructure Division.

On July 7th, Governor Wolf announced the latest round of Green Light-Go award recipients across the Commonwealth. The Green Light-Go: Pennsylvania's Municipal Signal Partnership Program provides state funds for the operation and maintenance of traffic signals along critical and designated corridors on state highways. Due to COVID-19, there were no awards distributed from the program in 2020. This year 50 municipalities received over \$15.6 million to help fund traffic signal upgrades.

The lone recipient in Chester County this round is Uwchlan Township which received \$263,335 for upgrading traffic signal controllers along Uwchlan Avenue (PA 113) and connecting to the Commonwealth network.

On Friday, July 30th, the Transportation Revenue Options Commission (TROC) submitted its final report to Governor Tom Wolf who established the TROC by executive order in March 2021 to find a replacement for the gas tax established by Act 89. Chaired by PennDOT Secretary Yassmin Gramian, the 40 plus member commission is proposing a phased approach to implement a series of user-based fees to address and close the current \$9.35 billion annual funding gap within five years to keep the transportation system in a state of good repair.

The Chester County Planning Commission held a virtual public meeting on July 20, 2021 to discuss the development of a Complete Streets Policy for Chester County. Mr. Quinn presented information with an overview of Chester County's proposed Complete Streets Policy, as well as the overall funding and schedule.

Community Planning Division Update:

Mr. Deguffroy reported on current municipal assistance, historic preservation, housing, and economic development projects within the Community Planning Division. There are currently 26 municipal assistance projects that staff is either monitoring or preparing.

Round two of the 2021 Vision Partnership Program is now open through September 24, 2021. The deadline for pre-application meeting requests is September 15.

Staff will be presenting information on A+ Homes at Caln Township in the next week. The Housing public meeting on A+ Homes will be held on November 18, 2021.

The Town Tours and Village Walks program for 2021 has a few tours remaining.

- August 12 - Post-Civil War and the Road to Recovery (virtual)
- August 19 & 21 - Touring the History of the Welsh Baptist Historic District & the Mason Dixon Line

Agricultural Development Council Update:

Ms. Krummrich discussed current projects within the Agricultural Development Council.

A new initiative this year involved a postcard mailing to reach Chester County residents to inform them of the information available on the Agricultural Development Council website. The 2021 annual farm guide along with various other information regarding local farms, events, Chester County agriculture, and the Chester County Ag Council is available on the website. Results of this outreach were encouraging and boosted the online presence. More information can be found at <https://chescofarming.org/>

The county's consultant, ACDS, LLC, has continued work on the agricultural economic strategic plan. The team is now beginning to plan a public meeting to present the data sometime in October 2021.

Director's Report:

The Commission members were provided with the Planning Commission Fall events flyer.

The current schedule for fall events:

- September 29, 2021 - Transportation Event
- October 6, 2021 – Planners' Forum
- October 26, 2021 – Urban Centers Forum
- November 18, 2021 – A+ Homes “Missing Middle Housing”

Public Comment:

There were no public comments.

ADJOURNMENT

THERE BEING NO FURTHER BUSINESS, A MOTION TO ADJOURN AT 3:43 PM. WAS MADE BY MR. HAMMOND, SECONDED BY MR. HEABERG, AND PASSED BY UNANIMOUS VOTE OF THE COMMISSION.

Respectfully submitted,



Secretary

BNO/slw

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

Act 247 Reviews



Subdivision & Land Development



Act 247 Reviews of Proposed Development during August 2021

Symbols

Residential Lots/Units

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

Non-Residential Square Feet

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

Other

-  Mixed Use
-  Not Consistent with Landscapes3

Landscapes3

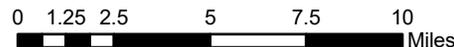
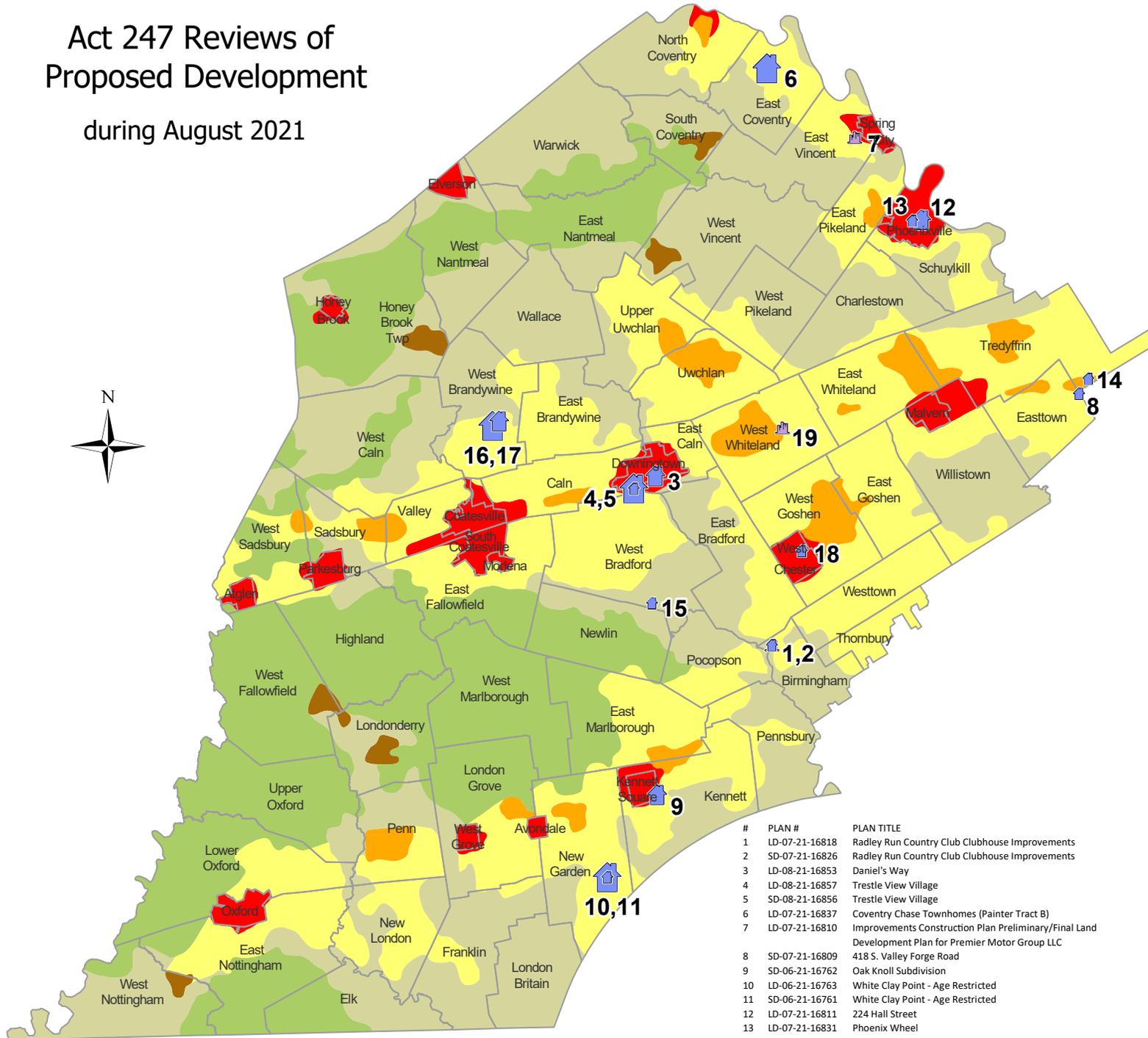
Growth Areas

-  Urban Center
-  Suburban Center
-  Suburban
-  Rural Center

Rural Resource Areas

-  Rural
-  Agricultural

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



#	PLAN #	PLAN TITLE
1	LD-07-21-16818	Radley Run Country Club Clubhouse Improvements
2	SD-07-21-16826	Radley Run Country Club Clubhouse Improvements
3	LD-08-21-16853	Daniel's Way
4	LD-08-21-16857	Trestle View Village
5	SD-08-21-16856	Trestle View Village
6	LD-07-21-16837	Coventry Chase Townhomes (Painter Tract B)
7	LD-07-21-16810	Improvements Construction Plan Preliminary/Final Land Development Plan for Premier Motor Group LLC
8	SD-07-21-16809	418 S. Valley Forge Road
9	SD-06-21-16762	Oak Knoll Subdivision
10	LD-06-21-16763	White Clay Point - Age Restricted
11	SD-06-21-16761	White Clay Point - Age Restricted
12	LD-07-21-16811	224 Hall Street
13	LD-07-21-16831	Phoenix Wheel
14	SD-07-21-16827	Lands of 347 E. Conestoga Road Associates L.P.
15	SD-07-21-16835	Plan of Lot Consolidation for 515 525 Groundhog College Rd.
16	LD-07-21-16824	Traditions of America
17	SD-07-21-16825	Traditions of America
18	SD-06-21-16782	243 & 245 E. Chestnut St.
19	LD-07-21-16836	Ship Run (Phase 2)



Subdivision and Land Development Reviews 8/1/2021 to 8/31/2021

Municipality	Plan #	Title	Review Date	Acreage	Land Use	Lots/Units	Non-Res. Sq. Footage	Structure Use	Non-Res. Bldgs.	Roads (L. Feet)	Landscapes ³ (Yes, No, N/R)
Birmingham Township	LD-07-21-16818	Radley Run Country Club Clubhouse Improvements	8/12/2021	97.28	Commercial	1	8,000	Commercial Sports/Recreation	1		Yes
Birmingham Township	SD-07-21-16826	Radley Run Country Club Clubhouse Improvements	8/12/2021	97.28	Commercial	1		Commercial Sports/Recreation			Yes
Downingtown Borough	LD-08-21-16853	Daniel's Way	8/25/2021	2.00	Townhouse	12		Residential Townhouse		0	Yes
Downingtown Borough	LD-08-21-16857	Trestle View Village	8/25/2021	5.52	Townhouse Single Family Residential	66		Residential Townhouse Residential Single Family Residential		1,329	Yes
Downingtown Borough	SD-08-21-16856	Trestle View Village	8/25/2021	5.52	Single Family Residential	1		Residential Single Family Residential			Yes
East Coventry Township	LD-07-21-16837	Coventry Chase Townhomes (Painter Tract B)	8/11/2021	42.30	Townhouse	112		Residential Townhouse		3,215	Yes
East Vincent Township	LD-07-21-16810	Improvements Construction Plan Preliminary/Final Land Development Plan for Premier Motor Group LLC	8/2/2021	0.54	Commercial	1	2,412	Commercial Unique	1	0	Yes
Easttown Township	SD-07-21-16809	418 S. Valley Forge Road	8/5/2021	2.03	Single Family Residential	2		Residential Single Family Residential			Yes
Kennett Square Borough	SD-06-21-16762	Oak Knoll Subdivision	8/4/2021	1.11	Single Family Residential	5		Residential Single Family Residential		0	Yes
New Garden Township	LD-06-21-16763	White Clay Point - Age Restricted	8/2/2021	128.90	Townhouse	309		Residential Townhouse			Yes
New Garden Township	SD-06-21-16761	White Clay Point - Age Restricted	8/2/2021	128.90	Townhouse	2		Residential Townhouse			Yes
Phoenixville Borough	LD-07-21-16811	224 Hall Street	8/4/2021	0.34	Apartment	15		Residential Apartment			Yes
Phoenixville Borough	LD-07-21-16831	Phoenix Wheel	8/24/2021	1.00	Commercial	1		Commercial Unique			Yes

Subdivision and Land Development Reviews 8/1/2021 to 8/31/2021

Municipality	Plan #	Title	Review Date	Acreage	Land Use	Lots/Units	Non-Res. Sq. Footage	Structure Use	Non-Res. Bldgs.	Roads (L. Feet)	Landscapes3 (Yes, No, N/R)
Tredyffrin Township	SD-07-21-16827	Lands of 347 E. Conestoga Road Associates L.P.	8/18/2021	0.86	Commercial	2		Commercial Lot Consolidation			Yes
West Bradford Township	SD-07-21-16835	Plan of Lot Consolidation for 515 525 Groundhog College Rd.	8/12/2021	32.42	Single Family Residential	1		Residential Single Family Residential			Yes
West Brandywine Township	LD-07-21-16824	Traditions of America	8/12/2021	104.50	Single Family Residential Single Family Residential Single Family Residential Single Family Residential Agricultural	149		Residential Single Family Residential Single Family Residential Single Family Residential Single Family Residential Agricultural Farm/Pasture Land			Yes
West Brandywine Township	SD-07-21-16825	Traditions of America	8/12/2021	80.00	Single Family Residential	36		Residential Single Family Residential			Yes
West Chester Borough	SD-06-21-16782	243 & 245 E. Chestnut St.	8/5/2021	0.18	Single Family Residential	1		Residential Single Family Residential			Yes
West Whiteland Township	LD-07-21-16836	Ship Run (Phase 2)	8/26/2021	18.94	Commercial Townhouse	69	5,590	Commercial Convenience Store Residential Townhouse	1	3,540	Yes
Grand Totals of Subdivision and Land Development Reviews		19 Reviews		749.62 Acres		786 Lots/Units	16,002 Non-Res. Sq. Feet		3 Non-Res. Bldgs.	8,084 Linear Feet Roadway	

There are **19** plans consistent, **0** plans inconsistent, and **0** plans with no relevance to **Landscapes3**.

Unofficial Sketch Plan Evaluations 8/1/2021 to 8/31/2021

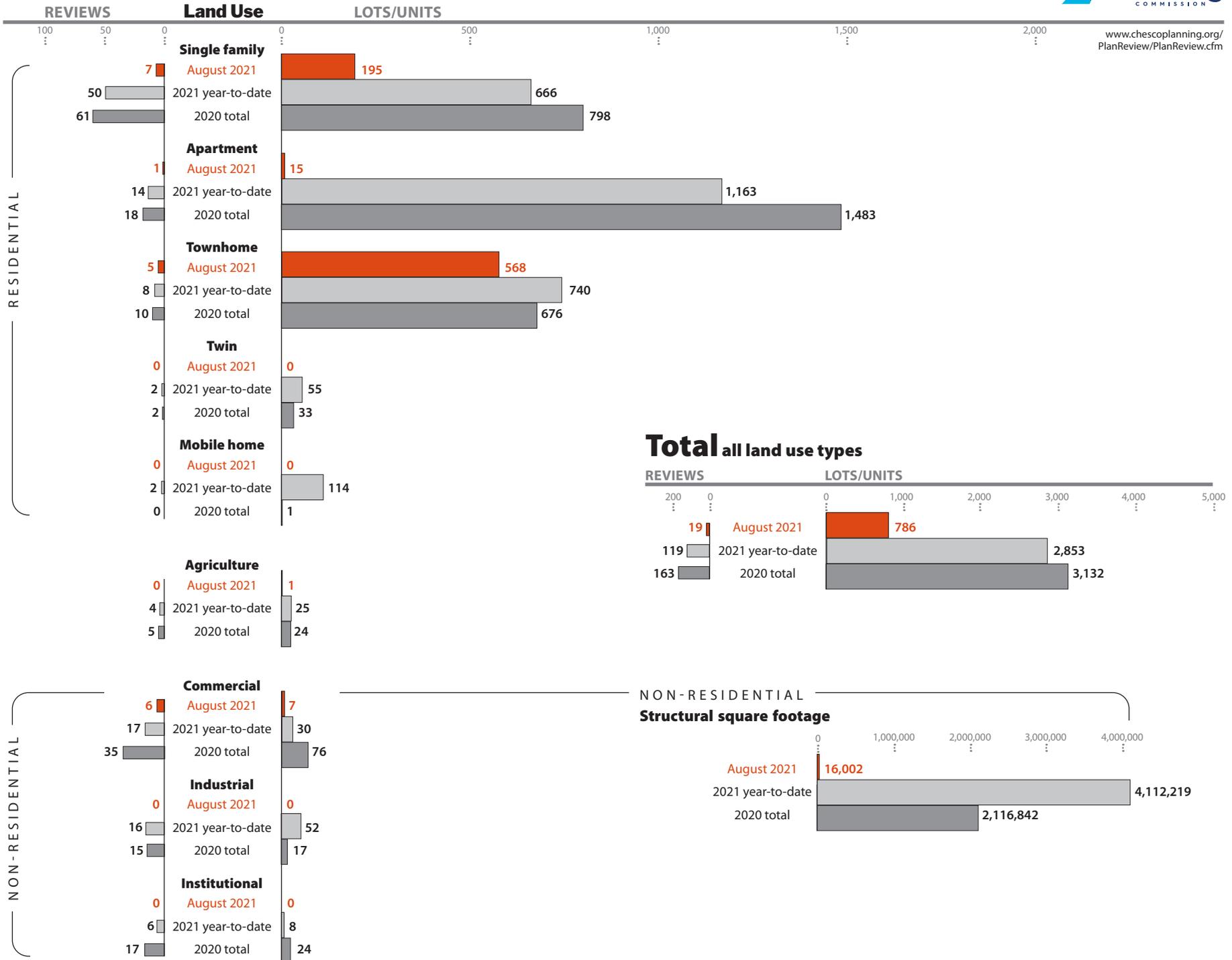
Municipality	Plan #	Title	Review Date	Acreage	Land Use	Lots/Units	Non-Res. Sq. Footage	Structure Use	Non-Res. Bldgs.	Roads (L. Feet)	Landscapes ³ (Yes, No, N/R)
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No Unofficial Sketch Plan Evaluations were conducted during this timeframe.

Subdivision and Land Development Applications August 2021



www.chescoplanning.org/PlanReview/PlanReview.cfm



Subdivision & Land Development Letters





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August 12, 2021

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

Re: Preliminary/Final Subdivision and Land Development - Radley Run Country Club Clubhouse Improvements
Birmingham Township – SD-07-21-16826 and LD-07-21-16818

Dear Ms. Nelling:

A Preliminary/Final Subdivision and Land Development Plan entitled "Radley Run Country Club Clubhouse Improvements", prepared by SR3 Engineers, and dated June 25, 2021, was received by this office on July 13, 2021. 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.

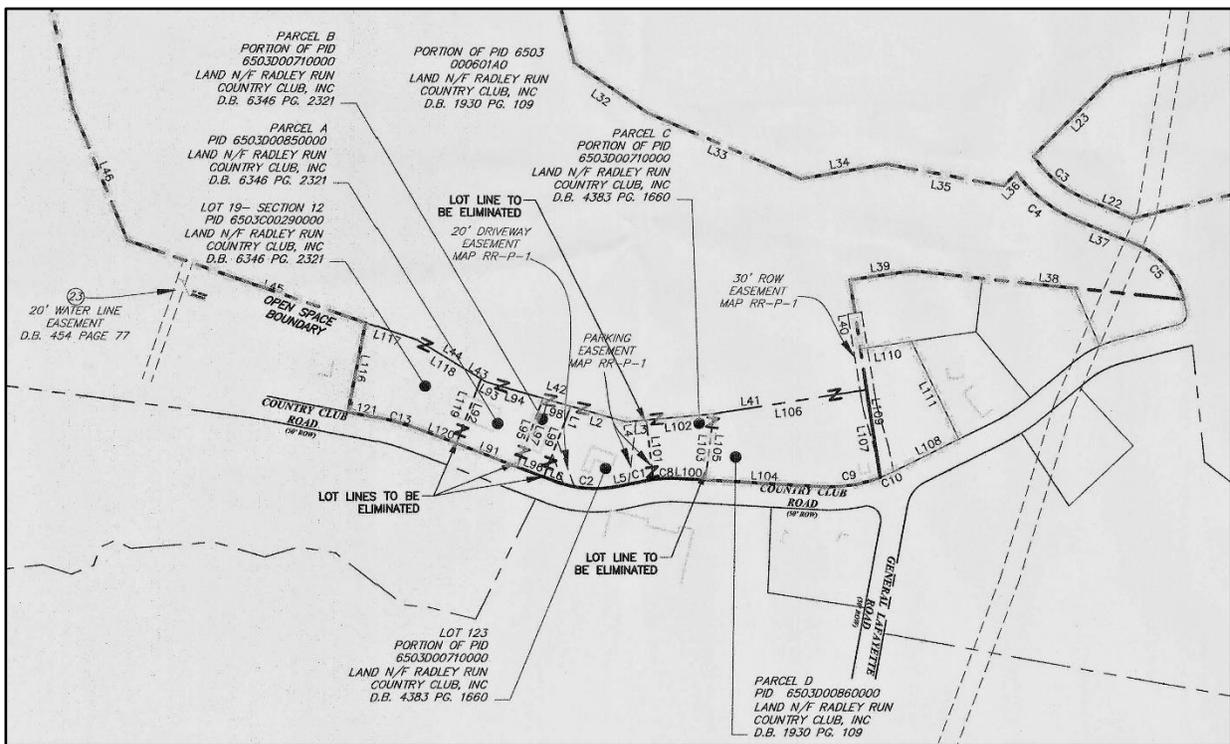
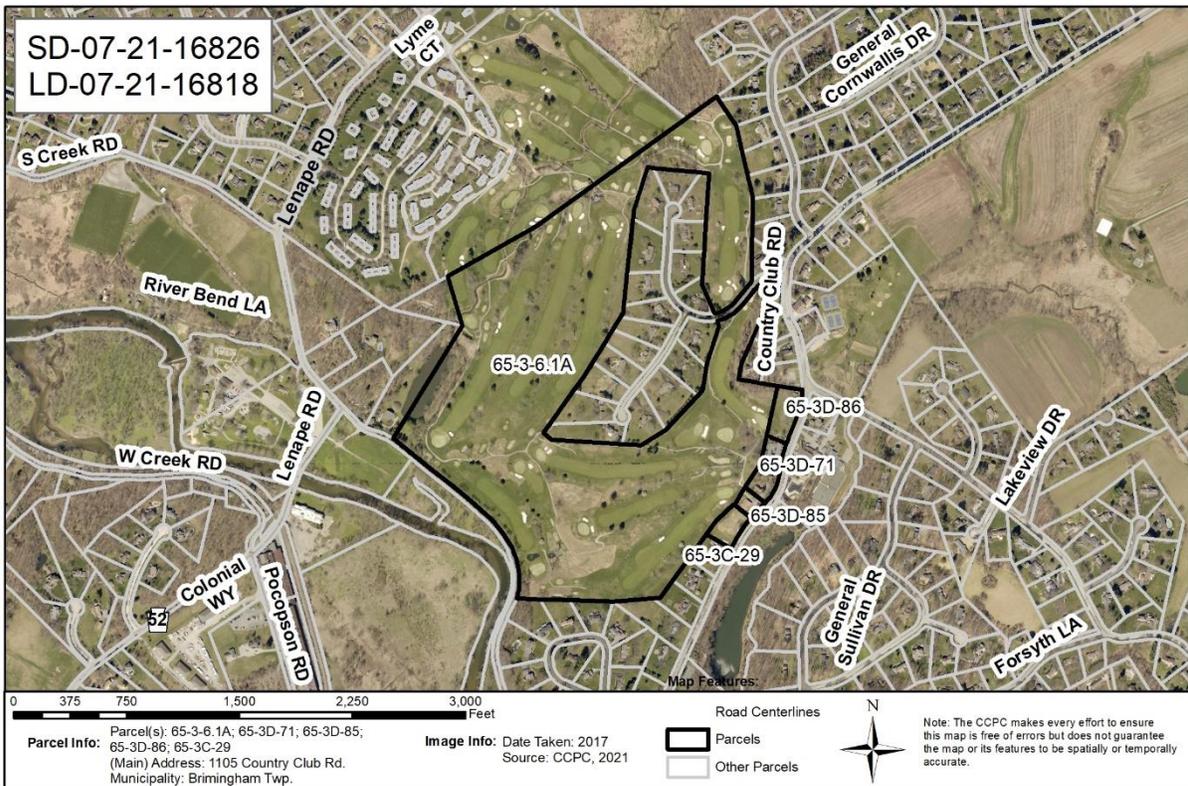
PROJECT SUMMARY:

Location:	west side of Country Club Road, south of General Lafayette Boulevard
Site Acreage:	97.28
Lots/Units:	5 Existing Lots; 1 Proposed Lot
Non-Res. Square Footage:	8,000
Proposed Land Use:	Golf House Building for existing country club
New Parking Spaces:	60
Municipal Land Use Plan Designation:	Parks, Permanent Open Space, Resource Conservation & Recreation
UPI#:	65-3D-71, 65-3D-85, 65-3D-86, 65-3C-29, 65-3-6.1A

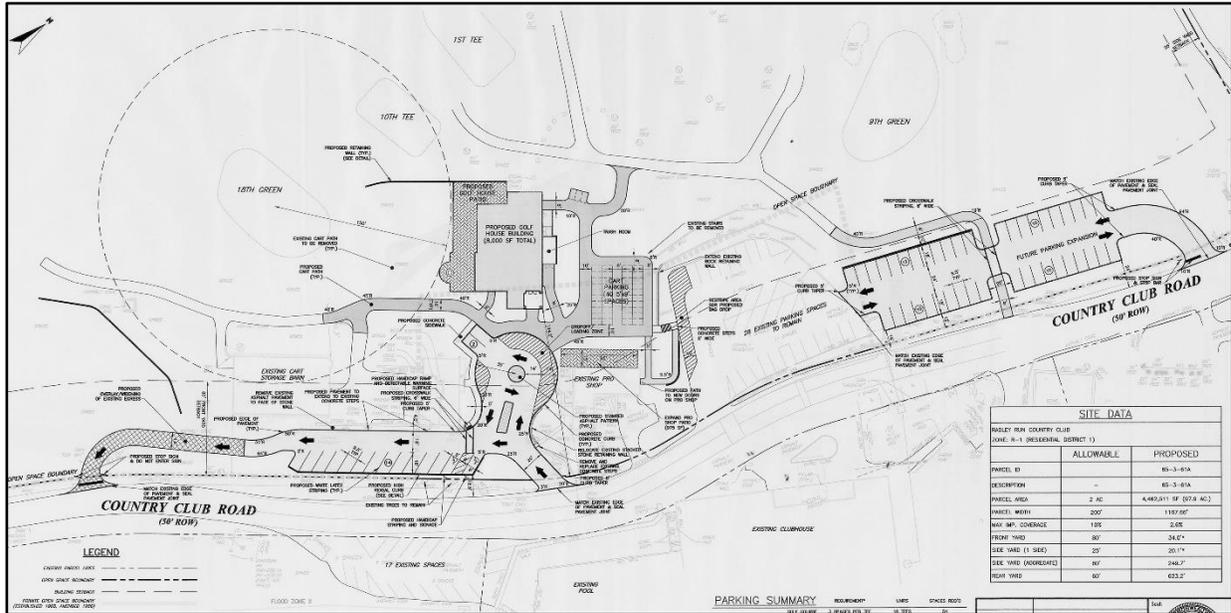
PROPOSAL:

The applicant proposes the consolidation of five existing parcels totaling 97.28 acres into one parcel, along with the construction of an 8,000 square foot golf house building, and 60 additional parking spaces (42 of the 60 proposed spaces are identified as a “future parking expansion”). The project site, which will be served by public water and onsite sewer, is located in the Residential District-1 zoning district.

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



Site Plan Detail, Sheet 2 – Proposed Subdivision: Radley Run Country Club Clubhouse Improvements



Site Plan Detail, Sheet 4: Proposed Land Development: Radley Run Country Club Clubhouse Improvements

BACKGROUND:

1. The Chester County Planning Commission recently reviewed the sketch plan submission for this project, which addressed the construction of an 8,000 square foot golf house building and 75 additional parking spaces (CCPC# LD-03-21-16663, dated April 2, 2021). While the prior sketch plan submission depicted the expansion of the existing parking area on the east side of Country Club Drive, no proposed development activity is depicted on the east side of Country Club Drive as part of this preliminary/final plan submission (this issue is further discussed in comment #8).

COUNTY POLICY:

LANDSCAPES:

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

The project site is also situated within the Brandywine Battlefield National Historic Landmark. The **Battle of Brandywine** was the largest single-day land battle and one of the largest engagements of the Revolutionary War, spanning portions of today’s Kennett, New Garden, East Marlborough, Newlin, Pocopson, West Bradford, East Bradford, Birmingham, Thornbury, Pennsbury and Westtown Townships and Kennett Square Borough. [Landscapes3](#) recognizes the Brandywine

Page: 4
Re: Preliminary/Final Subdivision and Land Development - Radley Run Country Club Clubhouse Improvements
Birmingham Township – SD-07-21-16826 and LD-07-21-16818

Battlefield as an overlay area on the Landscapes Map. Overlay areas do not replace the underlying landscape categories, but they identify areas where continued preservation of these resources is a high priority. Development within or adjacent to the Brandywine Battlefield should preserve key lands, adaptively reuse historic resources, and apply context-sensitive design to integrate with distinctive cultural features and the nationally significant cultural landscape. The applicant and Township should also be aware that the American Battlefield Protection Program (ABPP) Phase 3 - Eastern Brandywine Battlefield Study is underway.

WATERSHEDS:

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

PRIMARY ISSUES:

4. The 2011 Township Historic Resources Atlas indicates that the following parcels contain Class 2 Historic Resources: UPI# 65-3D-71, 65-3D-74, 65-3D-75, 65-3D-85 and 65-3D-86. We note that the proposed golf house building will be located to the immediate west of UPI# 65-3D-71 and 65-3D-86. We also note that the proposed parking area and driveway entrance on the northernmost portion of the site along the west side of Country Club Drive will be situated directly across the street from UPI 65-3D-74 and 65-3D-75.

The applicant and Township should work to mitigate any negative impacts on the integrity of the existing historic resources. The design of the proposed golf house building should be compatible with the historic materials, features, size, scale and massing of the existing historic resources, as well as provide landscaping and buffering compatible with the preservation of historic resources.

5. The applicant should specify the intended use(s) of the proposed building, along with identifying the long-term intent of the existing clubhouse (it is our understanding that the existing clubhouse is an identified historic resource, which was adaptively reused as the clubhouse). We encourage the applicant and Township to consider the on-going adaptive reuse of the historic buildings on this site. "Appreciate" Objective A of **Landscapes3**, the 2018 County Comprehensive Plan, is to preserve historic resources in their context while supporting appropriate reuse as a vital part of our community infrastructure and character. Additional information on the adaptive reuse of historic buildings is provided in the County Planning Commission's Adaptive Reuse eTool, which is available online at: <https://www.chescoplanning.org/MuniCorner/eTools/02-AdaptiveReuse.cfm>.
6. Sheet 4-Site Plan indicates that an eight foot wide walkway will be extended to Country Club Road on the northern portion of the site, with crosswalk striping provided within the proposed (future) parking area. We recommend that pavement markings and signage be provided at this location in order to allow safe pedestrian access across Country Club Road.
7. The Township should verify that the design of the proposed outdoor lighting plan (Sheet 7) conforms to Township ordinance requirements. The illumination should be directed inward from the periphery of the site and be oriented to reduce glare and visual impact on the adjoining roadways and land uses.

Page: 5

Re: Preliminary/Final Subdivision and Land Development - Radley Run Country Club Clubhouse Improvements

Birmingham Township – SD-07-21-16826 and LD-07-21-16818

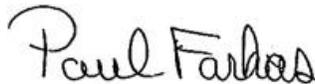
8. While we recognize that there are steep slopes to the immediate east of the existing parking area on the east side of Country Club Drive, and we acknowledge no development activity is proposed on this portion of the Country Club tract, we suggest that the applicant and Township investigate the feasibility of reconfiguring this existing parking area, in order to provide a landscaping buffer between these parking spaces and Country Club Road. Additionally, a landscaped buffer should be provided between the proposed parking area on the northernmost portion of the site and Country Club Drive.

ADMINISTRATIVE ISSUES:

9. 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.
10. The applicant should contact the office of the Chester County Conservation District (telephone #610-455-1360) 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. Additional information on this topic is provided online at: <https://www.chesco.org/284/ErosionStormwater>.
11. A minimum of five (5) copies of the plan should be presented at the Chester County Planning Commission for endorsement to permit recording of the final plan in accord with the procedures of Act 247, the Pennsylvania Municipalities Planning Code, and to meet the requirements of the Recorder of Deeds, the Assessment Office, and the Health Department.

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

Sincerely,



Paul Farkas
Senior Review Planner

cc: Radley Run Country Club
SR3 Engineers
Chester County Health Department
Chester County Conservation District



THE COUNTY OF CHESTER



COMMISSIONERS
Marian D. Moskowitz
Josh Maxwell
Michelle Kichline

Brian N. O'Leary, AICP
Executive Director

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

August 25, 2021

Ms. Debra Lammey, Building Code Official
Downingtown Borough
4 West Lancaster Avenue
Downingtown, PA 19335

Re: Preliminary/Final Subdivision and Land Development - Trestle View Village
Downingtown Borough - SD-08-21-16856, LD-08-21-16857

Dear Ms. Lammey:

A preliminary/final subdivision and land development plan entitled "Trestle View Village", prepared by Edward B. Walsh and Associates and dated July 16, 2021, was received by this office on August 4, 2021. This plan is reviewed by the Chester County Planning Commission in accord with the provisions of Section 502 of the Pennsylvania Municipalities Planning Code. We offer the following comments on the proposed subdivision and land development plan for your consideration.

PROJECT SUMMARY:

Location:	South side of Prospect Avenue, West of Keene Lane
Site Acreage:	5.52 acres
Lots/Units:	66 townhouses, one existing dwelling
Proposed Land Use:	Townhouse, Single Family Residential
New Parking Spaces:	229 spaces
Municipal Land Use Plan Designation:	Medium Density Residential
UPI#:	11-11-107, 11-11-107.1, 11-11-108, 11-11-109, 11-11-113.28, 11-11-105.2, 11-11-105.1, 11-11-106, 11-11-105

PROPOSAL:

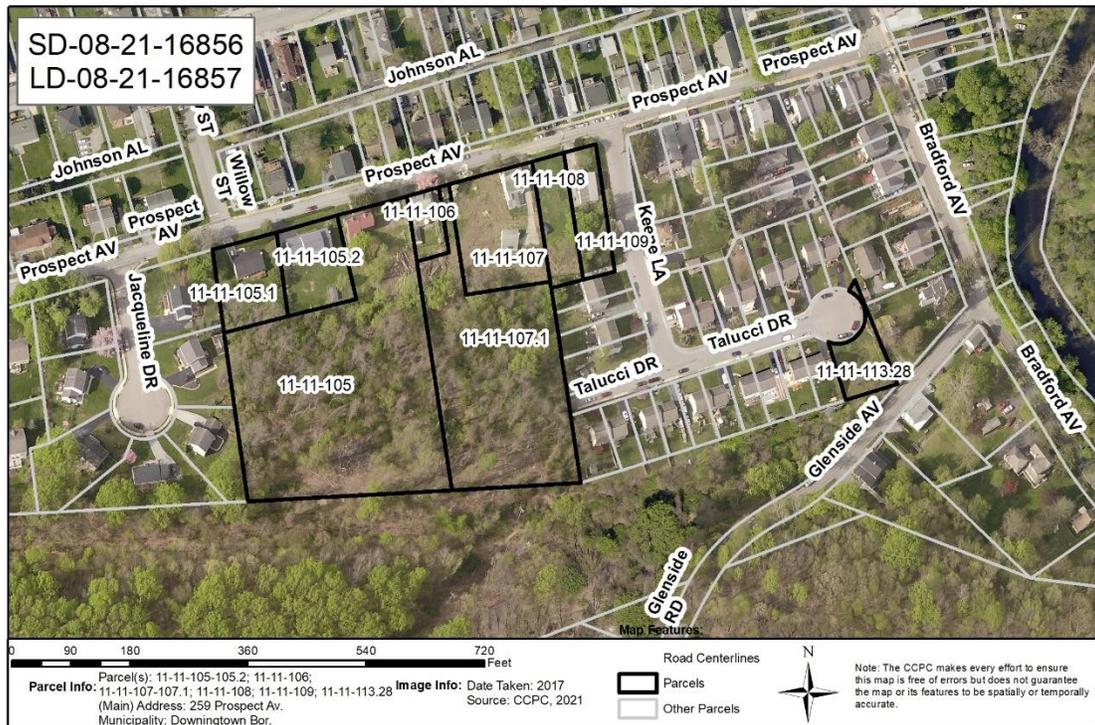
The applicant proposes the creation of 66 townhouses and 229 parking spaces. The site, which will be served by public water and sewer facilities, is located in the Downingtown Borough R-3 Single Family Detached/Attached and Two Family Residential zoning district. A number of structures on the site will be removed; one dwelling will remain.

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

COUNTY POLICY:

LANDSCAPES:

1. The site is located within the **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 is consistent with the objectives of the **Urban Center Landscape**.

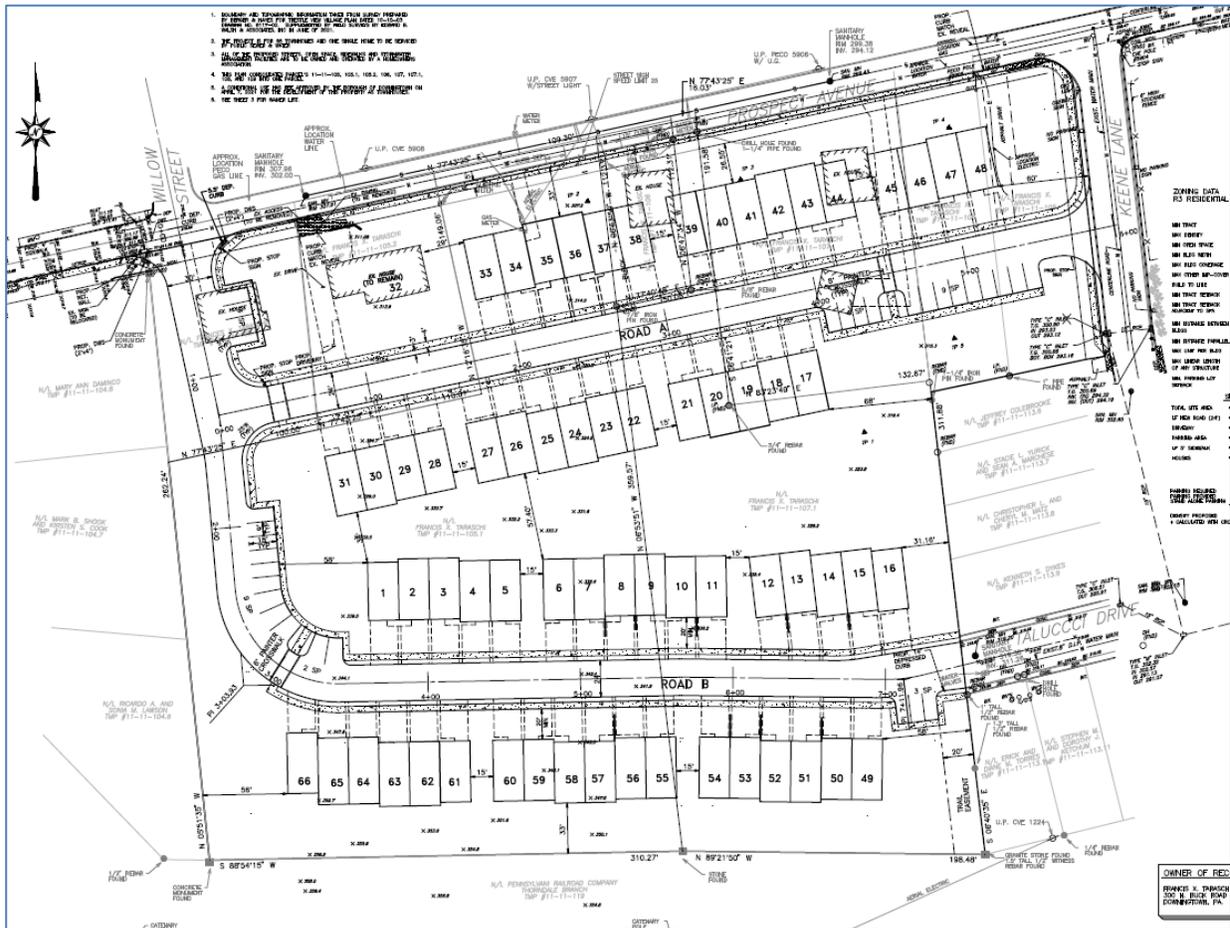


WATERSHEDS:

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

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

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



**Detail of Trestle View Village
Preliminary/Final Subdivision and Land Development Plan**

PRIMARY ISSUES:

4. The applicant's Trestle View Village Recreation and Pedestrian Connectivity Narrative (undated) that was submitted with the plans, state that the intent of the development is to incorporate and blend into the existing Johnstown neighborhood. We endorse this intent. To better meet the applicant's intent, we strongly recommend that the applicant consider the concepts in the illustrative design alternative shown below.



FOR ILLUSTRATIVE PURPOSES ONLY
Base drawing from “Preliminary/Final Landscape Plan”,
Sheet 13 of 24, Edward B. Walsh & Associates, 07/16/2021

The intent of the above illustration is to express opportunities to:

- A. Reorient the townhouses along Prospect Avenue so their front façades face the street. This would create a better relationship with the existing surrounding neighborhood by allowing front porches and direct sidewalk access along Prospect Avenue, and further enhancing a pedestrian-friendly environment. Dwellings in **Urban Landscapes** should respect the fabric of the built environment and should be compatible with the surrounding areas. Also, placing the rear yards along Prospect Avenue (as proposed by the applicant’s plan) will reduce the usability and privacy of the rear yard areas. Access to the townhome driveways could be provided by an alley.
- B. Create a central green open space usable and accessible by all residents for passive and active recreation. Landscaping and amenities, such as outdoor seating, gardens, and/or a playground could be offered in this space. Using a road layout that incorporates an alley system, the townhomes can face this central green and provide passive surveillance of the space, thus increasing security and encouraging the space to be used.

5. The applicant's Trestle View Village Recreation and Pedestrian Connectability Narrative also states the applicant's intent to connect the site into the planned County trail system, and a trail easement is shown on the southeast portion of the tract. We strongly endorse the applicant's intent to connect this site to the planned trails and recommend that the applicant, the Borough and the Railroad work towards creating a future trail link to the proposed railroad station to the west of the site.
6. Several design elements of the townhouse buildings and their yard areas should be enhanced. The applicant should attempt to introduce more variation in the townhouses' setbacks to reduce their regimentation. The applicant should also consider the use of different pavement materials (such as block or stamped pavement) where driveways meet the roads to reduce the visual dominance of the driveways and to soften their visual impacts. For example, treatments to garage doors could include windows or other decorative features, using a paint color other than white to complement the facade, and providing a separate roof canopy for shading and definition from the remaining façade.
7. We suggest that some of the stormwater basins on the site can serve as recreational amenities if they are provided with pedestrian access such as trails. The applicant should consider "naturalizing" the stormwater management basin by adding additional landscaping/vegetative screening to soften the appearance of the facilities. The applicant and Borough should also ensure that suitable access for equipment or vehicles is provided to perform the routine maintenance and repairs of the stormwater management system.
8. We suggest that the applicant and Borough consider providing a percentage of affordably-priced housing units within the development. "Live" Objective B of *Landscapes3* is to accommodate housing at costs accessible to all residents. Additionally, the County recently launched the A+ Homes initiative, that focuses on creating homes that are attractive, affordably-priced, adaptable, aging-friendly, and accessible. Additional information on the A+ Homes initiative is available online at: <https://www.chescoplanning.org/Housing/aPlusHomes.cfm>.
9. The applicant has requested a waiver from a provision of the Borough Subdivision and Land Development Ordinance regarding sidewalk width. Sidewalks are an essential design element for new construction in the **Urban Landscape**. "Connect" Objective C of *Landscapes3*, the 2018 County Comprehensive Plan, is to provide universally accessible sidewalks, trails, and public transit connections to create a continuous active transportation network within designated growth areas.

PennDOT's Design Manual 2-Chapter 6: Pedestrian Facilities and the Americans with Disabilities Act recommends that sidewalks be a minimum of five feet in width. Additional information on this topic is provided in the Pedestrian Facilities Design Element of the County Planning Commission's Multimodal Circulation Handbook (2016 Update), which is available online at: www.chescoplanning.org/MuniCorner/MultiModal/02-PedFacs.cfm. We recommend that the Borough ensure that the proposed sidewalk widths are appropriate.

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Re: Preliminary/Final Subdivision and Land Development - Trestle View Village

Downingtown Borough - SD-08-21-16856, LD-08-21-16857

10. The plan indicates that a Homeowners' Association (HOA) will be responsible for the proposed common facilities and areas. Ownership, maintenance, use provisions, restrictions, and liability responsibilities associated with any common held amenities should be written into the HOA document. The HOA document should include provisions which allow the Borough 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.

ADMINISTRATIVE ISSUES:

11. The applicant should contact the office of the Chester County Conservation District (telephone #610-455-1360) 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. Additional information on this topic is provided online at: <https://www.chesco.org/284/ErosionStormwater>.
12. 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 Downingtown 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,



Wes Bruckno, AICP
Senior Review Planner

cc: Edward B. Walsh and Associates
Francis X. Taraschi
Chester County Conservation District
US Fish and Wildlife Services



THE COUNTY OF CHESTER



COMMISSIONERS
Marian D. Moskowitz
Josh Maxwell
Michelle Kichline

Brian N. O'Leary, AICP
Executive Director

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

August 25, 2021

Ms. Debra Lammey, Building Code Official
Downingtown Borough
4 West Lancaster Avenue
Downingtown, PA 19335

Re: Final Land Development - Daniel's Way
Downingtown Borough - LD-08-21-16853

Dear Ms. Lammey:

A final land development plan entitled "Daniel's Way", prepared by Mesh Consulting and dated July 5, 2021, was received by this office on August 5, 2021. This plan is reviewed by the Chester County Planning Commission in accord with the provisions of Section 502 of the Pennsylvania Municipalities Planning Code. We offer the following comments on the proposed land development for your consideration.

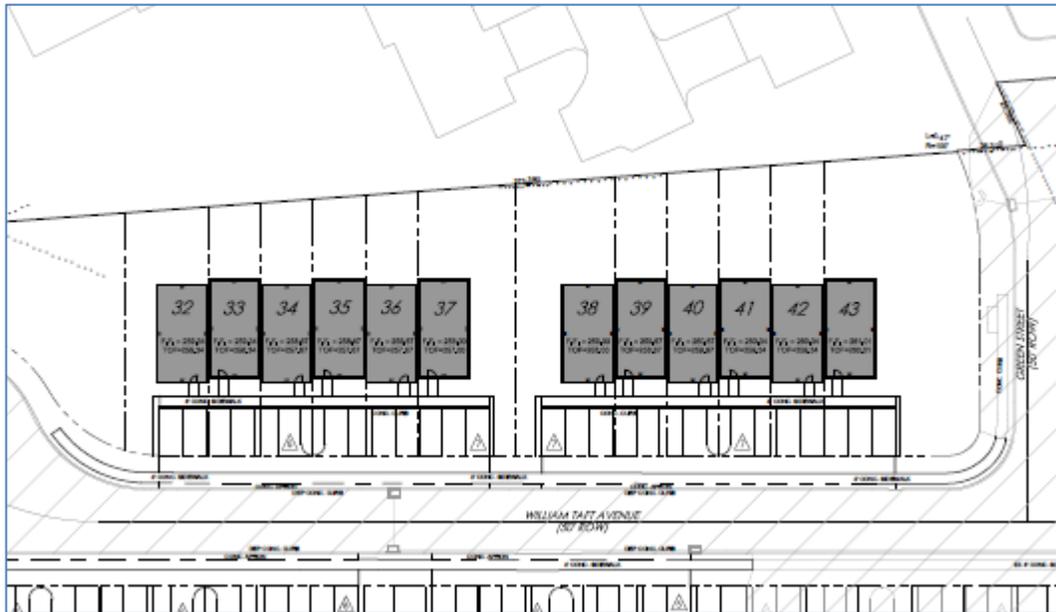
PROJECT SUMMARY:

Location:	North side of William Taft Avenue, south of Jackson Avenue
Site Acreage:	2.00 acres (6.563 acres total)
Lots/Units:	12 townhomes
Proposed Land Use:	Townhouse
New Parking Spaces:	54 spaces
Municipal Land Use Plan Designation:	Medium Density Residential
UPI#:	11-8-157.42, 11-8-157.38, 11-8-157.34, 11-8-157.43, 11-8-157.36, 11-8-157.33, 11-8-157.40, 11-8-157.41, 11-8-157.31, 11-8-157.35, 11-8-157.24, 11-8-157.28, 11-8-157.26, 11-8-157.30, 11-8-157.25, 11-8-157.39, 11-8-157.44, 11-8-157.37, 11-8-157.32, 11-8-157.29, 11-8-157.45, 11-8-157.27, 11-8-157.23

PROPOSAL:

The applicant proposes the construction of 12 residential units and 54 parking spaces as part of a 48-unit townhouse development. The site, which is served by public water and public sewer facilities, is located in the Downingtown Borough R/C Infill Development zoning district.

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



*Detail of Daniel's Way
Final Land Development Plan*

COUNTY POLICY:

LANDSCAPES:

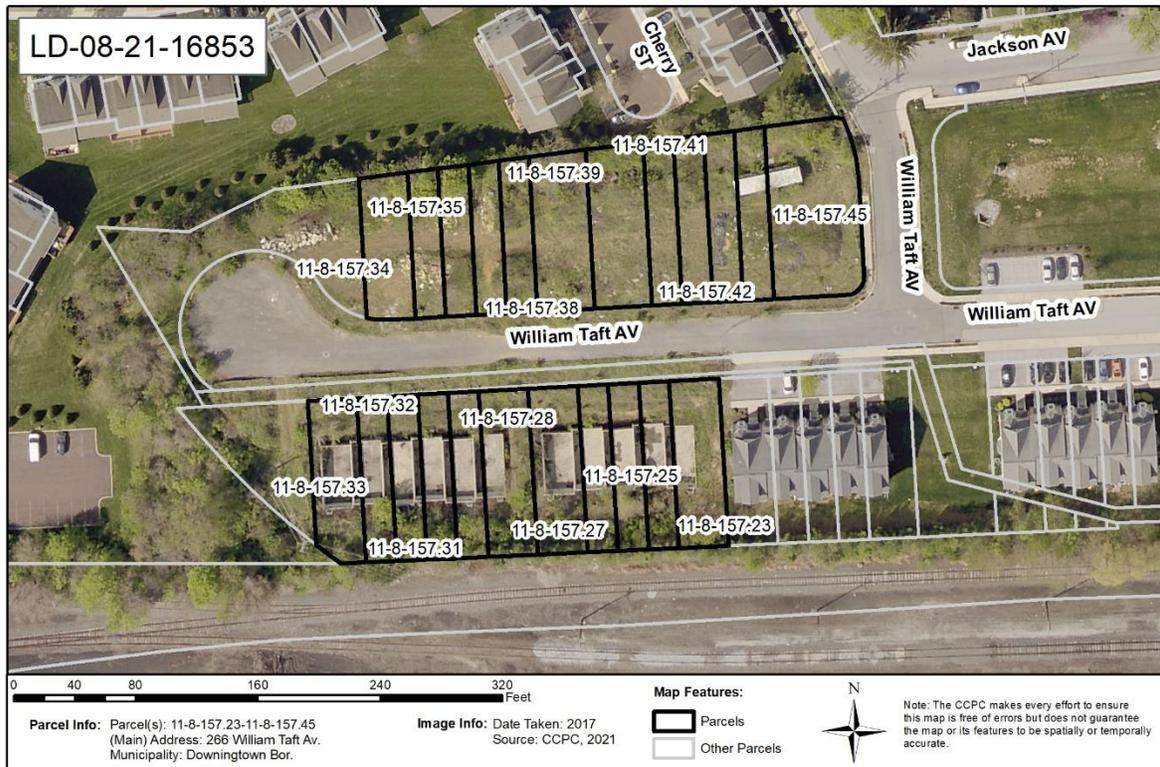
1. The site is located within the **Urban Center Landscape** designation of [Landscapes3](#), the 2018 County Comprehensive Plan. The vision for the **Urban Center Landscape** is historic downtown and established neighborhoods serving as civic, economic, and population centers with a traditional town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

WATERSHEDS:

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

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

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.



PRIMARY ISSUES:

3. We suggest that the applicant, the Borough and Norfolk Southern/Keystone Corridor work towards creating a future trail link to the proposed nearby railroad station.
4. We suggest that the proposed rain gardens can serve as passive recreational amenities if they are provided with pedestrian access such as trails. The applicant and Borough should also ensure that suitable access for equipment or vehicles is provided to perform the routine maintenance and repairs of the stormwater management system.
5. We suggest that the applicant and Borough consider providing a percentage of affordably-priced housing units within the proposed development. “Live” Objective B of *Landscapes3* is to accommodate housing at costs accessible to all residents. Additionally, the County recently launched the A+ Homes initiative, that focuses on creating homes that are attractive, affordably-priced, adaptable, aging-friendly, and accessible. Additional information on the A+ Homes initiative is available online at: <https://www.chescoplanning.org/Housing/aPlusHomes.cfm>.
6. The plan indicates that a Homeowners’ Association (HOA) will be responsible for the proposed common facilities and areas. Ownership, maintenance, use provisions, restrictions, and liability responsibilities associated with any common held amenities should be written into the HOA document. The HOA document should include provisions which allow the Borough 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: 4

Re: Final Land Development - Daniel's Way

Downingtown Borough - LD-08-21-16853

7. We recommend that the applicant create a landscaped center island area within the existing bulb at the end of William Taft Avenue. Such an island can create a visual focal point for the neighborhood. The Borough should also ensure that the applicant observes all Borough landscaping requirements.

ADMINISTRATIVE ISSUES:

8. The applicant should contact the office of the Chester County Conservation District (telephone #610-455-1360) 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. Additional information on this topic is provided online at: <https://www.chesco.org/284/ErosionStormwater>.
9. A minimum of four copies of the plan should be presented at the Chester County Planning Commission for endorsement to permit recording of the final plan in accord with the procedures of Act 247, the Pennsylvania Municipalities Planning Code, and to meet the requirements of the Recorder of Deeds, and the Assessment Office.

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



Wes Bruckno, AICP
Senior Review Planner

cc: Mesh Consulting
William Taft Development LLC
Longview Homes
Chester County Conservation District



THE COUNTY OF CHESTER



COMMISSIONERS
Marian D. Moskowitz
Josh Maxwell
Michelle Kichline

Brian N. O’Leary, AICP
Executive Director

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

August 11, 2021

David Kraynik, Manager
East Coventry Township
855 Ellis Woods Road
Pottstown, PA 19465

Re: Preliminary Subdivision and Land Development Plan - Coventry Chase Townhomes (Painter Tract B)
East Coventry Township - LD-07-21-16837

Dear Mr. Kraynik:

A preliminary subdivision and land development plan entitled "Coventry Chase Townhomes (Painter Tract B)", prepared by Commonwealth Engineers, Inc. and dated June 24, 2021, was received by this office on July 27, 2021. 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 land development plan for your consideration.

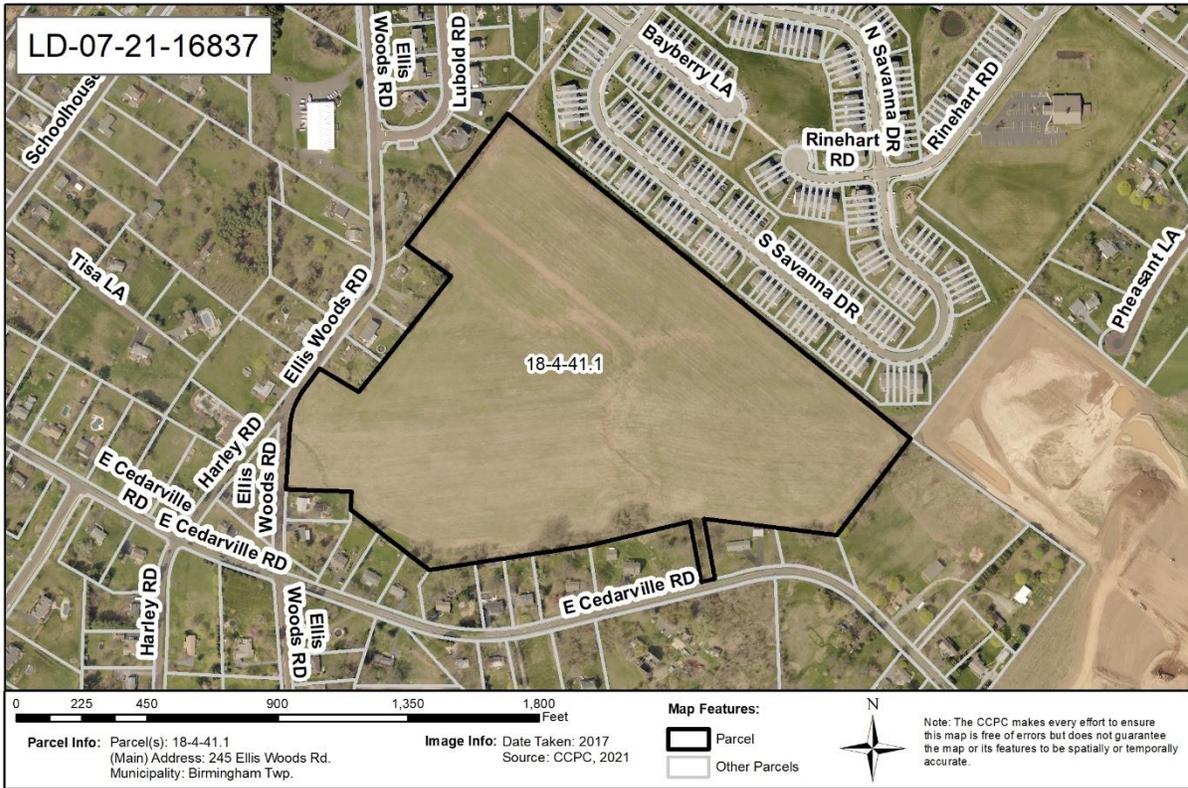
PROJECT SUMMARY:

Location: North of East Cedarville Road (State Route 1034), east side of Ellis Woods Road
Site Acreage: 42.30 acres
Lots: 112 townhouse lots
Proposed Land Use: Townhouse
Municipal Land Use Plan Designation: Undeveloped or Agricultural Parcels Within Sewer and Water Service Area (Page 7-7 of the 2003 East Coventry Township Comprehensive Plan recommends development in this area)
UPI#: 18-4-41.1

PROPOSAL:

The applicant proposes the creation of 112 lots for a townhouse development. The site, which will be served by public water and public sewer facilities, is located in the East Coventry Township R-3 Residential zoning district.

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



COUNTY POLICY:

LANDSCAPES:

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

WATERSHEDS:

2. **Watersheds**, the water resources component of [Landscapes3](#), indicates the proposed development is located within the Schuylkill River watershed. **Watersheds'** highest priority land use objectives within this watershed are:
 - implement comprehensive stormwater management,
 - restore water quality of "impaired" streams, and
 - protect vegetated riparian corridors.

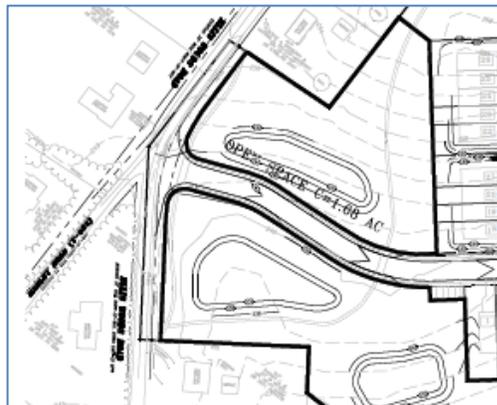
Watersheds can be accessed at www.chesco.org/water.



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

PRIMARY ISSUES:

4. We recommend that the Township and the applicant re-evaluate the current design of the proposed main entrance to the site at the intersection of Ellis Woods Road and Harley Road, as shown below. The entrance is at a three-way intersection, and may be confusing for motorists and could be potentially dangerous. Additionally, this entrance is the only entry and exit to the development, and the applicant has requested a waiver from the Township Subdivision and Land Development Ordinance's requirement that a single-access street not be used whenever a through street is available. We suggest that second and third access roads can be provided from South Savanna Drive, where a future access point had apparently been anticipated, as well as from East Cedarville Road. Adding more access roads will distribute vehicle traffic and potentially reduce congestion, as well as make parcel deliveries more convenient.



*Proposed Site Access at
Ellis Woods Road and Harley Road.*

Page: 4

Re: Preliminary Subdivision and Land Development Plan - Coventry Chase Townhomes (Painter Tract B)
East Coventry Township - SD-07-21-16833, LD-07-21-16837

5. The County Planning Commission's Multimodal Circulation Handbook (2016 Update), which is available online at www.chescoplanning.org/resources/PubsTransportation.cfm, classifies Ellis Woods Road and East Cedarville Road (State Route 1034) as minor collectors. The Handbook (page 183) recommends 80 foot-wide rights-of-way for minor collectors to accommodate future road and infrastructure improvements. We recommend that the applicant and the Township contact PennDOT to determine the appropriate rights-of-way to be reserved for these roadways. We suggest that this area be identified as a dedicated right-of-way, and be offered for dedication to PennDOT as appropriate.
6. We suggest that the Township Engineer review and comment on the applicant's traffic impact study.
7. We commend the applicant for proposing walking trails. We recommend that all trail corridor location and design details be incorporated into the final plan, and that all trails be constructed prior to the Township issuing any building occupancy permits for this development. We also recommend that all-weather materials be used in the construction of the trails instead of grass as proposed by the applicant. All-weather materials should accommodate a wider variety of uses and be handicapped-accessible. We also suggest that the applicant consider providing a trail at the rear sides of the lots facing the central open space area, to increase the accessibility of this area.

It also appears that one or more of the trails leads off-site. We endorse the potential connection of the trails on the site to any existing or proposed off-site trails, and commend the applicant for anticipating such connections. The Township and the applicant should work together to ensure such future trail connections, especially to the East Coventry Elementary School.

Additionally, the Township should consider a comprehensive sidewalk installation program in this area, and the applicant should agree to install sidewalks along East Cedarville Road and Ellis Woods Road as part of any such future program. Sidewalks are an essential design element for new construction in the **Suburban Landscape**. "Connect" Objective C of *Landscapes3*, the 2018 County Comprehensive Plan, is to provide universally accessible sidewalks, trails, and public transit connections to create a continuous active transportation network within designated growth areas.

8. General Note 14 mentions a dog park. The applicant should indicate whether this park will be available to the public or only to residents of the development.
9. The applicant has requested a waiver from the Township Subdivision and Land Development Ordinance's requirement for a fiscal impact analysis, referring to a provision in Subdivision and Land Development Ordinance Section 22-306.3.D(3) stating that a fiscal impact analysis will not be necessary for a "by-right" plan. However, Subdivision and Land Development Ordinance Section 22-306.3.B.(1) does appear to require such an analysis for proposed residential developments of more than 10 dwellings, and does not include an exemption for "by-right" proposals. Therefore, Section 22-306.3.B.(1) appears to supersede Section 22-306.3.D(3). If the Township agrees with this interpretation, the applicant should then provide a more-compelling reason for this waiver request.
10. We suggest that the applicant and Township consider providing a percentage of affordably-priced housing units within the proposed development. "Live" Objective B of *Landscapes3* is to accommodate housing at costs accessible to all residents. Additionally, the County recently launched the A+ Homes initiative, that focuses on creating homes that are attractive, affordably-priced, adaptable, aging-friendly, and accessible.

Page: 5

Re: Preliminary Subdivision and Land Development Plan - Coventry Chase Townhomes (Painter Tract B)

East Coventry Township - SD-07-21-16833, LD-07-21-16837

Additional information on the A+ Homes initiative is available online at:

<https://www.chescoplanning.org/Housing/aPlusHomes.cfm>.

11. We suggest that some of the stormwater basins and environmentally-sensitive areas on the site can serve as recreational amenities if they are provided with pedestrian access such as trails. The applicant should consider “naturalizing” the stormwater management basin by adding additional landscaping/vegetative screening to soften the appearance of the facilities. The applicant and Township should also ensure that suitable access for equipment or vehicles is provided to perform the routine maintenance and repairs of the stormwater management system.
12. The plan indicates that a Homeowners’ Association (HOA) will be responsible for the proposed common facilities and areas. Ownership, maintenance, use provisions, restrictions, and liability responsibilities associated with any common held amenities should be written into the HOA document. The HOA document should include provisions which allow the Township to: intervene and maintain common owned facilities; determine the schedule for Association formation; timing for construction of common facilities; and determine the schedule for transfer of ownership from developer to the HOA of common facilities. The HOA document should be submitted as part of the application to the municipality to be reviewed by an attorney versed in homeowners’ association documents to evaluate the document for its completeness and compliance.
13. Several design elements of the townhouse buildings and their yard areas should be enhanced. The applicant should attempt to introduce more variation in the townhouses’ setbacks to reduce their regimentation. The applicant should also consider the use of different pavement materials (such as block or stamped pavement) where driveways meet the roads to reduce the visual dominance of the driveways and to soften their visual impacts. The visual prominence of the garage doors should be minimized as much as possible. For example, treatments to garage doors could include windows or other decorative features, using a paint color other than white to complement the facade, and providing a separate roof canopy for shading and definition from the remaining facade. Furthermore, front doors should be designed with a visually prominent feature such as a portico, overhang or patio.
14. The applicant should clarify whether the open space areas will be designated as one lot or multiple lots.

ADMINISTRATIVE ISSUES:

15. The applicant should contact the office of the Chester County Conservation District (telephone #610-455-1360) 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. Additional information on this topic is provided online at: <https://www.chesco.org/284/ErosionStormwater>.
16. A Pennsylvania Department of Transportation permit is required for new or revised access and should be identified on the final plan as required by Section 508(6) of the Municipalities Planning Code.
17. A minimum of four copies of the plan should be presented at the Chester County Planning Commission for endorsement to permit recording of the final plan in accord with the procedures of Act 247, the Pennsylvania Municipalities Planning Code, and to meet the requirements of the Recorder of Deeds, and the Assessment Office.

Page: 6

Re: Preliminary Subdivision and Land Development Plan - Coventry Chase Townhomes (Painter Tract B)

East Coventry Township - SD-07-21-16833, LD-07-21-16837

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 Coventry 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, slightly slanted style.

Wes Bruckno, AICP
Senior Review Planner

cc: Commonwealth Engineers, Inc.
Anthony Antonelli, District Permits Manager, PennDOT
Francis J. Hanney, PennDOT
Chester County Conservation District



THE COUNTY OF CHESTER



COMMISSIONERS
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Executive Director

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

August 2, 2021

Catherine Ricardo, Manager
East Vincent Township
262 Ridge Road
Spring City, PA 19475

Re: Preliminary/Final Land Development - Improvements Construction Plan Preliminary/Final Land Development Plan for Premier Motor Group LLC
East Vincent Township - LD-07-21-16810

Dear Ms. Ricardo:

A preliminary/final land development plan entitled "Improvements Construction Plan Preliminary/Final Land Development Plan for Premier Motor Group LLC", prepared by Commonwealth Engineers Inc. and dated December 28, 2020, was received by this office on July 12, 2021. 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 Schuylkill Road (State Route 724), north of New Street
Site Acreage:	0.54 acres
Lots:	1 lot
Non-Res. Square Footage:	2,412 square feet
Proposed Land Use:	Commercial
New Parking Spaces:	17 spaces
Municipal Land Use Plan Designation:	Corridor Mixed Use
UPI#:	21-5-40

PROPOSAL:

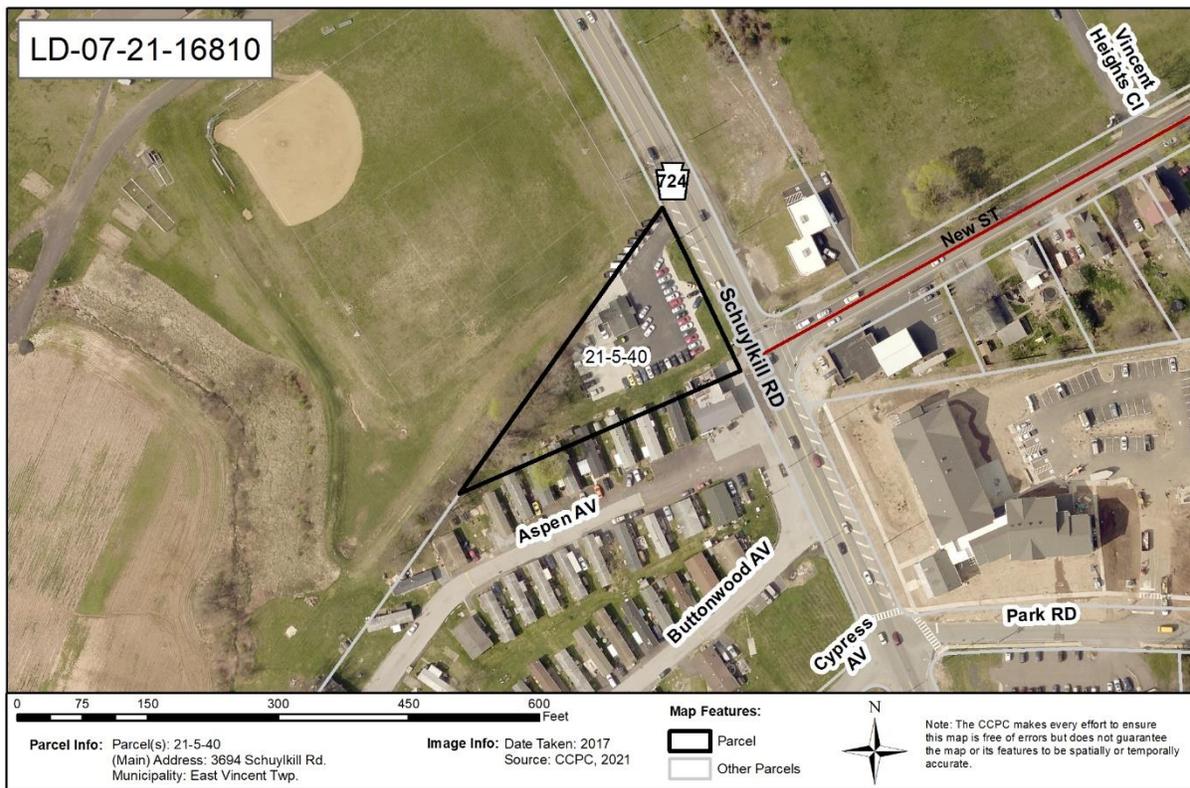
The applicant proposes the construction of a 2,412 square foot automobile service building and 17 parking spaces. The site, which will be served by public water and public sewer facilities, is located in the East Vincent Township GC-General Commercial zoning district.

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

COUNTY POLICY:

LANDSCAPES:

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



WATERSHEDS:

2. **Watersheds**, the water resources component of [Landscapes3](#), indicates the proposed development is located within the Stony Run watershed. **Watersheds'** highest priority land use objectives within this watershed are:
 - implement comprehensive water management,
 - protect ground water quality and quantity, and
 - protect vegetated riparian corridors.

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

Re: Preliminary/Final Land Development - Improvements Construction Plan Preliminary/Final Land Development Plan for Premier Motor Group LLC
East Vincent Township - LD-07-21-16810

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



*Detail of Improvements Construction Plan
for Premier Motor Group LLC
Preliminary/Final Land Development*

PRIMARY ISSUES:

4. The County Planning Commission’s Multimodal Circulation Handbook (2016 Update), which is available online at www.chescoplanning.org/resources/PubsTransportation.cfm, classifies Schuylkill Road (State Route 724) as a minor arterial. The Handbook (page 183) recommends a 100 foot-wide right-of-way for minor arterial roads to accommodate future road and infrastructure improvements. We recommend that the applicant and the Township contact PennDOT to determine the appropriate right-of-way to be reserved for this section of Schuylkill Road. We suggest that this area be identified as a dedicated right-of-way, and be offered for dedication to PennDOT.
5. We commend the applicant for the proposed installation of the five-foot wide sidewalk along Schuylkill Road. Sidewalks are an essential design element for new construction in the **Suburban Center Landscape**. “Connect” Objective C of *Landscapes3*, the 2018 County Comprehensive Plan, is to provide universally accessible sidewalks, trails, and public transit connections to create a continuous active transportation network within designated growth areas.

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Re: Preliminary/Final Land Development - Improvements Construction Plan Preliminary/Final Land Development Plan for Premier Motor Group LLC
East Vincent Township - LD-07-21-16810

6. The applicant has requested a waiver from the requirement of providing curbs along the street frontage, to promote natural drainage patterns. We suggest that the Township Engineer specifically review this request, because curbing can help direct stormwater into designed stormwater management facilities along the roadway and within the site, such as the rain gardens. The Township Engineer should also verify that this waiver will not complicate the construction of the sidewalk along Schuylkill Road.
7. The Township should verify that the landscaping along the southern lot line will adequately buffer the adjacent mobile homes. The Township may also wish to inquire about the form and materials of the privacy fence along the southern lot line, and whether it will be compatible with the character of the adjacent residential area.
8. The Township should consider how it will regulate the placement of vehicles for sale on the lawn areas near Schuylkill Road.
9. We acknowledge that the design of the proposed stormwater management facilities includes a rain garden. The County Planning Commission endorses the use of innovative stormwater management practices. The applicant should select seed mixes that contain the greatest percentage of native vegetation.
10. The Township should verify that the design and location of any proposed outdoor lighting conforms to the Township's 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. We recommend that all sign lighting should be downward-pointing to limit "skyglow" and reduce glare on surrounding roads. In general, the applicant should use the minimum amount of light intensity that is necessary to safely illuminate the facility.
11. The Township Fire Marshal should verify the design and location of all proposed fire-protection facilities.
12. The plan should correct the "GV" zoning designation shown at the southwestern part of the site.

ADMINISTRATIVE ISSUES:

13. The applicant should contact the office of the Chester County Conservation District (telephone #610-455-1360) 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. Additional information on this topic is provided online at: <https://www.chesco.org/284/ErosionStormwater>.
14. A Pennsylvania Department of Transportation permit is required for new or revised access and should be identified on the final plan as required by Section 508(6) of the Municipalities Planning Code.
15. A minimum of four copies of the plan should be presented at the Chester County Planning Commission for endorsement to permit recording of the final plan in accord with the procedures of Act 247, the Pennsylvania Municipalities Planning Code, and to meet the requirements of the Recorder of Deeds, and the Assessment Office.

Page: 5

Re: Preliminary/Final Land Development - Improvements Construction Plan Preliminary/Final Land
Development Plan for Premier Motor Group LLC
East Vincent Township - LD-07-21-16810

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

Wes Bruckno, AICP
Senior Review Planner

cc: Commonwealth Engineers Inc.
Premier Motor Group LLC
Anthony Antonelli, District Permits Manager, PennDOT
Francis J. Hanney, PennDOT
Chester County Conservation District



THE COUNTY OF CHESTER



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

August 5, 2021

Eugene C. Briggs, AICP, CZO, Township Manager
Easttown Township
566 Beaumont Road
Devon, PA 19333

Re: Final Subdivision - 418 S. Valley Forge Road
Easttown Township – SD-07-21-16809

Dear Mr. Briggs:

A Final Subdivision Plan entitled "418 S. Valley Forge Road", prepared by RKW Engineering Services, and dated June 16, 2021, was received by this office on July 9, 2021. 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:	west side of Valley Forge Road, north of Exeter Road
Site Acreage:	2.03
Lots/Units:	2 Lots
Non-Res. Square Footage:	0
Proposed Land Use:	Single Family Residential
Municipal Land Use Plan Designation:	Low Density Residential
UPI#:	55-3K-9, 55-3K-8.1

PROPOSAL:

The applicant proposes the conveyance of a 0.14 acre portion of UPI# 55-3K-9 (Lot 1) to UPI #55-3K-8.1 (Lot 2). No development activity, and no new sewage disposal or water supply, is proposed as part of the current plan submission. The project site is located in the R-1 Residential zoning district.

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.



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. The proposed subdivision is consistent with the objectives of the **Suburban Landscape**.

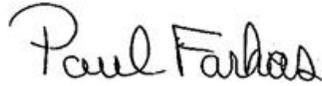
ADMINISTRATIVE ISSUES:

2. The site plan appears to depict that a portion of the existing driveway for Lot 1 is located on the portion of Lot 1 that is proposed to be conveyed to Lot 2. If this is correct, then an easement should be provided to allow this access arrangement, the details of which should be provided in the deeds of both lots.
3. The owner signature blocks on Sheet 1 are both dated 2005. The correct calendar year for all signature blocks should be provided on the approved 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.

Page: 4
Re: Final Subdivision - 418 S. Valley Forge Road
Easttown Township – SD-07-21-16809

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

Sincerely,

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

Paul Farkas
Senior Review Planner

cc: Lisa Basile Canavarro
RKW Engineering Services
Nick and Kathryn Fazzie



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Brian N. O’Leary, AICP
Executive Director

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

August 5, 2021

Lisa Ionata, Interim Manager
Kennett Square Borough
120 Marshall Street
Kennett Square, PA 19348

Re: Preliminary Subdivision - Oak Knoll Subdivision
Kennett Square Borough - SD-06-21-16762

Dear Ms. Ionata:

A preliminary subdivision plan entitled "Oak Knoll Subdivision", prepared by D.L. Howell and dated May 21, 2021, was received by this office on July 6, 2021. 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 East South Street (State Route 82), west of Hornblende Avenue and north of Chestnut Street
Site Acreage:	1.11 acres
Lots:	5 lots proposed
Proposed Land Use:	Single Family Residential
Municipal Land Use Plan Designation:	Character Area-1-Southview
UPI#:	3-5-244.1

PROPOSAL:

The applicant proposes the creation of five lots. The site, which will be served by public water and public sewer facilities, is located in the R-2 Residential zoning district. The site contains two dwellings; one is to be removed and replaced for a total of five dwellings on the site.

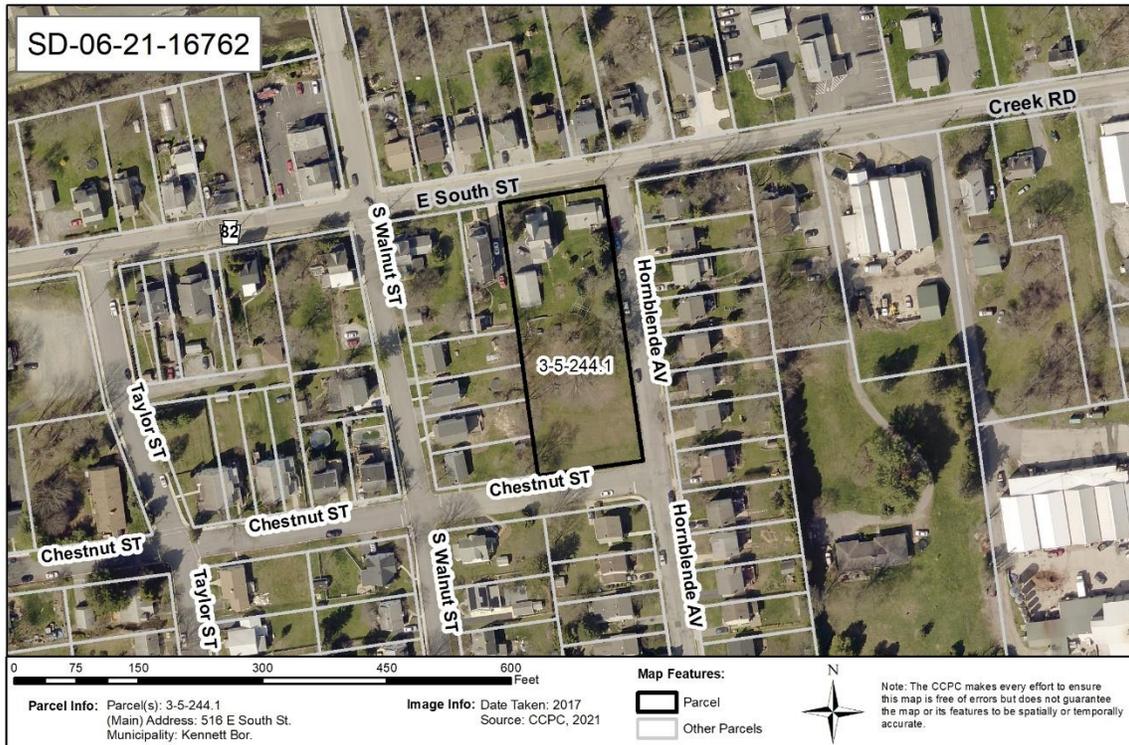
RECOMMENDATION: The County Planning Commission recommends that the issues raised in this letter should be addressed and all Kennett Square Borough issues should be resolved before action is taken on this subdivision plan.

COUNTY POLICY:

LANDSCAPES:

1. The site is located within the **Urban Center Landscape** designation of [Landscapes3](#), the 2018 County Comprehensive Plan. The vision for the **Urban Center Landscape** is historic downtown and established neighborhoods serving as civic, economic, and population centers with a traditional town character, accommodating substantial future growth at a medium to high

intensity. Transportation infrastructure improvements and amenities supporting a walkable community should be provided and integrated into the public transportation and roadway systems. The proposed subdivision is consistent with the objectives of the **Urban Center Landscape**.

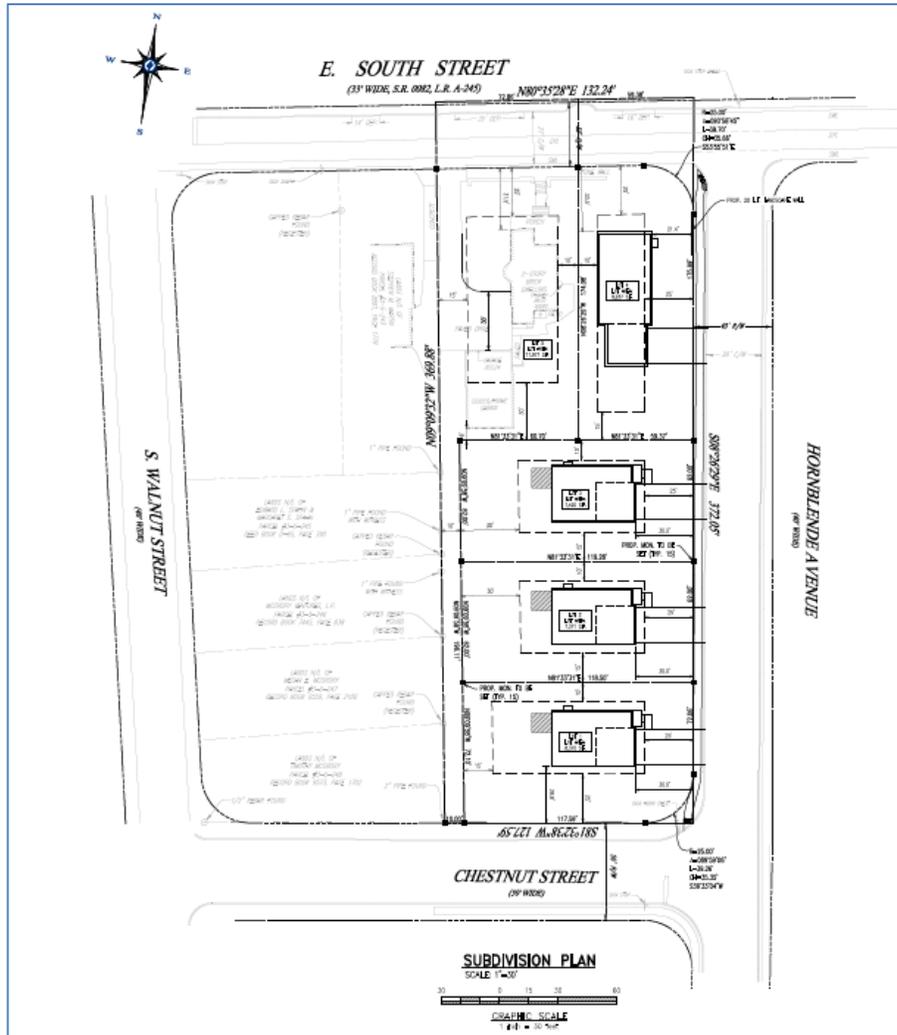


WATERSHEDS:

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

PRIMARY ISSUES:

3. The County Planning Commission's Multimodal Circulation Handbook (2016 Update), which is available online at www.chescoplanning.org/resources/PubsTransportation.cfm, classifies East South Street (State Route 82) as a minor collector. The Handbook (page 183) recommends an 80 foot-wide right-of-way for minor collector roads to accommodate future road and infrastructure improvements. We recommend that the applicant and the Borough contact PennDOT to determine the appropriate right-of-way to be reserved for this section of East South Street. We suggest that this area be identified as a dedicated right-of-way, and be offered for dedication to PennDOT.



*Detail of Oak Knoll
Preliminary Subdivision Plan*

4. We endorse the installation of sidewalks into the plan. Sidewalks are an essential design element for new construction in the **Urban Center Landscape**. “Connect” Objective C of *Landscapes3*, the 2018 County Comprehensive Plan, is to provide universally accessible sidewalks, trails, and public transit connections to create a continuous active transportation network within designated growth areas.

PennDOT’s Design Manual 2-Chapter 6: Pedestrian Facilities and the Americans with Disabilities Act recommend that sidewalks be a minimum of 5 feet in width. Additional information on this topic is provided in the Pedestrian Facilities Design Element of the County Planning Commission’s Multimodal Circulation Handbook (2016 Update), which is available online at: www.chescoplanning.org/MuniCorner/MultiModal/02-PedFacs.cfm.

5. The applicant should explain the intent of the north-south portion of Lot 5 leading to Chestnut Street. The usability of the lots could be improved if this area was incorporated into the adjacent lots. The Borough should be satisfied that a more conventional lot configuration cannot be created.

Page: 4
Re: Preliminary Subdivision - Oak Knoll Subdivision
Kennett Square Borough - SD-06-21-16762

6. It may be possible to combine two or more driveways to create fewer driveway connections on Hornblende Avenue; this can result in reduced construction costs and reductions in stormwater runoff.
7. We endorse General Note 16, which permits the Borough to enter onto the premises to inspect, maintain and repair the site's stormwater management systems.
8. This site is not within the National Historic District as shown on Figure 9-1: Historic Resources in the Kennett Square Borough Comprehensive Plan, but the Borough may wish to inquire about any historic qualities of the structure that is proposed to be removed.
9. The submission does not appear to propose any landscaping. The Borough should verify that plan conforms to the Borough's landscape and screening requirements. The applicant should use native tree, shrub, and herbaceous species, and should attempt to preserve as many of the trees on the site as possible.

ADMINISTRATIVE ISSUES:

10. The applicant should contact the office of the Chester County Conservation District (telephone #610-455-1360) 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. Additional information on this topic is provided online at: <https://www.chesco.org/284/ErosionStormwater>.
11. 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 Kennett Square Borough. However, we appreciate the opportunity to review and comment on this plan. The staff of the Chester County Planning Commission is available to you to discuss this and other matters in more detail.

Sincerely,



Wes Bruckno, AICP
Senior Review Planner

cc: DL Howell
Anthony Antonelli, District Permits Manager, PennDOT
Francis J. Hanney, PennDOT
Chester County Conservation District
Oak Knoll, LLC



THE COUNTY OF CHESTER



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

August 2, 2021

Ramsey Reiner, Manager
New Garden Township
299 Star Road
Landenberg, PA 19350

Re: Preliminary Subdivision & Land Development - White Clay Point - Age Restricted
New Garden Township - SD-06-21-16761 & LD-06-21-16763

Dear Ms. Reiner:

A preliminary subdivision and land development plan entitled "White Clay Point - Age Restricted", prepared by Chester Valley Engineers, Inc., and dated May 26, 2021, was received by this office on July 2, 2021. 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 of Newport-Gap Pike (Route 41), east side of Sunny Dell Road
Site Acreage: 128.90
Lots/Units: 2 lots
Proposed Land Use: Townhouse
Municipal Land Use Plan Designation: Unified Development
UPI#: 60-6-35.4A, 60-4-77.1, 60-6-35.4, 60-6-36, 60-6-39, 60-4-77.2, 60-4-77

PROPOSAL:

The applicant proposes the consolidation of 7 existing lots totaling 128.9 acres into two development lots and the construction of 309 townhouses. The project site, which will be served by public water and sewer, is located in the UD - Unified Development zoning district.

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

BACKGROUND:

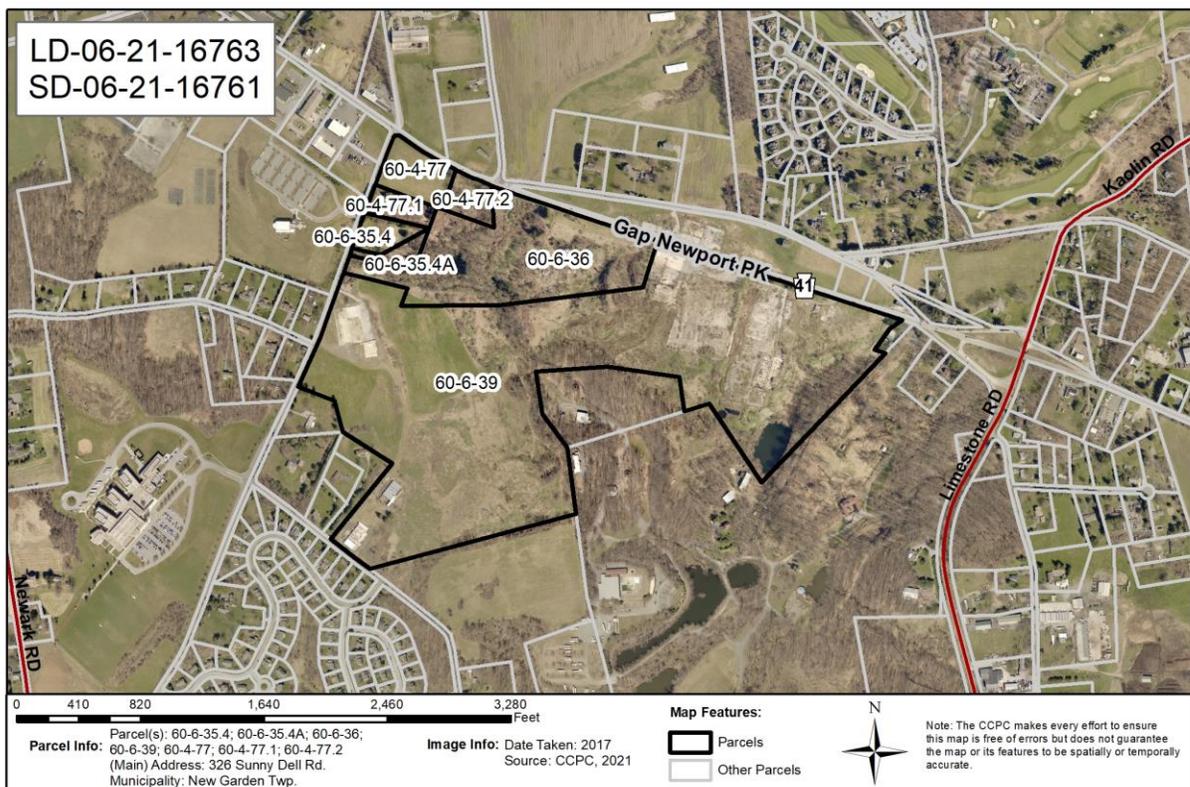
1. The Chester County Planning Commission has previously reviewed a subdivision/land development proposal for this site. Those reviews, CCPC# 12311 & 12311-2, dated November 19, 2007, addressed the consolidation of eight existing parcels into five proposed development parcels totaling 187.05 acres. The land development submission was situated on the north and south

sides of Newport-Gap Pike (Route 41), west of Limestone Road. Phase 1 involved the construction of a convenience store with gasoline sales and parking for 67 cars sited on a 3.96 acre parcel (lot 3) on the north side of Route 41 and a shopping center comprising six buildings totaling approximately 482,000 square feet sited on seven existing parcels with parking for 2,347 vehicles.

COUNTY POLICY:

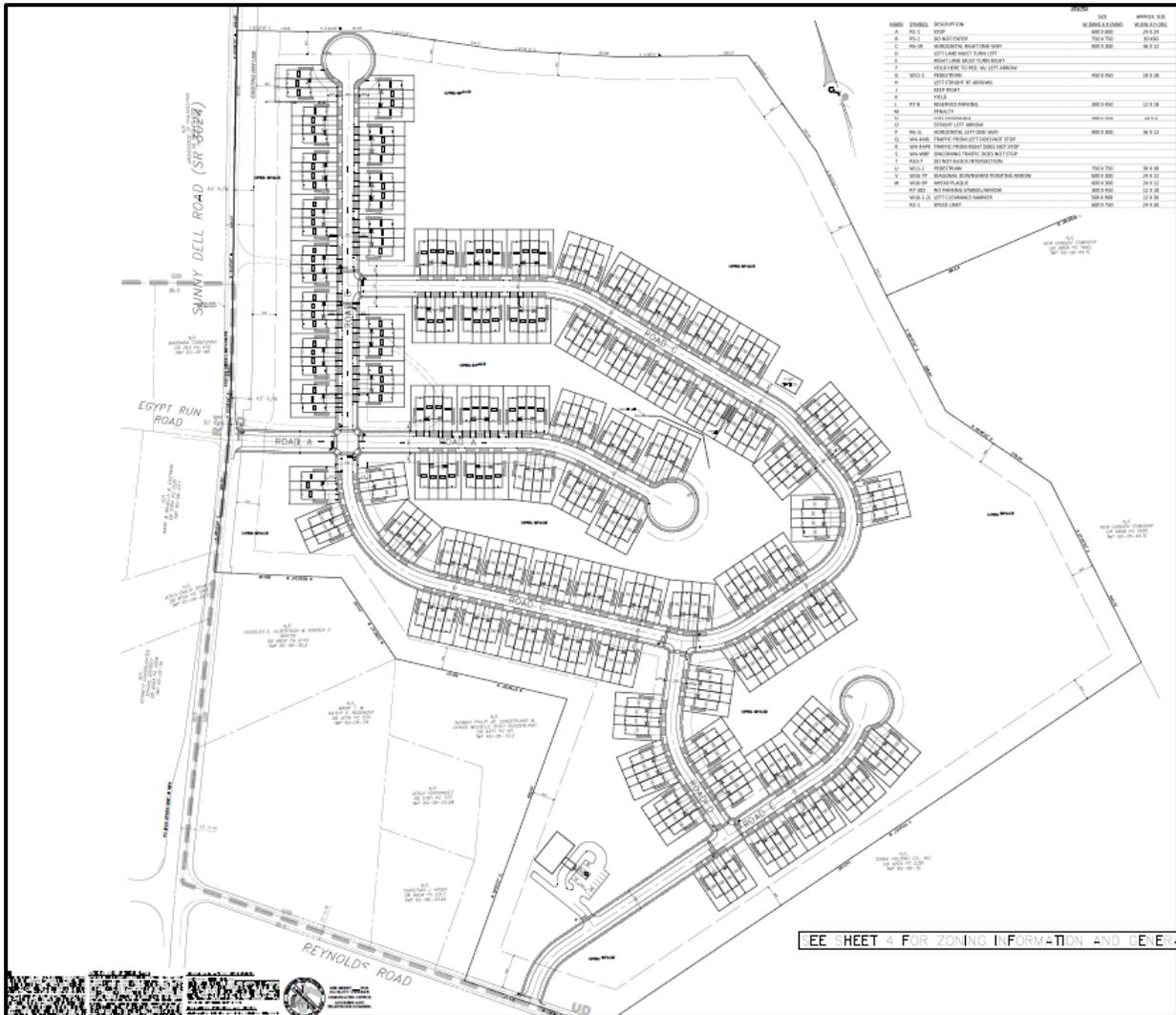
LANDSCAPES:

- The project site is located within the **Suburban Landscape** designation of [Landscapes3](#), the 2018 County Comprehensive Plan. The vision for the **Suburban Landscape** is predominantly residential communities with locally-oriented commercial uses and facilities, accommodating growth at a medium density that retains a focus on residential neighborhoods, with enhancements in housing diversity and affordability. The proposed subdivision/land development is consistent with the objectives of the **Suburban Landscape**.



WATERSHEDS:

- Watersheds**, the water resources component of [Landscapes3](#), indicates the proposed development is located within the Broad Run 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.



Detail of Overall Site Plan

PRIMARY ISSUES:

4. The Qualifying Conditions for development in the UD-Unified Development zoning district are listed in Section 200-54 of the zoning ordinance. One of the qualifying conditions is the creation of a Master Development Plan which establishes "...the design for all aspects of the project, including building layout, bulk and architectural style, and its relationship to parking, internal roads, utilities, open space, landscaping and natural areas". We understand that the applicant has not presented the Township with a Master Development Plan for this project. We strongly recommend that a master plan for all phases of development be prepared. The Qualifying Conditions also include requirements related to access management, availability of public sewer and water, traffic impacts, pedestrian facility feasibility, environmental impacts, community impact study, historic resource impacts and compliance with the Use Regulations for the Unified Development district. None of the above listed materials were included with this submission. We also note that many required elements are missing from the plan sheets submitted for our review.

DESIGN CONSIDERATIONS:

5. The proposed road layout lacks interconnectivity by including three cul-de-sacs. The northern most cul-de-sac appears to terminate at the property line, rather than provide a connection to the adjoining development parcel. The central and southern cul-de-sacs should be designed to connect with the main loop road at a four way intersection; this would make delivery of services, including emergency services more efficient. A road layout with increased connectivity would promote better distribution of vehicular traffic and create a better environment for walking and bicycling.
6. Ideally, garage doors should not directly face onto streets and should be located to the rear of the lot or behind the façade of the building to ensure the public streetscape is dominated by pedestrian scaled elements like porches, stoops and landscaping. Limiting the visibility of off-street parking through side yard or rear yard parking and landscaping creates more attractive development appearance from the public right-of-way. Elements of traditional neighborhood design could be incorporated by siting the garages to the rear of the townhouses with side entries or served by alleys at the rear of the lots.
7. Views from Sunny Dell Road should be considered and townhouse orientation to the roads should have more variety. A foreground meadow design approach would be a better alternative than having the rear elevations of some of the proposed townhouses face Sunny Dell Road. Not having all the townhouses oriented 90 degrees to the roads would reduce monotony and possibly allow views from the street to open space and provide a more pleasing appearance to the neighborhood. The site layout provides for areas of open space, but there is no central green and there is a lack of amenities, such as trails, suitable for an age qualified community. The open space is mostly located in areas behind the townhouses. We suggest that the applicant consider redesigning the layout to create central open areas that can be utilized as community gathering space that could include the community building and pool and other appropriate amenities. Common open space in central locations of residential developments provides access to light and fresh air, a sense of openness and space for recreation and relaxation. The open space should be usable and accessible by all residents.
8. The addition of 309 townhouses will increase existing safety and congestion issues at the intersection of Sunny Dell Road and Route 41 (both state roads). A second development parcel is created by the subdivision component of this submission and other parcels in this vicinity are also undeveloped. Traffic in this section of the Township will be a major issue, unless a comprehensive access and circulation plan is created and constructed. We suggest that such a plan should address access management on Route 41 from Limestone Road to Newark Road, new closed-loop traffic signals will be required at multiple locations, additional capacity will be necessary and multi-modal facilities should be incorporated.

ADMINISTRATIVE ISSUES:

9. This submission does not meet the minimum requirements for a development in the UD-Unified Development zoning district. We acknowledge that these requirements are extensive, but the Township realized in writing these requirements that the scope of potential development in this portion of the Township would require a “Unified” approach to develop a community that functioned within the framework of a heavily travelled state highway and the significant sensitive natural features that occur on this site. To avoid unnecessary expenditures in time and resources of both the municipality and the applicant, we recommend that the Township establish a policy that incomplete submissions will not be accepted.

Page: 5

Re: Preliminary Subdivision & Land Development - White Clay Point - Age Restricted
New Garden Township - SD-06-21-16761 & LD-06-21-16763

10. A minimum of four (4) copies of the plan should be presented at the Chester County Planning Commission for endorsement to permit recording of the final plan in accord with the procedures of Act 247, the Pennsylvania Municipalities Planning Code, and to meet the requirements of the Recorder of Deeds, 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 New Garden Township. However, we appreciate the opportunity to review and comment on this plan. The staff of the Chester County Planning Commission is available to you to discuss this and other matters in more detail.

Sincerely,

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

Glenn Bentley
Senior Review Planner

cc: PR New Garden/Chesco Limited Partnership Attn: Navid Moshhtaghi
Chester Valley Engineers Attn: Neal Camens
Anthony Antonelli, District Permits Manager, PennDOT
Francis J. Hanney, PennDOT
Chester County Conservation District



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

August 4, 2021

E. Jean Krack, Borough Manager
Phoenixville Borough
351 Bridge Street
Phoenixville, PA 19460

Re: Preliminary/Final Land Development - 224 Hall Street
Phoenixville Borough - LD-07-21-16811

Dear Mr. Krack:

A preliminary/final land development plan entitled "224 Hall Street", prepared by Nave Newell Inc., and dated June 21, 2021, was received by this office on July 12, 2021. This plan is reviewed by the Chester County Planning Commission in accord with the provisions of Section 502 of the Pennsylvania Municipalities Planning Code. We offer the following comments on the proposed land development for your consideration.

PROJECT SUMMARY:

Location:	South side of Hall Street, North side of Walnut Street
Site Acreage:	0.34
Lots/Units:	15 units
Proposed Land Use:	Apartment
New Parking Spaces:	19
Municipal Land Use Plan Designation:	High Density Residential
UPI#:	15-9-510

PROPOSAL:

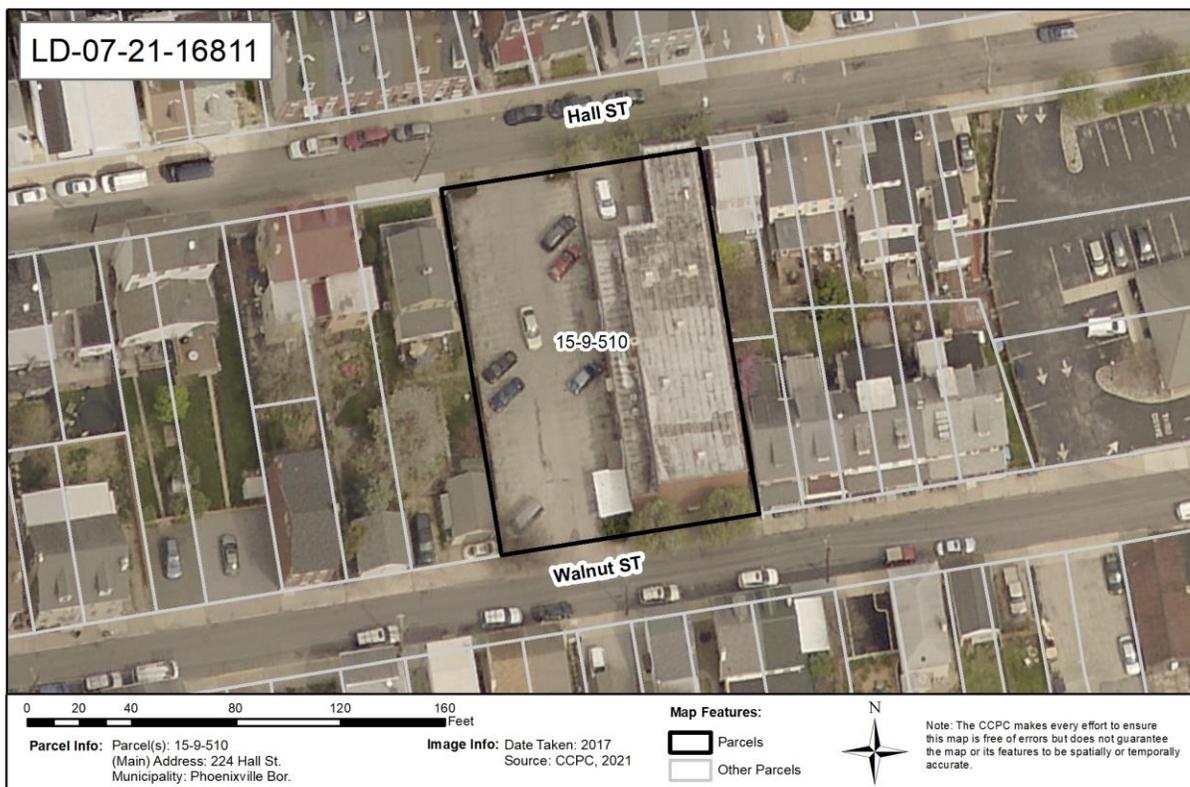
The applicant proposes the construction of 15 apartment units within the existing historic structure on site. The project site, which will be served by public water and public sewer, is located in the RI-Residential Infill zoning district.

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



WATERSHEDS:

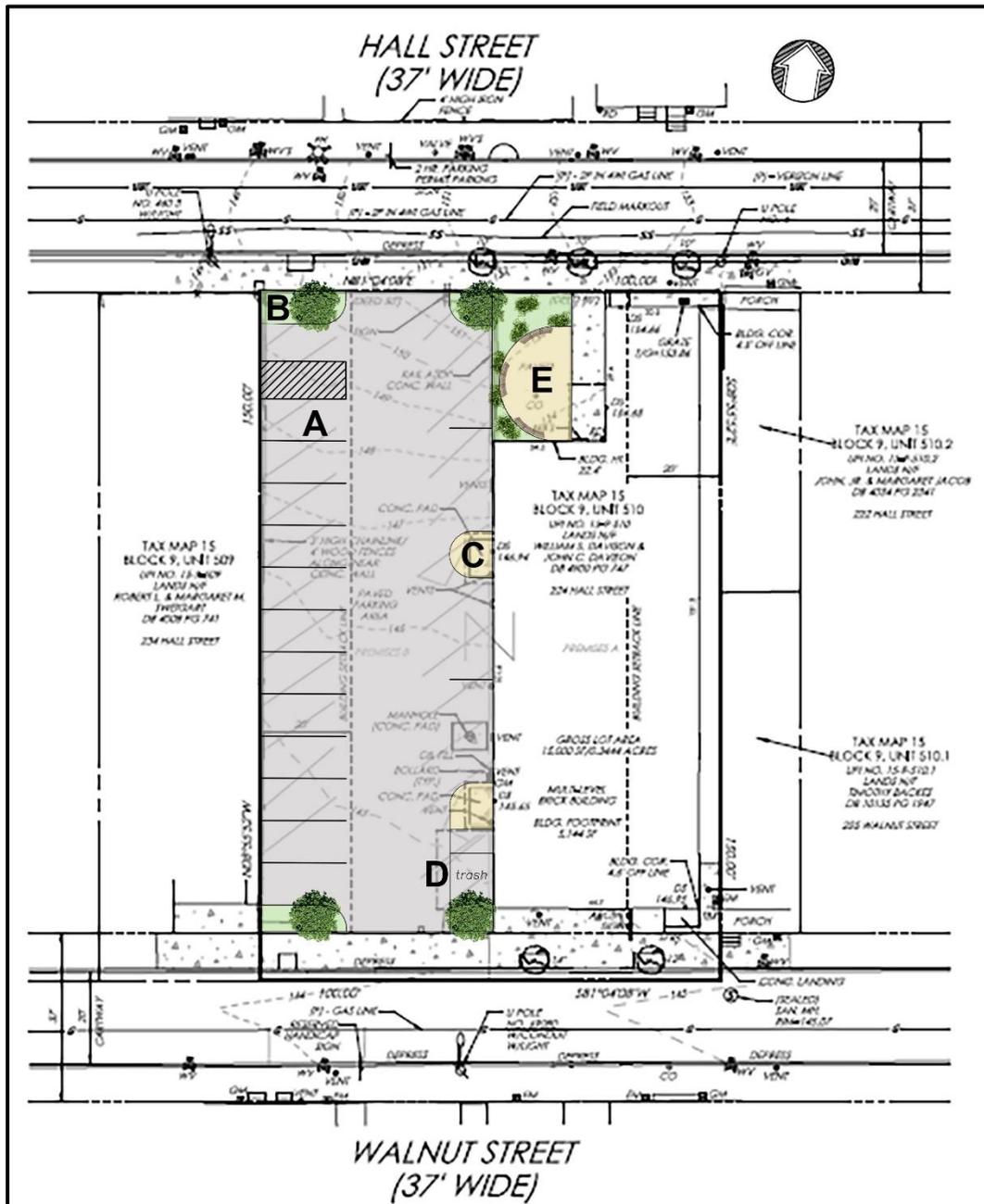
2. **Watersheds**, the water resources component of [Landscapes3](#), indicates the proposed development is located within the Schuylkill River watershed. **Watersheds**' highest priority land use objectives within this watershed are: implementation of comprehensive stormwater management, restoration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

PRIMARY ISSUES:

3. The existing building was initially constructed in 1925 as the Hungarian American Citizens Club and it was considered a contributing resource in the Historic District in a 1985 Pennsylvania Historic Resource Survey Form completed for the building. At the time it was determined to be in excellent condition and integrity. We commend the applicants and the Borough for taking action to preserve

this historic structure. Objective (a) of the Appreciate Goal of *Landscapes3* reads “Preserve historic resources in their context while supporting appropriate reuse as a vital part of our community infrastructure and character”.

- The existing parking lot layout leaves limited space for landscaping and appears to be confusing to use for pedestrians and drivers. We suggest the parking lot layout be reconfigured. We also suggest enhancements be made for the Hall Street entrance area to the building. See the illustration and notes below for suggested improvements.



FOR ILLUSTRATIVE PURPOSES ONLY

Base drawing from "Existing Features Plan", Sheet 1 of 1, Nave Newell, 06/21/2021

The intent of the above illustration is to express opportunities to:

- A. Improve the function of the parking lot by restriping the west side of the lot for perpendicular parking spaces (13 spaces total, with two ADA accessible spaces) and restriping the east side of the lot for parallel parking spaces (4 total spaces). Although this would result in potentially four less spaces, the two-way circulation in the lot would be safer to navigate for pedestrians and drivers.
 - B. Create a more attractive lot with more landscaping. Additional space for landscaping and reduced impervious surface coverage results from restriping the orientation of the parking spaces.
 - C. Better define the side entrances to the building with clear openings in between parking spaces.
 - D. Locate a defined trash collection area that could be screened by fencing and accessed by trash trucks.
 - E. Provide a more inviting building entrance space off Hall Street that could be landscaped and offer amenities such as outdoor seating.
5. The site has three established street trees on each street frontage, the applicant should ensure that these trees are protected during construction. A landscaping plan should be created to enhance the appearance of the structure and improve the microclimate of a site that is close to 100% impervious coverage. This could include large planters placed throughout the parking lot or on the building exterior.
 6. The plan does not indicate if the interior configuration of the structure will have common/community space for amenities such as mailboxes, a laundry room or storage lockers for items like bicycles. If the building is structurally capable of supporting the load, a communal roof garden area could be a worthy amenity.

ADMINISTRATIVE ISSUES:

7. The applicant should contact the office of the Chester County Conservation District (telephone #610-455-1360) 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. Additional information on this topic is provided online at: <https://www.chesco.org/284/ErosionStormwater>.
8. The applicant is requesting a series waivers from the provisions of the Borough Subdivision and Land Development Ordinance. Waiver requests should only be granted following the determination that the proposed project either meets the purpose of these requirements or does not create the impacts that these provisions are intended to manage.

Page: 5
Re: Preliminary/Final Land Development - 224 Hall Street
Phoenixville Borough - LD-07-21-16811

9. A minimum of four (4) copies of the plan should be presented at the Chester County Planning Commission for endorsement to permit recording of the final plan in accord with the procedures of Act 247, the Pennsylvania Municipalities Planning Code, and to meet the requirements of the Recorder of Deeds, 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 Phoenixville Borough. However, we appreciate the opportunity to review and comment on this plan. The staff of the Chester County Planning Commission is available to you to discuss this and other matters in more detail.

Sincerely,

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

Glenn Bentley
Senior Review Planner

cc: William S. & John C. Davison
Roundstone Development, LLC Attn: Ryan and Chris Tobin
Nave Newell Attn: Matt Kelly
Mark E. Cassel, AICP, Director of Service Planning, SEPTA
Chester County Conservation District



THE COUNTY OF CHESTER



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

August 24, 2021

E. Jean Krack, Borough Manager
Phoenixville Borough
351 Bridge Street
Phoenixville, PA 19460

Re: Preliminary/Final Land Development - Phoenix Wheel
Phoenixville Borough - LD-07-21-16831

Dear Mr. Krack:

A preliminary/final land development plan entitled "Phoenix Wheel", prepared by Carroll Engineering Corporation, and dated July 16, 2021, was received by this office on July 26, 2021. This plan is reviewed by the Chester County Planning Commission in accord with the provisions of Section 502 of the Pennsylvania Municipalities Planning Code. We offer the following comments on the proposed land development for your consideration.

PROJECT SUMMARY:

Location:	North side of Hall Street, West side of Bridge Street (S.R. 113)
Site Acreage:	1.00
Lots/Units:	1 lot
Proposed Land Use:	Heritage structure
Municipal Land Use Plan Designation:	Mixed Use
UPI#:	5-9-91.1

PROPOSAL:

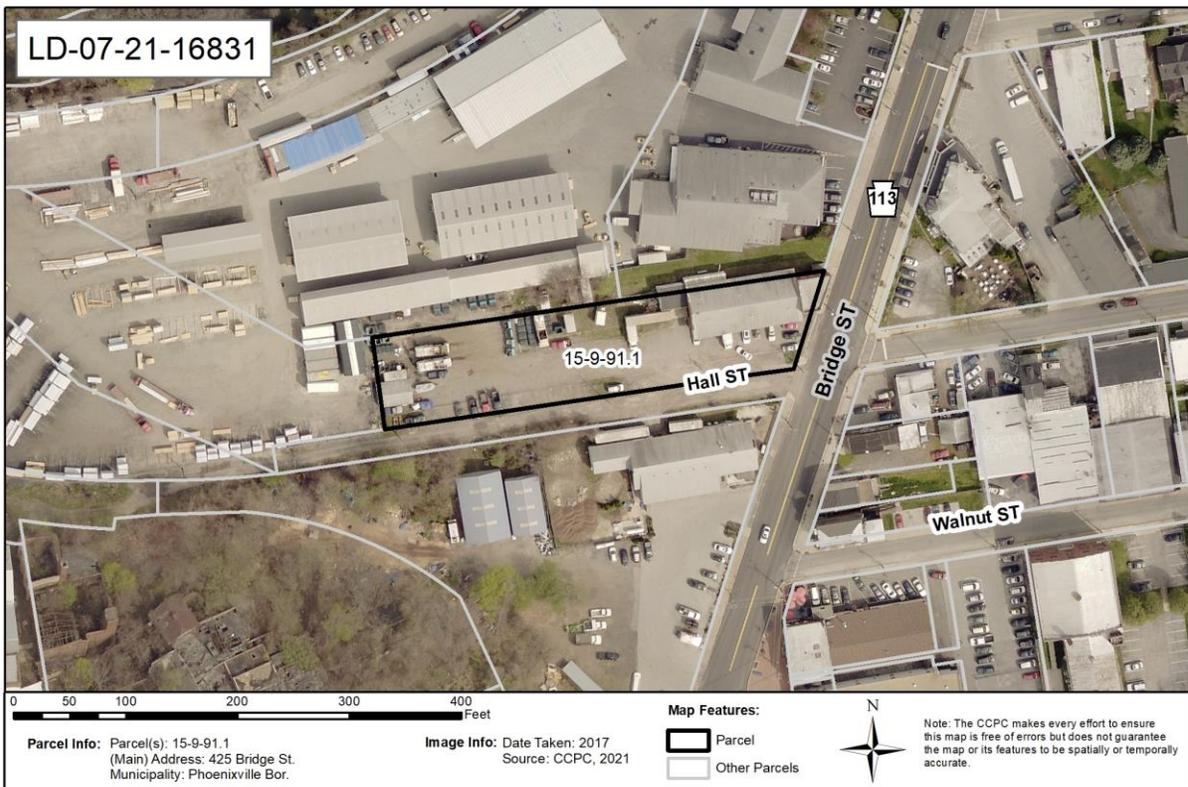
The applicant proposes the placement of a historic Ferris wheel on a 1.00 acre commercial parcel. The project site is located in the TC-Town Center zoning district. No new sewer or water service is proposed.

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

COUNTY POLICY:

LANDSCAPES:

1. The project site is located within the **Urban Center Landscape** designation of [Landscapes3](#), the 2018 County Comprehensive Plan. The vision for the **Urban Center Landscape** is historic downtown and established neighborhoods serving as civic, economic, and population centers with a traditional town character, accommodating substantial future growth at a medium to high intensity. The proposed land development is consistent with the objectives of the **Urban Center Landscape**.



WATERSHEDS:

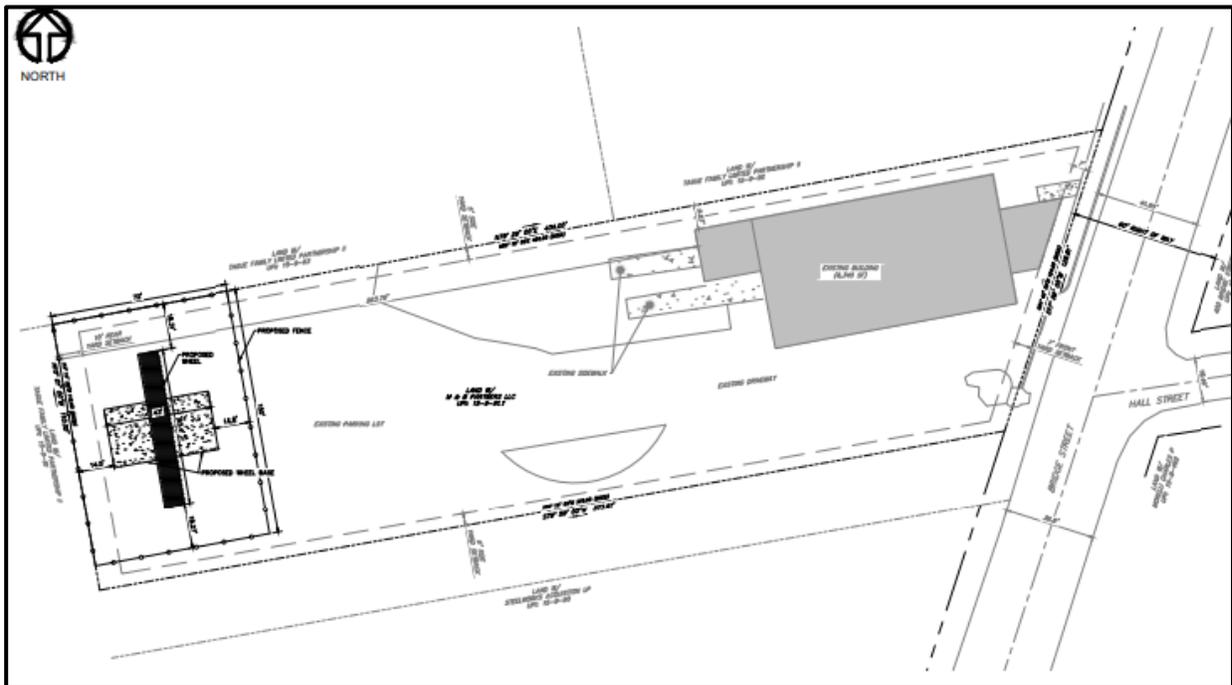
2. **Watersheds**, the water resources component of [Landscapes3](#), indicates the proposed development is located within the French Creek watershed. **Watersheds'** highest priority land use objectives within this watershed are: implementation of comprehensive stormwater management, protection of water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

PRIMARY ISSUES:

3. The Project Narrative submitted with the plan indicates that the placement of the Phoenix Wheel by the Schuylkill River Heritage Center is intended as a public display of a historically significant artifact that originated in Phoenixville in 1895; the Narrative describes it as a sculpture. This in combination with un-gated proposed fence shown on Sheet C-101 of the submitted plan suggests

that the Wheel will not be operational. We note that the visibility of the Wheel could be diminished by the construction of the Steelworks multi-story mixed use building proposed immediately south of the proposed site. While we acknowledge that siting the Wheel in this location is significant, we suggest the Heritage Center may want to consider a more visible site.

4. We also note that the Project Narrative indicates that no earth disturbance will occur as part of this project. The Borough should verify that the 43 foot by 25 foot (approx.) proposed wheel base will not require a foundation to support the Wheel.



Detail of Sheet 1 of the plan

ADMINISTRATIVE ISSUES:

5. The applicant should contact the office of the Chester County Conservation District (telephone #610-455-1360) 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. Additional information on this topic is provided online at: <https://www.chesco.org/284/ErosionStormwater>.
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.

Page: 4
Re: Preliminary/Final Land Development - Phoenix Wheel
Phoenixville Borough - LD-07-21-16831

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

Sincerely,

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

Glenn Bentley
Senior Review Planner

cc: M & B Partners, LLC
Carroll Engineering Corporation
Chester County Conservation District



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Michelle Kichline

Brian N. O’Leary, AICP
Executive Director

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

August 18, 2021

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

Re: Final Subdivision – Lands of 347 E. Conestoga Road Associates L.P.
Tredyffrin Township – SD-07-21-16827

Dear Mr. Baumann:

A Final Subdivision Plan entitled "Lands of 347 E. Conestoga Road Associates L.P.", prepared by Schock Group, LLC, and dated July 14, 2021, was received by this office on July 22, 2021. This plan is reviewed by the Chester County Planning Commission in accord with the provisions of Section 502 of the Pennsylvania Municipalities Planning Code. We offer the following comments on the proposed subdivision for your consideration.

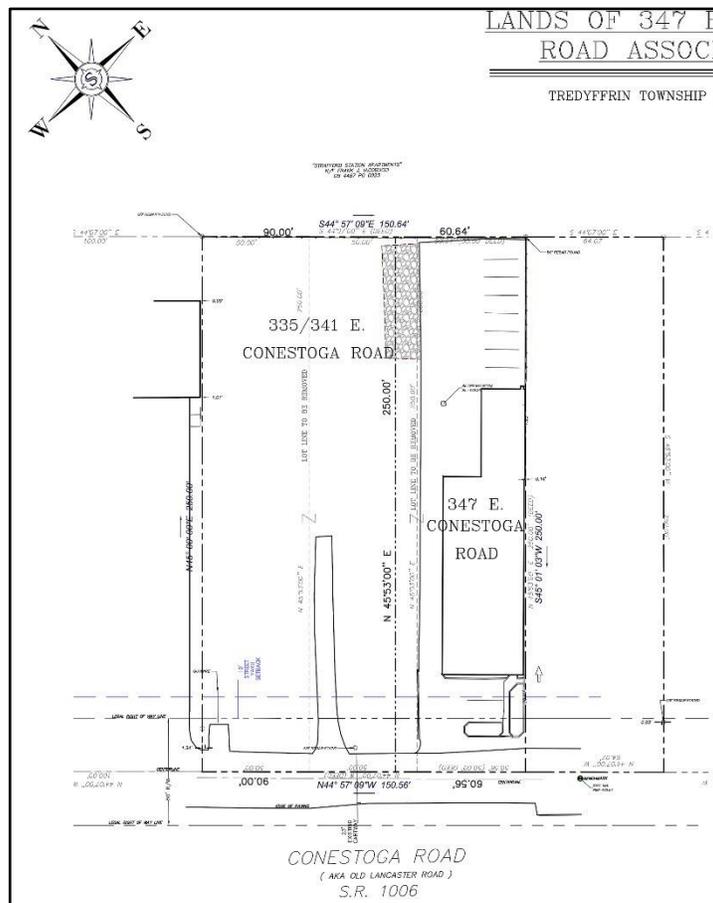
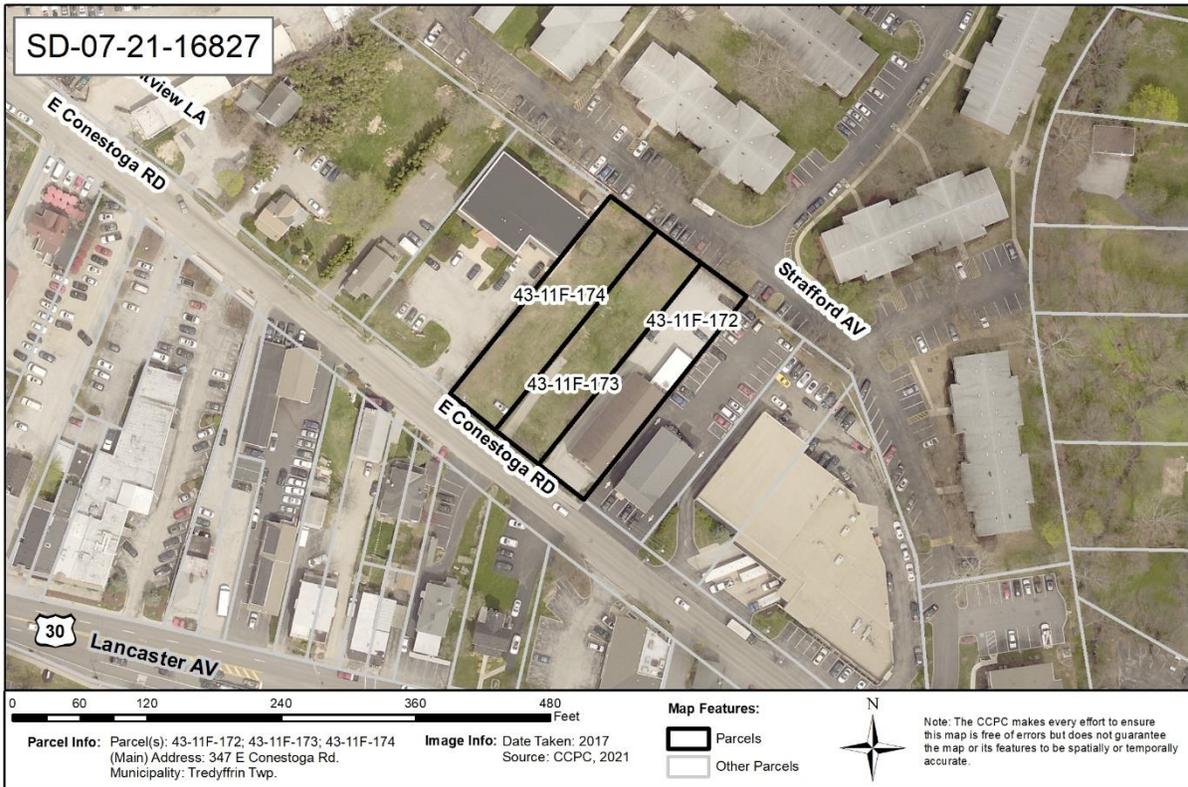
PROJECT SUMMARY:

Location:	northeast side of Conestoga Road, west of Strafford Avenue
Site Acreage:	0.86
Lots/Units:	3 Existing Lots; 2 Proposed Lots
Non-Res. Square Footage:	0
Proposed Land Use:	Consolidation of existing commercial lots
New Parking Spaces:	0
Municipal Land Use Plan Designation:	Strafford Mixed Use
UPI#:	43-11F-174, 43-11F-173, 43-11F-172

PROPOSAL:

The applicant proposes the consolidation of three existing parcels into two parcels. No development activity, and no new sewage disposal or water supply, is proposed as part of this submission. The project site is located in the C-1 Commercial zoning district.

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



Site Plan Detail, Sheet 1: Final Subdivision – Lands of 347 E. Conestoga Road Associates L.P.

Page: 3

Re: Final Subdivision – Lands of 347 E. Conestoga Road Associates L.P.

Tredyffrin Township – SD-07-21-16827

COUNTY POLICY:

LANDSCAPES:

1. The project site is located within the **Suburban Center Landscape** designation of [Landscapes3](#), the 2018 County Comprehensive Plan. The vision for the **Suburban Center Landscape** is regional economic, population and transportation centers with varying land uses, accommodating substantial future growth of medium to high intensity. The proposed subdivision is consistent with the objectives of the **Suburban Center Landscape**.

PRIMARY ISSUES:

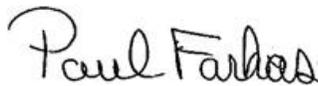
2. For clarity purposes, the applicant should identify the future use(s) of both proposed parcels.
3. The site plan and aerial photography both indicate that there are no sidewalks on the project site. Sidewalks should be provided as part of any future development activity on this site. Sidewalks are an essential design element in the **Suburban Center Landscape**. Additionally, a shared driveway between the two parcels is encouraged to improve traffic and pedestrian safety.

ADMINISTRATIVE ISSUES:

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

Sincerely,



Paul Farkas
Senior Review Planner

cc: 347 E. Conestoga Road Associates, LLP
Schock Group, LLC



THE COUNTY OF CHESTER



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Josh Maxwell
Michelle Kichline

Brian N. O’Leary, AICP
Executive Director

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

August 12, 2021

Pamela Henrichon, Administrative Assistant
West Bradford Township
1385 Campus Drive
Downingtown, PA 19335

Re: Final Subdivision - Plan of Lot Consolidation for 515 / 525 Groundhog College Rd.
West Bradford Township - SD-07-21-16835

Dear Ms. Henrichon:

A final subdivision plan entitled "Plan of Lot Consolidation for 515 / 525 Groundhog College Rd.", prepared by Edward B. Walsh and dated July 26, 2021, was received by this office on July 27, 2021. 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 Groundhog College Road, south of Embreeville Road
Site Acreage: 32.42 acres
Lots: 1 lot proposed
Proposed Land Use: Lot Consolidation
Municipal Land Use Plan Designation: Resource Protection Areas and Areas of Development Constraints
UPI#: 50-8-16.3, 50-8-16.4

PROPOSAL:

The applicant proposes the merger of two lots. The site, which is not served by public water or sewer facilities, is located in the West Bradford Township R-1 Residential zoning district. No development is proposed by this subdivision.

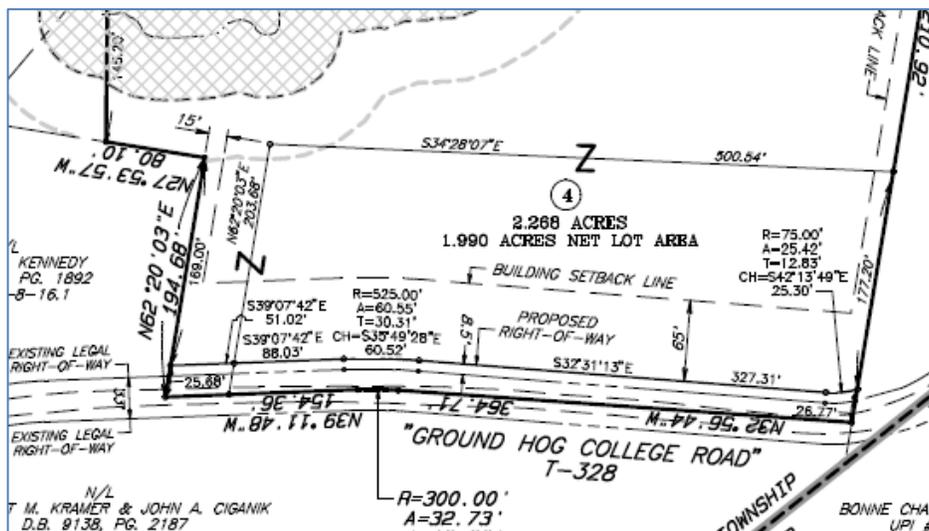
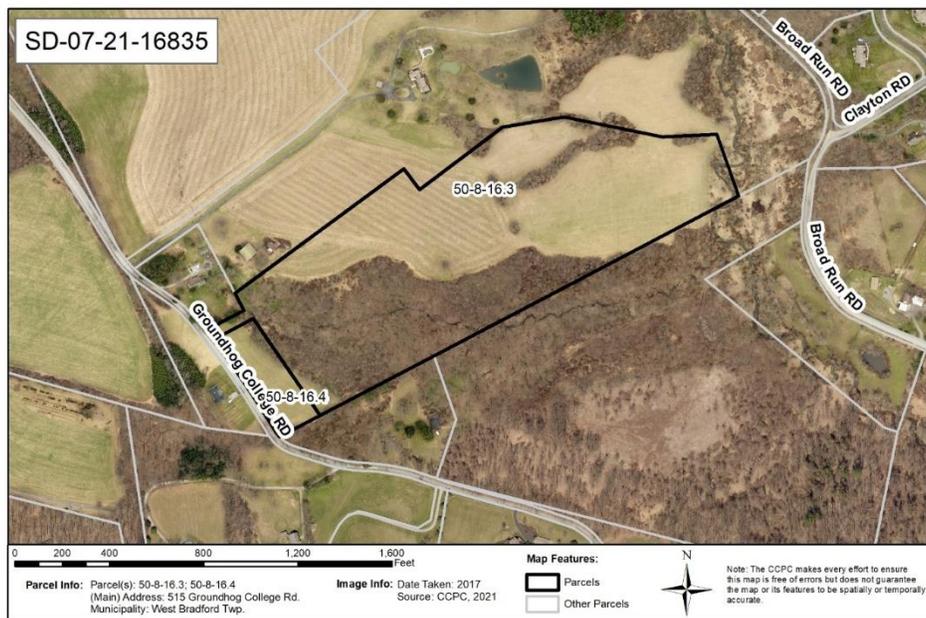
We understand that the site is owned by West Bradford Township. Due to the sensitive natural features on the tract, such as a flood hazard area, steep slopes and riparian buffer areas, we believe that extensive development on this site is not appropriate. We have no comments on the proposed subdivision

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

COUNTY POLICY:

LANDSCAPES:

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



**Detail of Final Subdivision - Plan of
Lot Consolidation for 515 / 525 Groundhog College Rd.**

Page: 3

Re: Final Subdivision - Plan of Lot Consolidation for 515 / 525 Groundhog College Rd.
West Bradford Township - SD-07-21-16835

ADMINISTRATIVE ISSUE:

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

Sincerely,

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

Wes Bruckno, AICP
Senior Review Planner

cc: Edward B. Walsh
Chester County Health Department



THE COUNTY OF CHESTER



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Executive Director

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

August 12, 2021

Dale Barnett, Manager
West Brandywine Township
198 Lafayette Road
Coatesville, PA 19320

Re: Preliminary Land Development and Subdivision - Traditions of America
West Brandywine Township - LD-07-21-16824, SD-07-21-16825

Dear Mr. Barnett:

A preliminary land development and subdivision plan entitled "Traditions of America", prepared by RETTEW Associates, Inc. and dated July 16, 2021, was received by this office on July 16, 2021. 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 and subdivision for your consideration.

PROJECT SUMMARY:

Location:	East side of Manor Road (State Route 82), north and south sides of East Reeceville Road (State Route 4005) and west of Swinehart Road (State Route 4011)
Site Acreage:	106.33 acres
Lots/Units:	38 lots; 181 dwellings
Proposed Land Use:	Single Family Residential, Single Family Residential, Farm/Pasture Land
Municipal Land Use Plan Designation:	Agricultural Preservation, Open space/resource protection focus
UPI#:	29-7-77, 29-7-27

PROPOSAL:

The applicant proposes the subdivision of a 189.77 acre tract into 38 lots and the construction of 181 residential units, and the provision of approximately 20 acres of open space. The site, which will be served by public water and public sewer facilities, is located in the West Brandywine Township R-1 Agricultural/Residential District and the R-2 Rural Residential District. The proposal is subject to a West Brandywine Township Conditional Use approval dated May 6, 2021, which approved an age-restricted community, pursuant to the R-1 Agricultural/Residential District and the R-2 Rural Residential District regulations under the provisions of the West Brandywine Township Zoning Ordinance’s Open Space Design Option.

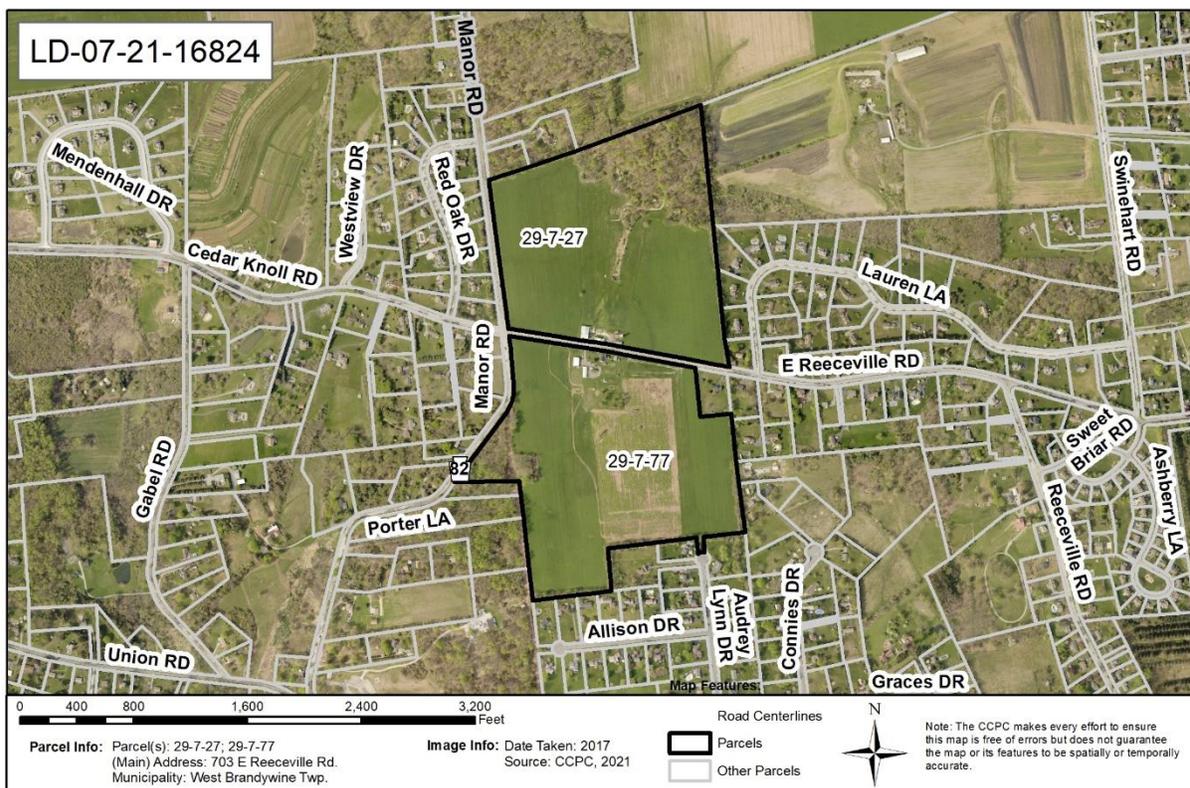
The northern portion of the parcel, located in the R-1 Agricultural/Residential District, contains 52.182 acres and the southern portion of the tract, located in the R-2 Rural Residential District, contains 54.148 acres (as indicated in the Zoning Data tables on Sheet 2 of the plan). The entire tract is proposed to be an age-restricted community.

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 and subdivision plan.

COUNTY POLICY:

LANDSCAPES:

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





WATERSHEDS:

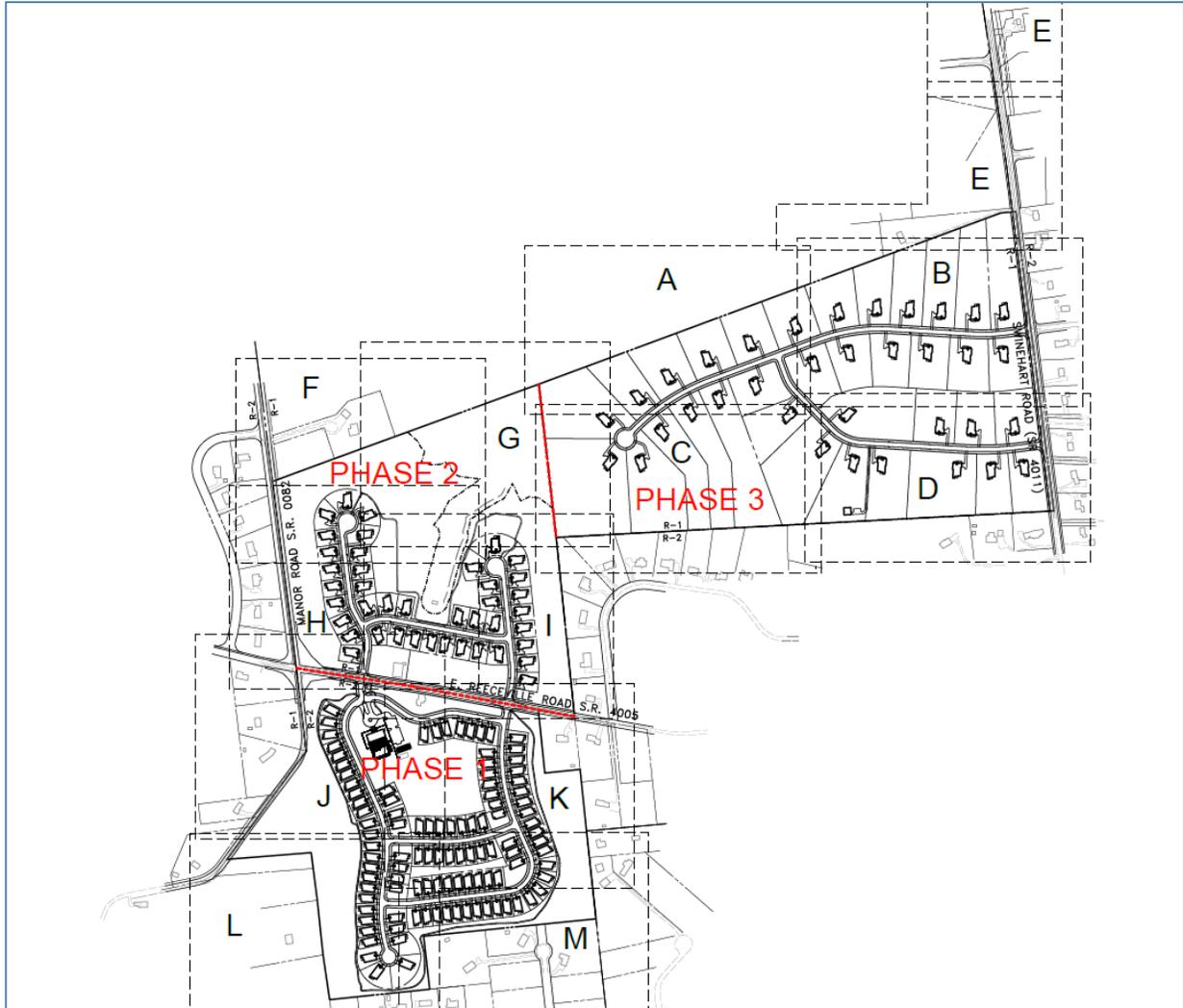
2. *Watersheds*, the water resources component of *Landscapes3*, indicates the proposed development is located within the Beaver Creek subbasin of the Brandywine Creek watershed. *Watersheds*' highest priority land use objectives within this watershed are:

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

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

PRIMARY ISSUES:

3. The County Planning Commission’s Multimodal Circulation Handbook (2016 Update), which is available online at www.chescoplanning.org/resources/PubsTransportation.cfm, classifies Manor Road (State Route 82) as a minor arterial, East Reeceville Road (State Route 4005) as a major collector and Swinehart Road (State Route 4011) as a local distributor. The Handbook (page 183) recommends a 100 foot-wide right-of-way for minor arterial roads, an 80 foot-wide right-of-way for major collectors, and 50 foot-wide righto-way for local to accommodate future road and infrastructure improvements. We recommend that the applicant and West Brandywine Township contact PennDOT to determine the appropriate rights-of-way to be reserved for these roadways. We suggest that this area be identified as a dedicated right-of-way, and be offered for dedication to PennDOT.



*Detail of Traditions of America
Preliminary Land Development and Subdivision Plan*

4. The Act 247 Referral form that was submitted with the plans indicated that the site contains 189.77 acres, but Conditional Use Note 30 indicates that the gross tract area of the subject property is 106.33 acres; this should be clarified.
5. Conditional Use Note 95 indicates that the applicant has proposed constructing a trail system instead of sidewalks, but we recommend the installation of sidewalks into the plan. Sidewalks are an essential design element for new construction in the **Suburban Landscape**. “Connect” Objective C of *Landscapes3*, the 2018 County Comprehensive Plan, is to provide universally accessible sidewalks, trails, and public transit connections to create a continuous active transportation network within designated growth areas.

PennDOT’s Design Manual 2-Chapter 6: Pedestrian Facilities and the Americans with Disabilities Act (ADA) recommend that sidewalks be a minimum of 5 feet in width. Additional information on this topic is provided in the Pedestrian Facilities Design Element of the County Planning Commission’s

Multimodal Circulation Handbook (2016 Update), which is available online at: www.chescoplanning.org/MuniCorner/MultiModal/02-PedFacs.cfm.

6. We suggest that some of the stormwater basins and environmentally-sensitive areas on the site can serve as passive recreational amenities if they are provided with pedestrian access. Phase 3 of the plan does not appear to provide for any common open space area; we suggest that some of the environmentally-sensitive areas in this Phase could be provided with passive recreation such as trails. Some of the lots in this area have very deep rear yards, which could offer opportunities for such open space.

In general, we suggest that the applicant strive to provide a more centrally-located open space area, which should be conveniently available to more of the tract's residents.

7. Conditional Use Note 42 eliminated the extension of Audrey Lynn Drive into the site; we still believe that this extension will improve vehicle circulation and access.
8. The applicant should consider creating landscaped islands in the cul-de-sacs to relieve the extensive expanses of asphalt. A preferable alternative would be the extension of the cul-de-sacs to the tract boundaries to permit them to connect to adjacent future developments.
9. The 1993 West Brandywine Township Open Space, Recreation and Environmental Resources Plan contains extensive recommendations regarding the protection of open space and environmental resources in this area. We recommend that the Township and the applicant strive to meet as many of the Township's open space and environmental protection policies as possible. The Township and the applicant should work together to connect the internal pathways with current and future trails that may be constructed near the site. For example, the planned Brandywine East-West Trail is in the vicinity of Swinehart Road just north of Beaver Creek Road, and we recommend that the applicant provide bike/pedestrian infrastructure along Swinehart to access this future trail.

Conditional Use Note 47 indicates that the walking trail will be for the private use of the development's residents. It would be preferable to permit the public to use the trails also. This will permit the trails to be integrated into a potential future regional trail system.

Some of the trails are located behind some of the house lots. We suggest that trails should be similarly provided to the rears of all the house lots to increase their availability, even although this may require additional grading. This is especially important in the southern portion of the tract (Phase 1), where the dwellings are closely-grouped.

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

11. A letter from the Pennsylvania State Historic Preservation Office regarding historic resources on the site, dated December 23, 2020, which was submitted with the plans states:

Identification of Historic Properties

The proposed project is occurring completely within the Baldwin Farm (Key No. 066133), which was determined eligible for listing in the National Register of Historic Places in 2020. The property is eligible under Criterion A in the area of Agriculture, with a period of significance of 187-1960. Contributing resources include the dwelling, barn, and silo, among other agricultural outbuildings.

Assessment of Effect

The proposed project includes the removal of several contributing buildings to the National Register-eligible Baldwin Farm as well as redevelopment of historically associated acreage. In our opinion, based on the information received and available within our files, the proposed project will have an **Adverse Effect** on historic properties. To comply with the regulations of the ACHP, the federal agency must follow the procedures outlined in 36 CFR 800.6, when the effect is adverse. The federal agency will need to notify the ACHP of the effect finding and continue to consult with the PA SHPO and other consulting parties to seek ways to avoid, minimize, and/or mitigate the effects on historic properties.

Conditional Use Note 59 indicates that the farmhouse will be retained, but the other structures on the southern parcel will be demolished. However, we recommend that the Township and the applicant strive to preserve all of the site's historic features to the maximum extent that is practical, and provide them with appropriate lot areas to preserve them in an appropriate context. Conditional Use Note 60 indicates that the farmhouse will be provided with a one-acre lot; we suggest that a larger lot will provide the farmhouse with a more appropriate context. The same consideration should apply to the barn and silo mentioned in Conditional Use Note 62.

12. The plans indicate that the site contains wetlands. Placement of fill in wetlands is regulated by the U.S. Army Corps of Engineers in accordance with Section 404 of the Clean Water Act (1977) and with the Pennsylvania Department of Environmental Protection under Chapter 105 Rules and Regulations for the Bureau of Dams and Waterway Management. The applicant should contact these agencies to determine if the proposed activity will require a permit and provide the municipality with documentation of this contact and of any subsequent permits before action on this plan is taken.
13. The site contains land within the 100 year floodplain. We note that the County Planning Commission does not support development in the floodplain, and the Federal Emergency Management Agency and Pennsylvania Department of Environmental Protection regulate filling or development in the floodplain. Development within a floodplain can increase the magnitude and frequency of normally minor floods, and present health and safety problems. The applicant should contact both of these agencies to determine if future development activity will require a permit. West Brandywine Township should request documentation of these contacts or permits before approving the plan.
14. West Brandywine Township should confirm that the site plan complies with the riparian buffer requirements in the Municipal Code. *Landscapes3* supports the comprehensive protection and restoration of the county's ecosystems, including riparian corridors ("Protect" Objective B, page 63).
15. West Brandywine Township should verify that all necessary ordinance relief measures to permit

Page: 7

Re: Preliminary Land Development and Subdivision - Traditions of America

West Brandywine Township - LD-07-21-16824, SD-07-21-16825

grading in steep slope areas have been granted and that the design of the slopes is consistent with all ordinance requirements related to permitted grades, the design and specifications of retaining walls and slope stabilization.

16. The plan indicates that a portion of the site is wooded. Mature trees and shrubs reduce the volume and impacts of stormwater runoff by intercepting precipitation, increasing evapotranspiration, and stabilizing soil through root growth. If development or earth disturbance is going to encroach upon existing woodlands, the removal of trees should be limited to the minimum area needed for the dwellings and support facilities. The limits of tree removal should be clearly shown on the plan and "limits of disturbance" should be delineated to protect all trees that are intended to remain. Orange construction fencing should be placed at the "limit of disturbance" to prevent unintended intrusion into woodland areas by construction equipment. This fencing should be placed at the drip line of any trees that are intended to remain to limit inadvertent impacts from construction equipment to root zones and long-term tree health. Additional native trees and shrubs should be incorporated into the landscaping plans to replace and mitigate the loss of removed trees.
17. We have no comments on the subdivision portion of this plan.

ADMINISTRATIVE ISSUES:

18. As indicated in Plan Note 35, A Pennsylvania Department of Transportation permit is required for new or revised access and should be identified on the final plan as required by Section 508(6) of the Municipalities Planning Code.
19. 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 Brandywine Township. However, we appreciate the opportunity to review and comment on this plan. The staff of the Chester County Planning Commission is available to you to discuss this and other matters in more detail.

Sincerely,



Wes Bruckno, AICP
Senior Review Planner

cc: RETTEW Associates, Inc.
Anthony Antonelli, District Permits Manager, PennDOT
George Gumas, PennDOT Consultant Project Manager
Francis J. Hanney, PennDOT
Edwin C. and Mary P. Baldwin Trust, Et. Al.
Overlook Road Farm Co.
Traditions of America L.P.
Chester County Conservation District



THE COUNTY OF CHESTER



COMMISSIONERS
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Brian N. O’Leary, AICP
Executive Director

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

August 5, 2021

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

Re: Preliminary/Final Subdivision - 243 & 245 E. Chestnut St.
West Chester Borough – SD-06-21-16782

Dear Mr. Gore:

A Preliminary/Final Subdivision Plan entitled "243 & 245 E. Chestnut St.", prepared by Triangle Support Services, LLC, and dated April 9, 2019, was received by this office on July 8, 2021. This plan is reviewed by the Chester County Planning Commission in accord with the provisions of Section 502 of the Pennsylvania Municipalities Planning Code. We offer the following comments on the proposed subdivision for your consideration.

PROJECT SUMMARY:

Location:	north side of East Chestnut Street, west of North Franklin Street
Site Acreage:	0.18
Lots/Units:	2 existing lots; 1 proposed lot
Non-Res. Square Footage:	0
Proposed Land Use:	Single Family Residential
New Parking Spaces:	0
Municipal Land Use Plan Designation:	Medium Density Neighborhood Conservation
UPI#:	1-5-288, 1-5-289

PROPOSAL:

The applicant proposes the consolidation of two existing residential lots totaling 0.18 acres into one lot. The Zoning Requirements table states that the existing two-unit semi-detached building will be combined into one single family dwelling, and a site plan note indicates that a 384 square foot addition will be constructed to the rear of the dwelling. The project site, which is served by public water and public sewer, is located in the NC-2 Neighborhood Conservation (Block Class C) 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. The proposed subdivision is consistent with the objectives of the **Urban Center Landscape**.

PRIMARY ISSUES:

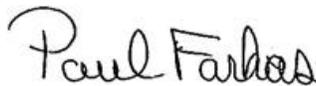
2. Map 2: Historic Resources Inventory in the Borough’s 2011 Historic Preservation Plan indicates that both parcels, along with the adjoining parcels to the east and west, contain historic resources that contributed to the 2005 West Chester Borough National Register Historic District Boundary increase. The applicant and Borough should ensure that the design of the proposed addition respects the design, materials and massing of these historic resources. “Appreciate” Objective A of [Landscapes3](#), the 2018 County Comprehensive Plan, is to preserve historic resources in their context while supporting appropriate reuse as a vital part of our community infrastructure and character.

ADMINISTRATIVE ISSUES:

3. The site plan legend identifies the proposed addition as an “existing building addition.” This should be clarified by the applicant.
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 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: Mike Cornely
Weaver Architecture and Design LLC
Triangle Support Services, LLC



THE COUNTY OF CHESTER



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

August 26, 2021

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

Re: Preliminary/Final Land Development - Ship Run (Phase 2)
West Whiteland Township – LD-07-21-16836

Dear Mr. Weller:

A Preliminary/Final Land Development Plan entitled Ship Run (Phase 2), prepared by D.L. Howell & Associates Inc., and dated July 16, 2021, was received by this office on July 28, 2021. This plan is reviewed by the Chester County Planning Commission in accord with the provisions of Section 502 of the Pennsylvania Municipalities Planning Code. We offer the following comments on the proposed land development for your consideration.

PROJECT SUMMARY:

Location:	south side of East Lincoln Highway, west side of South Ship Road
Site Acreage:	18.94
Proposed Land Use:	5,590 square foot convenience store with automotive fuel service, and 68 townhouse units
New Parking Spaces:	137
Municipal Land Use Plan Designation:	Business Park; Institutional, "Parks, Permanent Open Space & Resource Conservation"; and Character Area 1 - 2015 Lincoln Highway and Whitford Road Corridors Plan
UPI#:	41-5-177.1, 41-5-176-E, 41-5-177.3, 41-5-177.2

PROPOSAL:

The applicant proposes the construction of a 5,590 square foot convenience store with automotive fuel service, and 68 townhouse units. The Parking Tabulation table on Sheet 1 indicates that 66 parking spaces will be provided for the convenience store, and 71 on-street parking spaces will be provided for the townhouse units. The project site, which will be served by public water and public sewer, is located in the O/R Office/Residential zoning district.

RECOMMENDATION: The County Planning Commission recommends that the issues raised in this letter should be addressed, particularly the historic preservation issues discussed in comment #5 and the access and circulation issues discussed in comments #7 through #9, and all Township issues should be resolved before action is taken on this land development plan.

BACKGROUND:

1. The Chester County Planning Commission previously reviewed a subdivision proposal for this site. CCPC# SD-10-20-16496, dated November 2, 2020, addressed lot line revisions between four existing parcels totaling 107.34 acres (UPI# 41-5-177.1, 41-5-177.2, 41-5-177.3, and 41-5-176-E). It is our understanding that this subdivision plan was approved by the Township on November 10, 2020. It is also our understanding that the following are the proposed uses for these four lots:
 - Lot 1: the existing facilities for the Laborer’s District Council of Metropolitan Area of Philadelphia;
 - Lot 2: 95 single family residential lots. The County Planning Commission reviewed the preliminary/final subdivision plan for this site, Phase 1 of the Ship Run development, on April 2, 2021 (CCPC# SD-03-21-16661). As of August 23, 2021, we have no record that the Township has granted final plan approval for this prior plan submission;
 - Lot 3 (15.15 acres): 68 townhouse units (the residential component of the current land development plan), along with the construction of a new road, the Ship Road Couplet, and a multi-modal path along the couplet that will be constructed by the applicant in accordance with the County’s requirements. The site plan also indicates that a portion of the Couplet will be located on an adjoining parcel (UPI# 41-5-176.4-U), and a site plan note indicates that a right-of-way area will be obtained from the property owner; and
 - Lot 4 (3.79 acres): a 5,590 square foot convenience store/gas station (the commercial component of the current land development plan).

As stated in our previous review, conditional use approval was granted by the Township on February 11, 2021 for the creation of 95 single family residential lots in Phase 1 of this development, along with the proposed construction of 68 townhouse units in Phase 2, with 14 conditions of approval.

2. The site plan indicates that, on February 11, 2021, the Township granted conditional use approval for the proposed convenience store, with 16 conditions of approval. We note that the conditions of approval include the following:
 - a. No use and occupancy permit shall be issued for the convenience store until the portion of the Ship Road Couplet south of Lincoln Highway is constructed and open for public use (condition #1); and
 - b. The applicant shall work cooperatively with the Township and St. Mary’s Chapel to facilitate the elimination of existing chapel driveways on Lincoln Highway and Ship Road. The applicant shall provide a permanent access easement to St. Mary’s Chapel for the access drives and parking area south of the Chapel (condition #13). We note the site plan depicts the location of 19 parking spaces to the immediate south of the chapel site.

COUNTY POLICY:

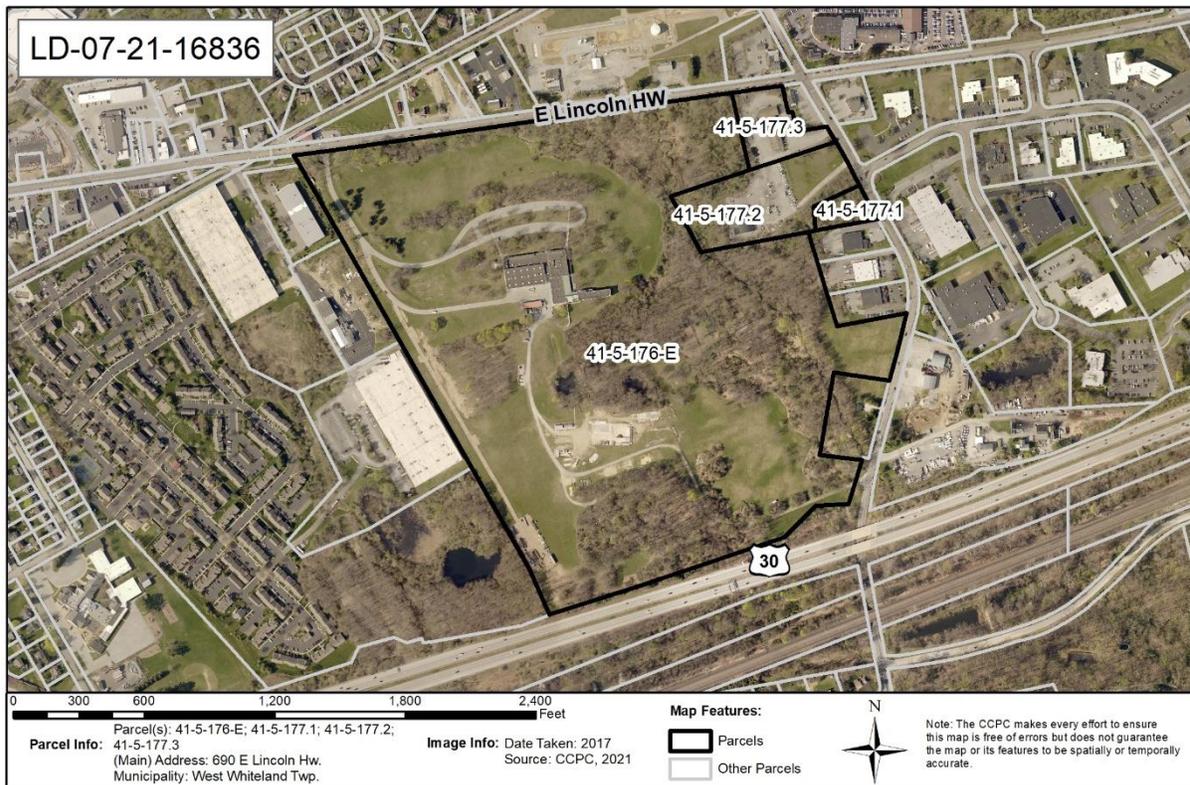
LANDSCAPES:

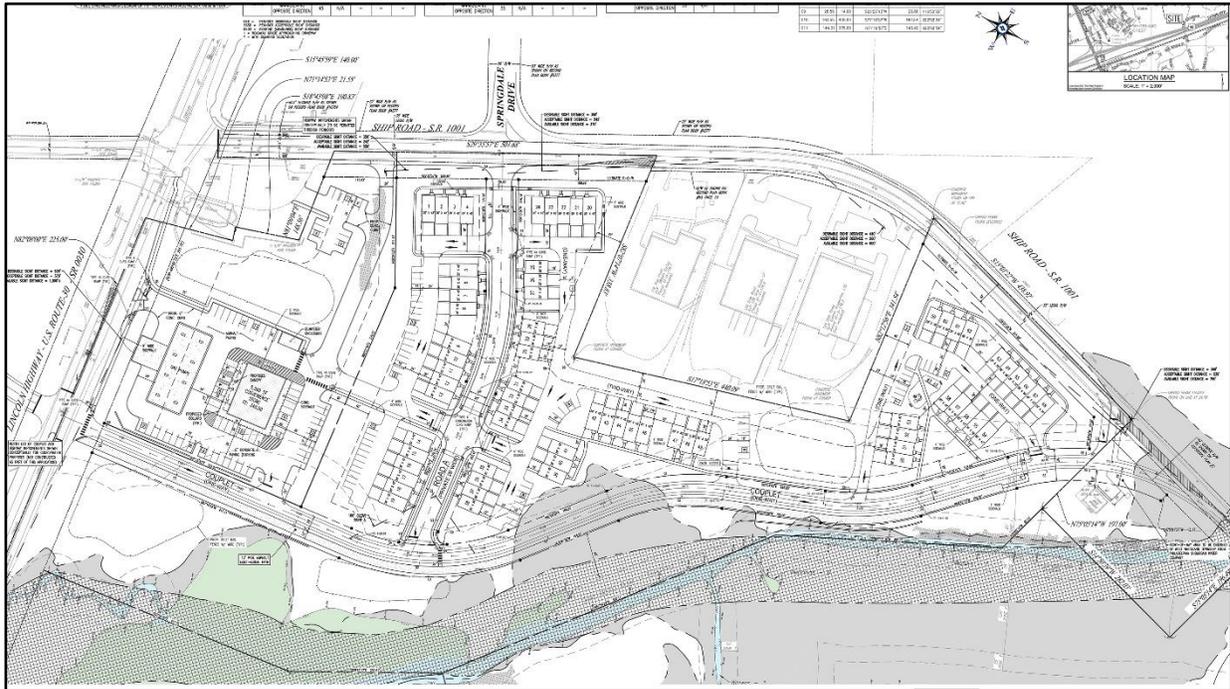
3. The project site is located within the **Suburban Landscape** and **Natural Landscape** designations of [Landscapes3](#), the 2018 County Comprehensive Plan. The vision for the **Suburban Landscape** is predominantly residential communities with locally-oriented commercial uses and facilities, accommodating growth at a medium density that retains a focus on residential neighborhoods, with enhancements in housing diversity and affordability. Additionally, roads, sidewalks and paths with convenient access to parks and community facilities should be provided. As an overlay

of all other landscapes, the county’s **Natural Landscapes** consist of a network of streams, wetlands, floodplains, and forests that are protected by regulations or should be subject to limited disturbance. Conservation practices should protect and restore these natural resources. While the proposed land development is consistent with the objectives of the **Suburban Landscape**, careful consideration of the proposed development activity is required due to historic resources located on adjoining and nearby parcels. “Appreciate” Objective A of *Landscapes3*, the 2018 County Comprehensive Plan, is to preserve historic resources in their context while supporting appropriate reuse as a vital part of our community infrastructure and character. Additional information on this issue is available online at: www.chescoplanning.org/Landscapes3/1c-Appreciate.cfm.

WATERSHEDS:

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





Site Plan Detail, Sheet 2: Preliminary/Final Land Development - Ship Run (Phase 2)

PRIMARY ISSUES:

Historic Preservation:

5. According to the Township’s 2020 Historic Resources Map & Sites Table, the parcels on the southwest and northwest corners of the Lincoln Highway/Ship Road intersection (UPI# 41-5-178-E and 41-5-75, respectively) contain Class I Historic Resources. The Township should reserve granting final plan approval until the proposal has been reviewed by the Township’s Historical Commission. We note that condition #3 of the February 11, 2021 conditional use decision states that the surface materials and colors of the north, east and west facades of the convenience store and of any canopy over the gas pumps shall demonstrate consideration of the nearby historic structures to the satisfaction of the Board of Supervisors as advised by the Township Historical and Planning Commissions.

The St. Mary’s Chapel, located on the southwest corner of this intersection, was dedicated on December 8, 1873. Its approximate size and height, plain rectangular shape, locally quarried limestone construction, and moderately pitched plain gable roof place it within the longstanding Chester County tradition of Quaker meeting house construction. The Ship Inn, located on the northwest corner of this intersection, was constructed in 1796 in response to the completion of the Lancaster Turnpike in 1794. The Ship Inn is of particular historic importance as a well-preserved example of late Georgian commercial architecture, and it also ranks as one of the best preserved and most thoroughly documented of the many inns that once lined the Lancaster Turnpike.

Access and Circulation:

6. We acknowledge, and endorse, that sidewalks and crosswalk areas are provided for this development, which includes direct pedestrian access between the commercial property and the townhouse property. Sidewalks are an essential design element for new construction in the **Suburban Landscape**.
7. While the site plan depicts a five-foot separation between the 12-foot-wide trail and the Ship Road Couplet which meets the minimum standard for separation, we recommend that a physical barrier (continuous guide rail) be placed between the trail and the roadway to protect trail users.
8. The plan indicates that street trees will be provided within the five-foot-wide green space between the Ship Road Couplet and the trail. Street trees should not be in this area due to maintenance issues, maintaining a clear vertical space within the trail, and the potential heaving of the trail surface the trees may cause. We recommend that these street trees be located on the opposite site of the trail outside of the right-of-way, at a sufficient distance not to create these issues.
9. We recommend that the applicant and Township providing advanced warning signage at the pedestrian crossing on the Ship Road Couplet at Road A. We also recommend that the applicant and Township determine if the crossing at the southern end of the Couplet needs to be relocated further south since its current proposed location is next to a driveway, which is considered a mid-block crossing which triggers different criteria involving speed and traffic volumes.
10. The site plan does not appear to indicate that any of the parking spaces to be utilized by the adjoining chapel site will be handicapped accessible spaces. The County Planning Commission's Multimodal Circulation Handbook (2016 Update) recommends that a facility with less than 26 parking spaces should provide one designated handicapped parking spaces, in accordance with the Americans with Disabilities Act. We recommend that this plan be revised to include one handicapped accessible parking space in this parking area. Additional information on this topic is available online at: www.chesco.org/documentcenter/view/27041.

Design Issues:

11. While we acknowledge that conditional use approval has already been granted for this project, we suggest that the applicant and Township investigate the feasibility of providing a larger, more usable central open space area within the township portion of this development (the Open Space table on Sheet 1 indicates that 37,467 square feet of open space is proposed in this application). We also suggest that the applicant consider switching the location of the convenience store building and the associated gasoline pump area, or placing the gasoline pumps in a rear yard area on this parcel.
12. The Township should verify that the design of the proposed outdoor lighting plan (Sheets 21 and 22) 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.
13. We suggest that the applicant consider incorporating low walls with historic character near the adjoining chapel property, as part of the landscaping plan for this development.
14. We suggest that the applicant provide porch treatments to the side of the townhouse units facing the Ship Road Couplet, to provide more character to the buildings facing this street.

Natural Features Protection:

15. Geologic maps show that the development site is underlain by carbonate geology, which is prone to sinkhole formation. LIDAR data shows evidence of potential subsidence and sinkhole activity within the wooded area across from Springdale Drive. Contours on the Existing Conditions Plan also show a depression (in the area of Lot 41) that is consistent with subsurface subsidence. The applicant should ensure that a geotechnical analysis of the site is conducted to identify any existing sinkholes and to determine areas where subsurface geology and soil conditions indicate an increased risk of future sinkhole formation.
16. The site contains land within the 100-year floodplain. The Grading and Utilities Plan shows that the planned couplet and adjacent sidewalk will result in substantial grading that will raise the ground elevation within an area designated as FEMA Zone AE Special Flood Hazard Area by several feet. Section 325-62.B(2) of the Township Zoning Ordinance notes that “no encroachments, including fill, new construction, substantial improvements, or other development shall be permitted” in the Zone AE floodplain unless it can be determined that these actions would not result in an increase of the base flood elevation of more than 1 foot. Prior to the issuance of a floodplain permit, the applicant should demonstrate that the planned disturbances and development within the Zone AE Special Flood Hazard Area will not result in greater than a one-foot increase in the base flood elevation.
17. Aerial imagery of the site shows that a significant portion of the site contains mature woodlands. The applicant should denote the location of woodlands and mature trees on the Existing Conditions Plan in accordance with the Township’s requirements for Preliminary and Final subdivision and land development plans. The applicant should also document all mature trees, as defined in Section 281-34.C of the Township Subdivision and Land Development Ordinance, that will be removed as a part of this development project.
18. The plans show that a majority of the existing woodlands will be removed during the construction of the proposed development. The applicant should minimize the number of mature trees that are removed within the area defined as Riparian Buffer Zone 1 to the greatest extent practicable. The applicant should also prioritize the preservation of trees in any area designated as FEMA floodplains. Additionally, the applicant should comply with the tree compensatory planting standards included in Section 281-34.G of the Township Subdivision and Land Development Ordinance.
19. The site contains delineated wetlands. Although it does not appear that any development activity will encroach into the delineated wetland area, the applicant should be aware that placement of fill in wetlands is regulated by the Corps of Engineers in accordance with Section 404 of the Clean Water Act (1977) and the Department of Environmental Protection under Chapter 105 Rules and Regulations for the Bureau of Dams and Waterway Management.
20. The Riparian Buffer Area standards in Section 270-15.T of the Township’s Stormwater Management standards designate areas extending 25 feet from the top of a perennial stream bank and associated wetlands as the Zone 1 Riparian Buffer Area (RBA); this ordinance also designates an additional 125 feet beyond the Zone 1 RBA as a Zone 2 Riparia Buffer Area. Section 270-15.T(2) notes that soil disturbance within these areas should be avoided to protect sensitive riparian areas from the adverse impacts of earth disturbance and development and to mitigate the impact of development on stream corridors.

Substantial grading, shaping, and development is planned within the Zone 1 and Zone 2 RBAs which will result in the loss of significant areas of mature forested stream buffers and the replacement of meadow and forested landcover with impervious surfaces. The applicant should evaluate alternative site designs that reduce disturbance within these areas to the greatest extent practicable. At a minimum, the applicant should consider moving the planned couplet, sidewalk, and the adjacent retaining wall to the east to avoid earth disturbance within the Zone 1 RBA.

Stormwater Management:

21. 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.
22. The outlets of planned Stormwater Basin 3 and Stormwater Bed 1 discharge within the riparian area adjacent to delineated wetlands. The applicant should ensure that stormwater discharges from these basins do not degrade the conditions of the adjacent wetland by delivering excess sediment or causing increased erosion. The applicant should consider installing additional energy dissipation measures (such as a level-lip spreader similar to those installed at End Walls 15, 51, and 67) at the outlet at End Wall 29.
23. Given the development of new roadways, parking spaces, and sidewalk areas, the applicant should consider establishing a de-icing plan and material storage area that minimizes the volume of de-icing chemicals and pollutants that will directly infiltrate to the groundwater or runoff to streams. Monitoring results throughout Chester County show rapid increases in baseline chloride concentrations and pronounced spikes in chloride levels are often observed after winter precipitation events. Reducing chloride runoff from all pavement sources as well as roads is increasingly needed to minimize impacts to water resources.

ADMINISTRATIVE ISSUES:

24. According to the Waiver Requests table on Sheet 1, the applicant is requesting six waivers from the requirements in the Township Subdivision and Land Development Ordinance, along with a waiver from the infiltration requirements in Section 270-20 of the Township Code (due to karst geology and the associated sinkhole risk, bio-retention and slow release is proposed in lieu of infiltration). 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.
25. General Note 20 on Sheet 1 indicates that a Homeowners' Association shall be the owner and be responsible for the maintenance of all open space areas, stormwater management bmps 1 and 3, and all piping and stormwater conveyance facilities out of the public right-of-way. General Note 20 also states that the HOA and the commercial property shall share the ownership and maintenance of proposed stormwater management bmps 2 and 4. Ownership, maintenance, use provisions, restrictions, and liability responsibilities associated with any commonly 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

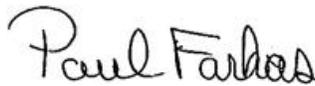
Page: 8
Re: Preliminary/Final Land Development - Ship Run (Phase 2)
West Whiteland Township – LD-07-21-16836

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.

26. While the site plan appears to depict the location of an outdoor recreation area on the southern portion of the site, to the immediate north of townhouse unit #58, this area is not labeled. This should be clarified by the applicant.
27. 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.
28. The applicant should contact the office of the Chester County Conservation District (telephone #610-455-1360) 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. Additional information on this topic is provided online at: <https://www.chesco.org/284/ErosionStormwater>.
29. A minimum of four (4) copies of the plan should be presented at the Chester County Planning Commission for endorsement to permit recording of the final plan in accord with the procedures of Act 247, the Pennsylvania Municipalities Planning Code, and to meet the requirements of the Recorder of Deeds and the Assessment Office.

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

Sincerely,



Paul Farkas
Senior Review Planner

cc: 690 East Lincoln Associates
D.L. Howell & Associates, Inc.
Buckley, Brion, McGuire, Morris & Sommer LLP
Anthony Antonelli, District Permits Manager, PennDOT
Francis J. Hanney, PennDOT
Chester County Conservation District
David Stauffer, Director, Chester County Department of Parks and Preservation
Robert J. Kagel, County Administrator, County of Chester
Chester County Water Resources Authority

Proposed Plan and Ordinance Reviews





ORDINANCE PROPOSALS

8/1/2021 to 8/31/2021

The staff reviewed proposals for:

	Total
Conditional Use Applications	2
Zoning Map Amendments	1
Zoning Ordinance Amendments	7
Zoning Ordinance Updates	1
TOTAL REVIEWS	11

MUNICIPALITY	FILE NO.	REVIEW DATE	TOPIC	LANDSCAPES3 CONSISTENCY
East Whiteland Township	ZA-07-21-16812	8/6/2021	<p>Proposed - Zoning Ordinance Amendment</p> <p>The Township proposes to amend the parking requirements set forth in Section 200-70 for two-family, single-family attached, and multifamily dwellings.</p>	Not Relevant
East Whiteland Township	ZA-07-21-16813	8/6/2021	<p>Proposed - Zoning Ordinance Amendment</p> <p>The Township proposes to change the maximum tract density (units per developable acre) standard of the RMH Medium-High Density Residential District zoning district set forth in 200 Attachment 2-Table of Development Standards for Residential Districts (Excepting Cluster), from 12.0 to 7.0.</p>	Not Relevant
East Whiteland Township	ZM-07-21-16814	8/6/2021	<p>Proposed - Zoning Map Amendment</p> <p>The Township has received a zoning map amendment petition to change the zoning designation of five parcels totaling approximately 178.68 acres, currently zoned R-1 Low Density Residential and O/BP Office/Business Park, to RMH Medium-High Density Residential. The Commission reviewed an earlier version of this amendment petition on October 9, 2020 (CCPC# ZM-09-20-16471).</p>	Inconsistent

MUNICIPALITY	FILE NO.	REVIEW DATE	TOPIC	LANDSCAPES3 CONSISTENCY
London Grove Township	ZA-07-21-16839	8/24/2021	Proposed - Zoning Ordinance Amendment Revising uses and area and bulk provisions in the AP-Agricultural Preservation zoning district & revising the General and Performance Standards pertaining to Section 1832 Keeping of Animals and the addition of Section 1842 related to Standards for Special Events.	Consistent
Upper Oxford Township	ZA-07-21-16821	8/10/2021	Proposed - Zoning Ordinance Amendment Add 41 definitions and a new subsection 1432 Riparian Buffer Protection	Consistent
Uwchlan Township	ZA-08-21-16851	8/25/2021	Proposed - Zoning Ordinance Amendment temporary sign ordinance	Not Relevant
West Chester Borough	ZA-07-21-16820	8/12/2021	Proposed - Zoning Ordinance Amendment The Borough proposes the creation of a Planned University Campus zoning district, along with changing the zoning designation of the parcels located on the south side of Sharpless Street between South New Street and South High Street from IS Institutional to PUC Planned University Campus. The Commission reviewed an earlier version of these amendments on July 8, 2020 (CCPC# ZA-06-20-16368).	Consistent
West Chester Borough	ZO-07-21-16815	8/19/2021	Proposed - Zoning Ordinance Update The Borough proposes to update its Zoning Ordinance and Zoning Maps. The County Planning Commission reviewed an earlier version of this update on February 11, 2021 (CCPC# ZO-12-20-16582 and ZM-12-2-16583).	Consistent
West Goshen Township	ZA-07-21-16807	8/6/2021	Proposed - Zoning Ordinance Amendment The proposed amendments to the Zoning Ordinance include the following: amend the existing definition of Restaurant; add definitions for the terms standard restaurant, fast-food restaurant, drive-through restaurant, and food stand; delete the limitation on the size of outdoor dining areas for a restaurant, brewery pub or microbrewery; and add design standards for drive through lanes.	Consistent
West Vincent Township	CU-07-21-16817	8/5/2021	Proposed - Conditional Use The applicant proposes the modernization of an existing gas pipeline compressor station which includes the construction of three buildings totaling 15,520 square feet and associated facilities.	Consistent
West Vincent Township	CU-08-21-16854	8/18/2021	Proposed - Conditional Use The applicant proposes revising the Master Plan for the facility to include a burial ground for residents wishing to be buried at the facility.	Consistent

TOTAL NUMBER OF ORDINANCE PROPOSALS WITH RELEVANCE TO LANDSCAPES3: 8
TOTAL NUMBER OF ORDINANCE PROPOSALS CONSISTENT WITH LANDSCAPES3: 7

Ordinance Review Letters





THE COUNTY OF CHESTER



COMMISSIONERS
Marian D. Moskowitz
Josh Maxwell
Michelle Kichline

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

August 6, 2021

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

Re: Zoning Ordinance Amendment – Parking Requirements for Two-Family, Single-Family Attached, and Multifamily Dwellings
East Whiteland Township – ZA-07-21-16812

Dear Mr. Barner:

The Chester County Planning Commission has reviewed the proposed Zoning Ordinance Amendment as submitted pursuant to the provisions of the Pennsylvania Municipalities Planning Code, Section 609(e). The referral for review was received by this office on July 9, 2021. We offer the following comments to assist in your review of the proposed amendment.

DESCRIPTION:

1. The Township proposes the following amendments to Section 200-70 – Required parking for specific uses:
 - A. Change the name of the “Two-family dwelling, three- or four-family dwelling” structure or use category to “Two-family dwelling and single-family attached dwelling”;
 - B. Amend the parking requirement for the newly labeled “Two-family dwelling and single-family attached dwelling” category, by adding that, in addition to providing 2.5 parking spaces per dwelling unit, an additional 0.5 spaces per dwelling unit are required for visitor parking, which shall be located within areas of on-street parking along internal roadways or within standalone parking areas, separate from individual driveways and garages; and
 - C. Change the name of the “Five-or-more family dwelling” structure or use category to “Multifamily dwelling”. We note that the existing standard of 1 space per studio unit, 2 spaces per dwelling unit for any other unit for this category will not be changed.

COMMENTS:

2. The proposed revisions to the structure or use category names appear to be appropriate. According to our copy of the Township Zoning Ordinance, Section 200-70 is the only location in the Township Zoning Ordinance where the terms three-family, four-family, and five-or-more family dwellings are currently utilized.
3. For clarity purposes, the Township should identify if the proposed parking space requirement for visitor parking can be located on a public street. There does not appear to be a definition provided for the term “internal roadway” in the Township Zoning Ordinance.

Page: 2

Re: Zoning Ordinance Amendment – Parking Requirements for Two-Family, Single-Family Attached, and Multifamily Dwellings

East Whiteland Township – ZA-07-21-16812

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

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

Sincerely,

A handwritten signature in black ink that reads "Paul Farkas". The signature is written in a cursive style with a large initial "P".

Paul Farkas
Senior Review Planner



THE COUNTY OF CHESTER



COMMISSIONERS
Marian D. Moskowitz
Josh Maxwell
Michelle Kichline

Brian N. O'Leary, AICP
Executive Director

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August 6, 2021

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

Re: Zoning Ordinance Amendment – Maximum Tract Density, RMH Medium-High Density Residential District

East Whiteland Township – ZA-07-21-16813

Dear Mr. Barner:

The Chester County Planning Commission has reviewed the proposed Zoning Ordinance Amendment as submitted pursuant to the provisions of the Pennsylvania Municipalities Planning Code, Section 609(e). The referral for review was received by this office on July 9, 2021. We offer the following comments to assist in your review of the proposed amendment.

DESCRIPTION:

1. The Township proposes to change the maximum tract density (units per developable acre) standard of the RMH Medium-High Density Residential District zoning district set forth in 200 Attachment 2-Table of Development Standards for Residential Districts (Excepting Cluster), from 12.0 to 7.0.
2. On July 9, 2021, East Whiteland Township also submitted a zoning map amendment petition to change the zoning designations of five parcels, located north of Route 202, west of Old Morehall Road, south of Oak Glenn Drive, and east of Mill Lane, to RMH Medium-High Density Residential. This zoning map amendment is addressed by the Commission in a separate review (CCPC# ZM-07-21-16814). This zoning map amendment petition included a concept plan depicting the construction of 269 residential units on this approximately 178.68 acre site. We note that this concept plan indicates that this site, known as the Knickerbocker Tract, is being developed under the proposed 7.0 dwelling unit per developable acre standard.

COMMENTS:

3. Prior to taking action on this zoning amendment, the Township should ensure that this amendment is generally consistent with its municipal Comprehensive Plan, as set forth in Section 603(j) of the PA Municipalities Planning Code (PA MPC). According to our copy of the Township Zoning Map (last revised May 9, 2018), there are four existing RMH zoning designations in East Whiteland Township. It appears that three of these four designations are located within the Residential-High Density designation shown on Map 5: Future Land Use in the Township's 2016 Comprehensive Plan Update; the fourth designation appears to be located in the Industrial designation on the Future Land Use map. Figure 12 – Future Land Use Category Descriptions on page 39 states that the description for the High Density Residential Future Land Use category is "Housing development of greater than 7 dwelling units per acre."

Page: 2

Re: Zoning Ordinance Amendment – Maximum Tract Density, RMH Medium-High Density Residential District

East Whiteland Township – ZA-07-21-16813

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

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

Sincerely,

A handwritten signature in black ink that reads "Paul Farkas". The signature is written in a cursive style with a large, looped initial "P".

Paul Farkas
Senior Review Planner



THE COUNTY OF CHESTER



COMMISSIONERS
Marian D. Moskowitz
Josh Maxwell
Michelle Kichline

Brian N. O'Leary, AICP
Executive Director

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

August 6, 2021

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

Re: Zoning Map Amendment - Knickerbocker Tract
East Whiteland Township – ZM-07-21-16814

Dear Mr. Barner:

The Chester County Planning Commission has reviewed the proposed Zoning Map Amendment as submitted pursuant to the provisions of the Pennsylvania Municipalities Planning Code, Section 609(e). The referral for review was received by this office on July 9, 2021. We offer the following comments to assist in your review of the proposed zoning map amendment.

DESCRIPTION:

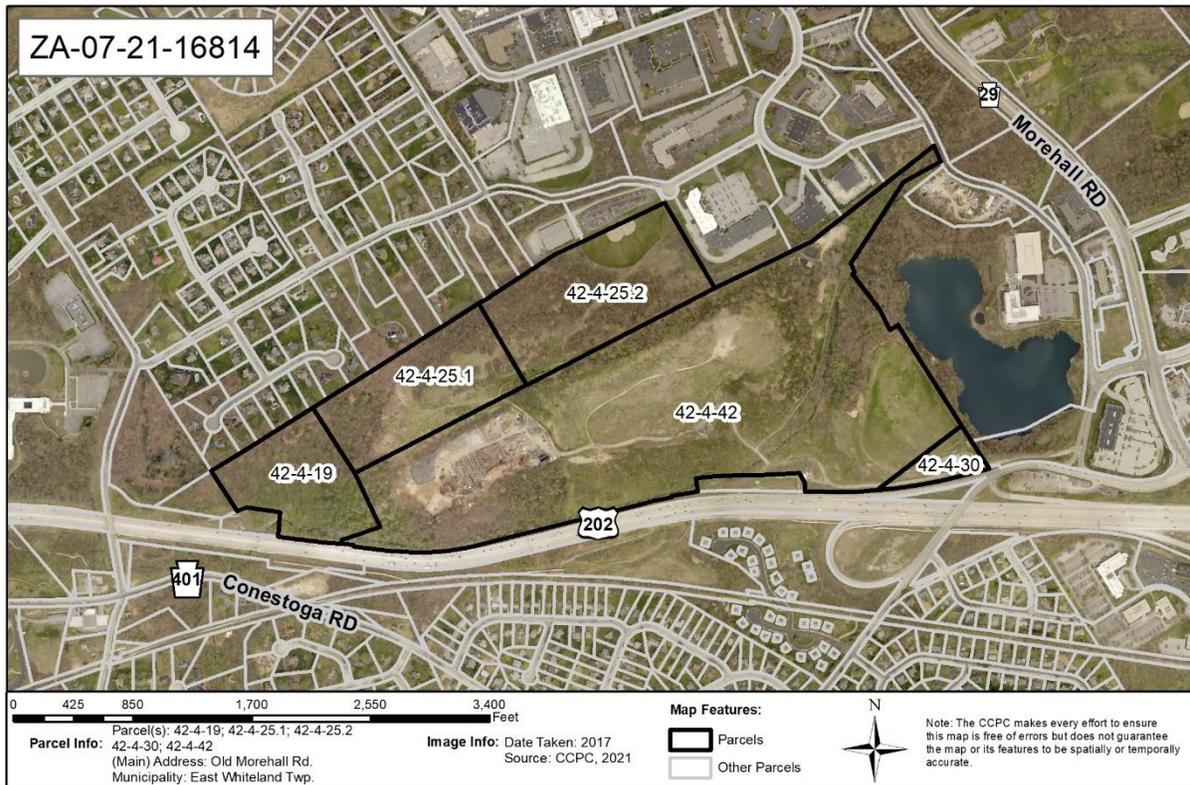
1. East Whiteland Township has received a zoning map amendment petition to change the zoning designations of the following parcels, which are located north of Route 202, west of Old Morehall Road, south of Oak Glenn Drive, and east of Mill Lane, to RMH Medium-High Density Residential:
 - A. UPI# 42-4-19, 15.49 acres, currently zoned R-1 Low Density Residential;
 - B. UPI# 42-4-25.1, 19.5 acres, currently zoned R-1 Low Density Residential;
 - C. UPI# 42-4-25.2, 24.0 acres, currently zoned O/BP Office/Business Park;
 - D. UPI# 42-4-30, 3.8 acres, currently zoned O/BP Office/Business Park; and
 - E. UPI# 42-4-42, 115.69 acres, currently zoned O/BP Office/Business Park.
2. A concept plan depicting the construction of 269 residential units on the approximately 178.68 acre site, in accordance with the RMH Medium-High Density Residential district standards, was included with the amendment submission. Our comments on the concept plan commence on page 4 of this review letter.
3. On July 9, 2021, the County Planning Commission also received an amendment to the maximum tract density standards of the Township's RMH zoning district, which would lower the maximum permitted density from 12.0 to 7.0 dwelling units per developable acre. Our comments on this zoning amendment are addressed in a separate review (CCPC# ZA-07-21-16813).

BACKGROUND:

4. The County Planning Commission reviewed an earlier version of this zoning map amendment petition on October 9, 2020 (CCPC# ZM-09-20-16471). We note that the concept plan included in the prior submission depicted the construction of 280 residential units on this site. While the prior concept plan depicted the location of 200 residential units in the central portion of the site

and 80 residential units in the southeastern corner of the site, the current concept plan indicates that all 269 units will be located within the central portion of the site.

Subsequently, the County Planning Commission reviewed a final subdivision plan which proposed to subdivide the remnant portions of UPI # 42-4-30 and UPI# 42-4-42 situated on the south side of Route 202 from the northern portions of these two parcels (CCPC# SD-10-20-16495, dated November 4, 2020). As of August 3, 2021, we have no record that East Whiteland Township has granted final plan approval for this subdivision plan.



AREA EVALUATION:

The relevant land use planning policies and regulations that apply to the site are as follows:

5. Existing Land Use: This tract includes the site of the former Knickerbocker Landfill. It is our understanding, according to a November 25, 2019 letter from the United States Environmental Protection Agency (US EPA) Region III, the site has been archived from the Superfund Enterprise Management System (SEMS) inventory because, following site evaluation activities, EPA determined that conditions at the site did not warrant further federal Superfund involvement, and that EPA is not taking additional Superfund investigatory, cleanup, or enforcement actions at this site.
6. Adjacent Zoning: The land to the east is zoned O/BP Office/Business Park. The land to the north is zoned O/BP or R-1 Low Density Residential. The land to the west is zoned R-1 Low Density Residential.

7. Municipal Comprehensive Plan: Map 5: Future Land Use indicates that UPI# 42-4-42 is located in an “Open Space / Office/Business Park” designation, UPI# 42-4-25.2 and 42-4-30 are located in an Office/Business Park designation, and UPI# 42-4-19 and #42-45-25.1 are located in a Residential-Low Density designation.

It is also our understanding that the Township is currently working on an update to its Parks, Recreation and Open Space Plan, and that adoption will take place in 2021. In the current (December 2020) draft, the plan specifically identifies the Knickerbocker Tract as a location for recreational development, but further acknowledges its development potential. The recommended strategy identified in Appendix A for the Knickerbocker Tract is “to work with zoning tools to mandate inclusion of public access and amenities without pursuing ownership” of the tract. The draft plan further suggests “amending the Zoning Ordinance to permit some of the light industrial districts to be rezoned for higher density compact housing with open space could better satisfy the need for additional housing and open space.” The draft plan is further discussed in comment #15.

LANDSCAPES:

8. While the easternmost portion of the tract is located in a **Suburban Center Landscape** designation, the remainder of the tract is located in a **Suburban Landscape** designation of *Landscapes3*, the 2018 County Comprehensive Plan. Additionally, the portion of the tract situated along the 100-year floodplain corridor is located in a **Natural Landscape** Overlay designation. The vision for the **Suburban Landscape** is predominantly residential communities with locally-oriented commercial uses and facilities, accommodating growth at a medium density that retains a focus on residential neighborhoods, with enhancements in housing diversity and affordability. Additionally, roads, sidewalks and paths with convenient access to parks and community facilities should be provided. The vision for the **Suburban Center Landscape** is regional economic, population and transportation centers with varying land uses, accommodating substantial future growth of medium to high intensity. Repurposing obsolete structures and sites and encouraging sustainable development will be critical as suburban centers grow, and transportation infrastructure and amenities will need to expand to create an integrated multimodal network. As an overlay of all other landscapes, the county’s **Natural Landscapes** consist of a network of streams, wetlands, floodplains, and forests that are protected by regulations or should be subject to limited disturbance. Conservation practices should protect and restore these natural resources.

As currently proposed, the zoning map amendment petition is not consistent with *Landscapes3* because it does not appear that this location can support the residential density allowed by the proposed zoning due to its existing physical and environmental characteristics. We note that, while the R-1 Low Density Residential district permits a maximum tract density of 1.0 dwelling units per developable acre, the proposed amendment to the maximum tract density standards of the Township’s RMH zoning district discussed in comment #3 would permit a maximum tract density of 7.0 dwelling units per developable acre.

COMMENTS – ZONING MAP AMENDMENT:

9. Prior to taking action on this amendment petition, the Township should ensure that the zoning map amendment is generally consistent with its municipal Comprehensive Plan, as set forth in Section 603(j) of the PA Municipalities Planning Code.

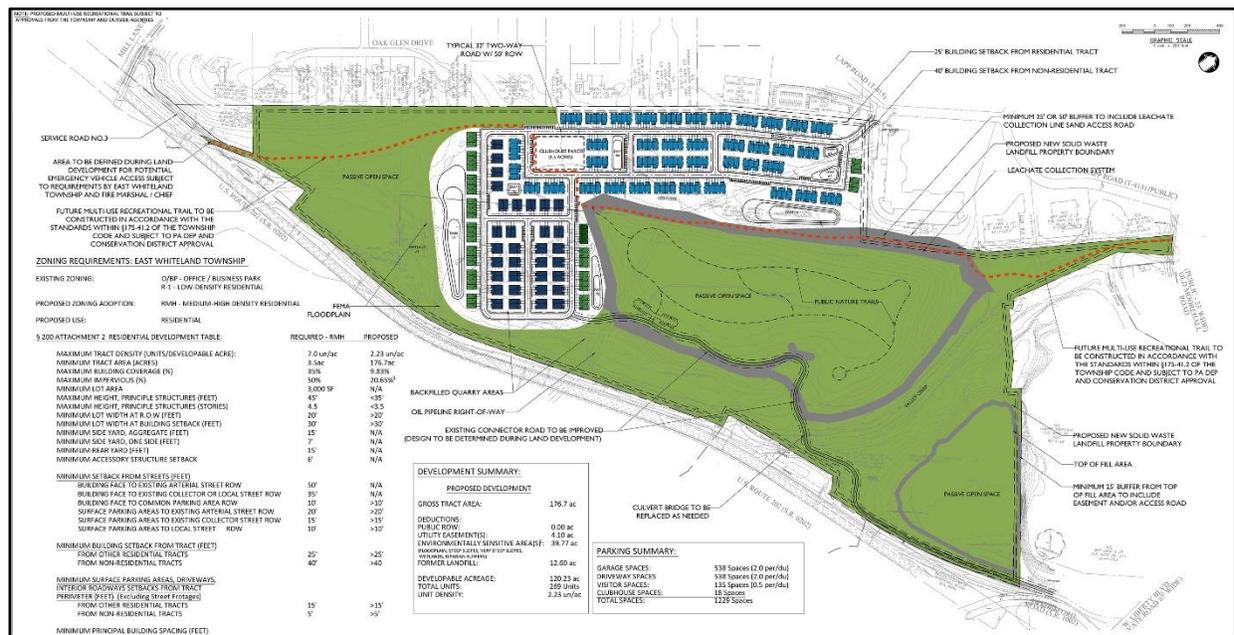
We suggest that, due to its existing physical and environmental characteristics, the Township thoroughly examine the existing conditions of the project site, and conduct a community charrette in order to determine how to address the future use of this site. We also suggest that the Township consider keeping a portion of this site zoned for office/business park development, in order to ensure that adequate land is available in the future for office/business park development. In addition to the majority of the tract being situated in either the “Open Space / Office/Business Park” or “Office/Business Park” designations of the Township’s 2016 Comprehensive Plan, the Township has approved other major residential development proposals in recent years on tracts zoned Office/Business Park (Atwater Ridge, Haven at Atwater Ridge, and Swedesford Square), albeit under the applicable overlay district regulations for these sites.

10. Prior to taking action on this amendment, the Township should ensure that they have met the posting and notification requirements for zoning map amendments as set forth in Section 609 of the PA Municipalities Planning Code (PA MPC).

COMMENTS – CONCEPT PLAN:

A concept plan entitled “Knickerbocker Redevelopment,” dated July 21, 2021, was included with the zoning map amendment submission. We offer the following comments to assist the applicant and East Whiteland Township in its review of any future development activity on this site.

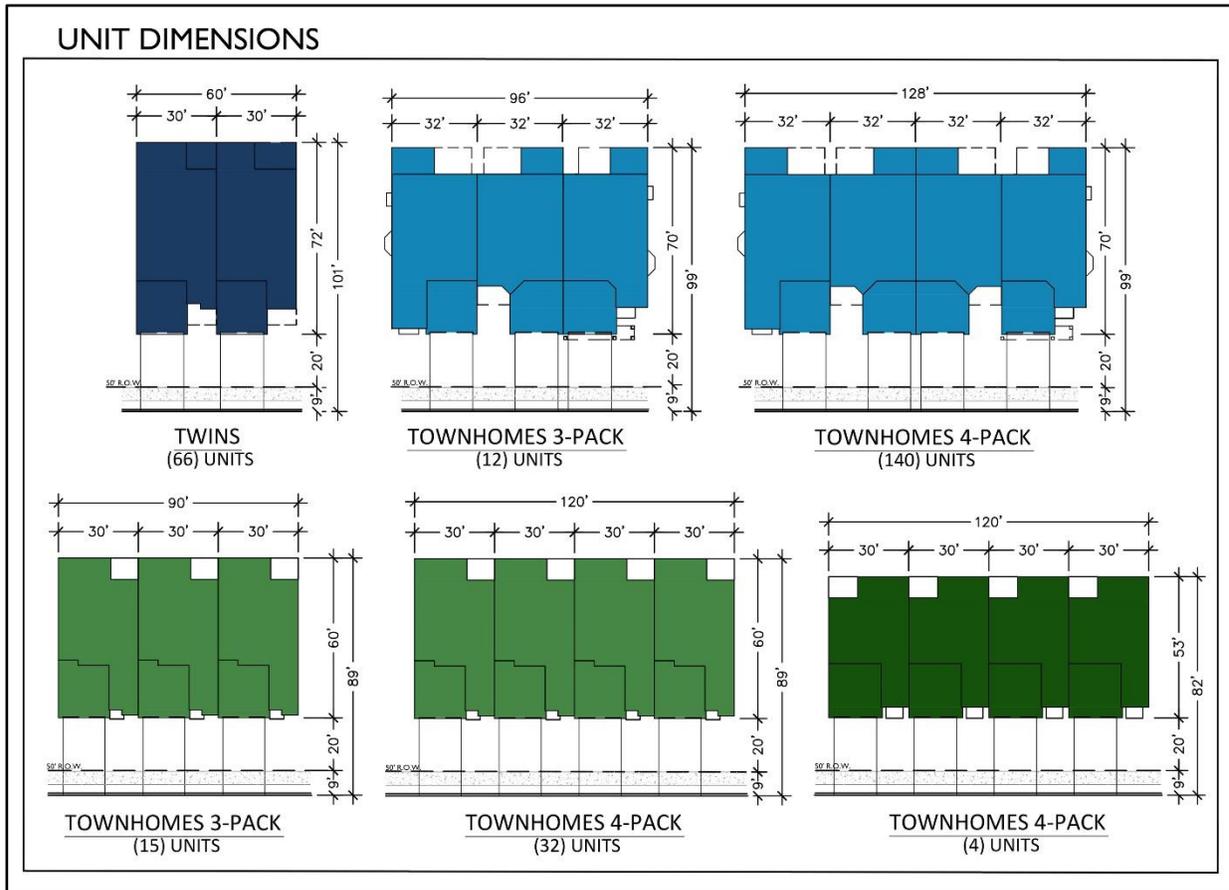
The applicant proposes the overall construction of 269 residential units (66 twin units, and 203 townhouse units). A 1.5 acre clubhouse parcel, with 18 parking spaces, will be provided, along with 135 visitor spaces. The concept plan also depicts the location of public nature trails, and passive open space areas. No information is provided pertaining to water or sewer facilities for this site.



Concept Plan Detail, Knickerbocker Tract

It is also our understanding that a Phase 1 Environmental Site Assessment, comprised of two separate documents for Areas A and B of the project site, was prepared by RT Environmental Services, Inc. We note that both documents recommend that vapor barriers and passive venting systems be installed beneath all structures that are proposed to be constructed on the subject property, to prevent potential methane impacts to occupants at the site. Additionally, the Environmental Assessment for Area A (which generally

corresponds to the central and western portion of the overall project site) recommends conducting a subsurface investigation via the installation of auger borings in the western fill area of the subject property proposed for redevelopment in order to determine if there are any environmental concerns associated with the fill materials.



Concept Plan-Unit Dimensions Detail: Knickerbocker Tract

Transmission Pipeline:

11. The concept plan depicts the location of an eight inch oil pipeline easement through the central portion of the tract which, according to the pipeline maps provided in the [Chester County Pipeline Information Center](#) website, is operated by Laurel Pipeline Company/Buckeye Partners.

Applicants should be aware that the actual location of the pipeline may not always be within the center of the easement or right-of-way. To minimize risks before and during construction, the project designer should contact the Pennsylvania One Call Center at 811 or <http://www.pa1call.org/pa811>, consistent with the provisions of Section 4(2) of Act 287 (Underground Utility Protection Act), prior to finalizing the design. Additionally, we recommend that the setbacks for habitable development be determined in consultation with the pipeline operator and in consideration of the type of product and diameter of the transmission pipeline on the project site.

More information about pipeline safety can be found at the County Pipeline Information Center at: <http://www.chescoplanning.org/pic/introduction.cfm>.

Access and Circulation:

12. We suggest that the Township’s review of the proposed development activity would benefit from the preparation of a traffic impact study and a review of the potential impacts posed by this project.
13. The concept plan depicts the location of an emergency access road that extends to the west, on an adjoining parcel, to Mill Road. We recommend the applicant and Township refer to the Emergency Access design element of the County Planning Commission’s Multimodal Circulation Handbook (2016 Update) in its design of this emergency access connection. The Handbook is available online at: www.chesco.org/DocumentCenter/View/27034.
14. 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. In addition to the proposed emergency access connection of the west, the concept plan also indicates that an existing connector road on the site, which appears to extend to West Liberty Boulevard, will be improved, the design of which is to be determined during land development. We also note that the concept plan depicts the location of a culvert bridge along the existing connector road that is “to be replaced as needed.”
15. In addition to the public nature trails, the sketch plan depicts the location of a future multi-use recreational trail extending from the easternmost portion of the site to Mill Road to the west. The applicant and the Township should ensure that the location and design of all pedestrian facilities is generally consistent with the recommendations set forth in the Township’s Comprehensive Plan, and Parks, Recreation and Open Space Plan (as noted in comment #7, it is our understanding that the Township is currently working on an update to its Parks, Recreation and Open Space Plan).

We note that Map 1: Township Trails Plan in the Township’s Comprehensive Plan depicts the location of a proposed facilities corridor from Old Morehall Road to Mill Road that traverses the project site. This pedestrian corridor extends to the Sidley Road connector trail, which will provide a connection to parks and community facilities located on the south side of Route 202.

16. The prior concept plan reviewed by the County Planning Commission depicted the location of a public access trailhead with 40 parking spaces in the central portion of the site. While it appears that this trailhead is still part of the current concept plan, it is not labeled as such. This should be clarified by the applicant.

Design Issues:

17. The applicant should clearly identify the proposed uses/activities that are envisioned for the clubhouse parcel in Area A.
18. The front yard area of the proposed townhouses will define the overall character of the development. Front loaded garages that protrude toward the public right-of-way will be the dominant architectural feature. Double-wide driveways will take up much of the front yard space and minimize opportunities for landscaping. If the development plan advances, we suggest the design of the townhouses have garage entrances recessed behind the front door of the building facades to create a more pedestrian friendly neighborhood character. We also suggest that the townhouses include a mix of building materials, window treatments, and protrusions, like

porches, to create visual interest and a more varied streetscape. We also suggest the applicant consider a mix of housing unit types to further create a more visually interesting housing development and meet a diversity of housing needs.

19. We suggest that, if the Township is interested in amending the zoning map to allow additional housing on this site, they should consider requiring some of the housing to be affordably priced. “Live” Objective B of *Landscapes3* is to accommodate housing at costs accessible to all residents. Additionally, the County recently launched the A+ Homes initiative, that focuses on creating homes that are attractive, affordably-priced, adaptable, aging-friendly, and accessible. Additional information on the A+ Homes initiative is available online at:
<https://www.chescoplanning.org/Housing/aPlusHomes.cfm>.

Stormwater Management:

20. 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). Additionally, careful location of the proposed stormwater management facilities is required, particularly with respect to the former landfill located on this site.
21. The project is located in an area designated by the PaDEP as a Special Protection Watershed. Chester County’s High Quality and Exceptional Value Watersheds are especially sensitive to degradation and pollution that could result from development. Therefore, stricter DEP or municipal limitations to wastewater and stormwater discharges may apply in this watershed. A map of Special Protection Watersheds in Chester County, PA may be viewed here:
www.chesco.org/DocumentCenter/View/17339.
22. Given the site’s historic use as a municipal landfill and subsurface geologic conditions that are conducive to surface water-groundwater exchange, concentrated infiltration of stormwater runoff poses an elevated risk of groundwater contamination. To reduce this risk, stormwater should be managed using numerous, small stormwater control measures to reduce the volume of stormwater directed to each. A geotechnical evaluation should be completed to determine site constraints at the location of each proposed infiltration practice, such as the presence of contaminated soil or groundwater or the presence of carbonate geology.
23. If subsurface investigation determines that the required infiltration volumes listed in Section 170-306 of the Township’s Stormwater Management Ordinance cannot be met, we encourage the applicant to consider innovative stormwater practices, such as the Managed Release Concept, to reduce the volume of stormwater discharged to Valley Creek. Additional information on this topic is available online at:
http://files.dep.state.pa.us/Water/BPNPSM/StormwaterManagement/ConstructionStormwater/Managed_Release_Concept.pdf.
24. The applicant should consider incorporating principals of conservation development design, such as increased street trees and a more even distribution of green space interspersed within the planned developed areas, to further reduce the impacts of development on Valley Creek, an Exceptional Value stream.

Natural Features Protection:

25. The site contains land within the 100 year floodplain along Valley Creek. The concept plan provided for review delineates approximate areas where backfill will be used to alter the topography. The plans show that backfill areas will extend into the delineated FEMA Zone A floodplain at the western and southern edges of the tract, and will encroach upon the existing forested riparian area along Valley Creek.
 - A. Pennsylvania regulations at 25 Pa. Code Chapter 102.14(a)(2) require persons conducting earth disturbance within 150 feet of a perennial or intermittent impaired stream in an Exceptional Value or High Quality watershed to either protect an existing riparian buffer, convert an existing riparian buffer into a forested buffer, or establish a new forested buffer. If earth disturbance is planned for within 150 feet of a perennial or intermittent stream, the applicant must abide by the regulations included in Pennsylvania Act 162 Section 402(c)(1).
 - B. The applicant should ensure that no grading, fill, or shaping occurs within areas designated as FEMA Floodplains.
 - C. Woodland disturbance on the steep slopes adjacent to Valley Creek should be minimized to the greatest extent possible.
 - D. Recently graded slopes and areas of fill should be stabilized as soon as possible to minimize the delivery of excess sediment to Valley Creek, which is designated as a Class A Wild Trout Stream by the Pennsylvania Fish and Boat Commission.
26. The plans note that an existing culvert stream crossing will be evaluated by a structural engineer, and will be replaced if needed. Valley Creek has a “Migratory Fishes” designated use. This stream supports wild brown trout, which can move significant distances upstream in search of adequate thermal, foraging, and spawning habitat. If this structure is deemed structurally deficient, any replacement structure should be designed to allow for the upstream passage of aquatic organisms.
27. Significant streambank erosion along Valley Creek adjacent to areas previously used as a landfill has resulted in inputs of trash and other debris into Valley Creek. The applicant should evaluate the fluvial geomorphologic impacts of any alterations to the riparian areas that result from stream crossing modifications or grading on adjacent land to ensure that this erosion is not exacerbated. If planned activities could impact stream channel stability, appropriate streambank protection and stabilization practices should be incorporated to reduce inputs of sediment and former landfill refuse.
28. The site is underlain by carbonate geology in which the presence or potential may exist for formation and/or expansion of solution channels, sinkholes and other karst features. These features can present risk of collapse and groundwater contamination that often can be overcome and avoided with careful stormwater management design. The location, type, and design of stormwater facilities and best management practices (BMPs) should be based on a site evaluation conducted by a qualified licensed professional that ascertains the conditions relevant to formation of karst features, and the PA BMP Manual or other design guidance acceptable to the Municipal Engineer.
29. 2017 aerial photography indicates that a portion of the site is wooded. Mature trees and shrubs reduce the volume and impacts of stormwater runoff by intercepting precipitation, increasing evapotranspiration, and stabilizing soil through root growth. If development or earth disturbance is going to encroach upon existing woodlands, the removal of trees should be limited to the

Page: 9
Re: Zoning Map Amendment - Knickerbocker Tract
East Whiteland Township – ZM-07-21-16814

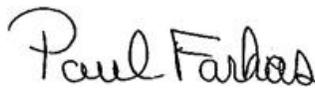
minimum area needed for the dwelling(s) and support facilities. The limits of tree removal should be clearly shown on the plan and “limits of disturbance” should be delineated to protect all trees that are intended to remain. Orange construction fencing should be placed at the “limit of disturbance” to prevent unintended intrusion into woodland areas by construction equipment. This fencing should be placed at the drip line of any trees that are intended to remain to limit inadvertent impacts from construction equipment to root zones and long-term tree health. Additional native trees and shrubs should be incorporated into the landscaping plans to replace and mitigate the loss of removed trees.

30. The site contains delineated wetlands. Although it does not appear that any development activity will encroach into the delineated wetland area, the applicant should be aware that placement of fill in wetlands is regulated by the Corps of Engineers in accordance with Section 404 of the Clean Water Act (1977) and the Department of Environmental Protection under Chapter 105 Rules and Regulations for the Bureau of Dams and Waterway Management.
31. Map 4: Natural Resources in the Township’s 2016 Comprehensive Plan indicates that the site contains steep slope (15 to 25 percent) and very steep slope (greater than 25 percent) areas. If any development activity occurs in these areas, then 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. Areas of steep and moderate slopes should be protected from disturbance that may cause erosion and flooding, as well as negatively impact water quality, wildlife habitat, slope stability, and scenic views.

RECOMMENDATION: The Township should consider the comments in this letter before acting on the proposed zoning map amendment. As currently proposed, the zoning map amendment petition is not consistent with *Landscapes3*, the County Comprehensive Plan, because it does not appear that this location is suitable for the residential density allowed by the proposed zoning due to its existing physical and environmental characteristics.

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

Sincerely,



Paul Farkas
Senior Review Planner

cc: DP Whiteland, LLC
Chester County Water Resources Authority



THE COUNTY OF CHESTER



COMMISSIONERS
Marian D. Moskowitz
Josh Maxwell
Michelle Kichline

Brian N. O'Leary, AICP
Executive Director

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

August 24, 2021

Dawn Maciejczyk, Township Secretary
London Grove Township
372 Rose Hill Road
West Grove, PA 19390

Re: Zoning Ordinance Amendment – Revisions to the AP District and General Design and
Performance Standards of Part 18
London Grove Township - ZA-07-21-16839

Dear Ms. Maciejczyk:

The Chester County Planning Commission has reviewed the proposed zoning ordinance amendment as submitted pursuant to the provisions of the Pennsylvania Municipalities Planning Code, Section 609(e). The referral for review was received by this office on July 29, 2021. 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 provisions of the AP-Agricultural Preservation District:
 - Municipal use is added to those uses permitted by right in the AP-Agricultural Preservation district,
 - Bed and Breakfast Establishments, Limited Winery and Agricultural Special Purposed Lots are added as uses permitted by conditional use in the AP district.
 - Home Occupation is revised to be permitted as an Accessory Use rather than by Special Exception.
 - The Area and Bulk provisions of Section 27-303 are revised by reducing the minimum lot size to 10 acres with a maximum of 10 % of the lot encumbered by natural constraints. The minimum lot width at street line (200 feet) provision is revised to permit one lot width at street line of 50 feet for lots being subdivided for single family residential use, The Building Setback provisions for dwellings are revised by reducing the Front Yard to 75 feet and for Side yards 25 feet. The setbacks for all other farm buildings (unless the structure is under 1,200 square feet in area) shall be 25' feet minimum. The maximum building height is revised to add a maximum height for silos of 120 feet.
 - Intensive Agricultural uses shall only be permitted on parcels greater than 20 acres.
 - The minimum lot size and perimeter setbacks for Riding Academies, Equestrian Stable and Shows and Training facilities for animals is reduced to 10 acres and 75 feet.
 - The parking surface for Group Homes shall be "all-weather".
 - The provisions related to Agricultural Employee Housing are simplified.

Page: 2

Re: Zoning Ordinance Amendment – Revisions to the AP district and General Design and Performance Standards of Part 18

London Grove Township - ZA-07-21-16839

- The Additional Requirements for ADU's (Accessory Dwelling Units) are revised to add maximum area requirements for the use.
- A new subsection addressing Agricultural Special Purpose Lots (utilizing Lot Averaging provisions) is permitted by conditional use. Area and Bulk provisions for Single Family Dwellings and accessory units permitted by right and those on non-conforming lots are listed in Section 27-303.10.
- Section 27-304 is deleted in its entirety.

The revisions to Part 18, General Design and Performance Standards include:

- Adding Chickens to those animals permitted to be kept in any district.
- Revising the Standards for Keeping of Animals on lots of less than 10 acres.
- Revising the standards for Keeping Animals on properties larger than 10 acres.
- A new subsection is added creating Standards for Special Events and includes provisions related to activities which last more than 8 hours in one 24-hour period, which are open to the General Public. The provisions address: Intensity of Use, Standards applicable to Special Events permitted by right and by Conditional Use and include Numbers of Participants, Minimum Net Tract Acreage, Number events permitted per Year, Hours of the event, amplified music/sound systems and compliance with ordinance standards such as lighting, storage, fire protection, noise, traffic impact and utility impact.
- A new subsection is added creating Standards for Limited Winery Use, which lists the permitted activities and includes: wine tasting, winery tours, wholesale and retail sale of wine, grapes and related products, picnic areas for wine-related activities, food preparation for on-site catering of on-premises indoor and outdoor events and Special Events.

COMMENTS:

2. It is our understanding that the majority of the proposed amendment reinstates provisions applicable to the AP-Agricultural Preservation before the 2018 Zoning Ordinance Update. Our primary concern, however, involves language in the ordinance relating to regulation of Intensive and Extensive Agriculture and composting. We note that this language is included in the proposed amendment. The Township Solicitor should review the use of these terms and case law involving this terminology and the State Attorney General's actions related to the ACRE legislation. Links to two applicable cases are listed below.

Relating to the use of the terms intensive and extensive agriculture:

<https://www.attorneygeneral.gov/wp-content/uploads/2018/04/2006-Lower-Towamensing-Intensive-Ag.-Setbacks.pdf>

Relating to allowing composting and only as a conditional use:

<https://www.attorneygeneral.gov/wp-content/uploads/2018/04/2006-Lower-Oxford-Mushroom-Composting.pdf>

Additional information on ACRE and municipal considerations can be viewed here:

<https://chescofarming.org/PDF/Info-ACRE.pdf>

3. We note throughout the proposed ordinance language that there are spaces missing between words. This should be corrected before the Township takes action on the amendment.

Page: 3

Re: Zoning Ordinance Amendment – Revisions to the AP district and General Design and Performance Standards of Part 18

London Grove Township - ZA-07-21-16839

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

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

Sincerely,

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

Glenn Bentley
Senior Review Planner



THE COUNTY OF CHESTER



COMMISSIONERS
Marian D. Moskowitz
Josh Maxwell
Michelle Kichline

Brian N. O'Leary, AICP
Executive Director

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

August 10, 2021

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

Re: Zoning Ordinance Amendment – Riparian Buffer Provisions
Upper Oxford Township - ZA-07-21-16821

Dear Ms. Daggett:

The Chester County Planning Commission has reviewed the proposed zoning ordinance amendment as submitted pursuant to the provisions of the Pennsylvania Municipalities Planning Code, Section 609(e). The referral for review was received by this office on July 14, 2021. 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 the language proposed in the previous zoning ordinance. (see BACKGROUND)
 - A. Adding three definitions and removing one definition;
 - B. The wording of Section 1432.D.1a is revised to clarify how buffer width measurement are taken on Watercourses and other Water Bodies.
 - C. The wording related to buffer widths of smaller water bodies is clarified in Section 1432.D.2.

BACKGROUND:

2. The Chester County Planning Commission reviewed a previous version of this amendment; that review ZA-11-20-16547 was dated December 23, 2020.

LANDSCAPES and REGIONAL PLANNING:

3. **Landscapes** - Upper Oxford Township is almost entirely located within the **Agricultural Landscape** designation of [Landscapes3](#), the 2018 County Comprehensive Plan. There is a small area of **Rural Landscape** in the southeast corner of the Township and small area of **Suburban Landscape** also in the southeast corner. 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 proposed zoning ordinance amendment is consistent with the objectives of the **Agricultural Landscape**. The proposed protection of riparian buffers is consistent with the Protect goal of Landscapes3, and Objective B which specifically includes the protection of riparian buffers. (See pp. 62 and 63).

Oxford Region Multimunicipal Comprehensive Plan - With the exception of the Villages of Homeville and Russellville, Upper Oxford Township is located within the Agricultural land use category of the Oxford Region Multimunicipal Comprehensive Plan. The strategies for this resource protection area focus on the maintenance and expansion of the agricultural industry and the preservation of farmland. The protection of riparian buffers along streams that are adjacent to active farmland can significantly reduce the impact of nutrients on the health of those streams. The proposed zoning ordinance amendment is consistent with the objectives of the Agricultural land use category. The proposed amendment is also consistent with the first Plan Objective of Chapter 12 of the Oxford Region Multimunicipal Comprehensive Plan entitled Natural Resources Inventory and Plan. The objective states: Protect and restore stream valleys and regional watersheds and maintain the quantity of groundwater and pursue measures to maintain and, where possible, improve water quality.

COMMENTS:

4. The Township has revised the proposed ordinance language consistent with the recommendations of our previous review.
5. To meet the highest level natural resource protect standards from CCPC's latest natural resource inventory, the Township should consider:
 - Establishing a two-tiered riparian buffer with stricter standards applied adjacent to streams. This two-tiered buffer would include a 25 to 35 foot-wide inner buffer in which disturbance is prohibited or very limited, and a 65 to 75 foot-wide outer buffer (with a total buffer width of 100 feet) in which a maximum disturbance limit of 20% is allowed.
 - Within the 50-foot wetland margin, prohibit land disturbance or limit it to no more than 20%.

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

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

Sincerely,



Glenn Bentley
Senior Review Planner

cc: Chester County Water Resources Authority, Attn: Cory Trego



THE COUNTY OF CHESTER



COMMISSIONERS
Marian D. Moskowitz
Josh Maxwell
Michelle Kichline

Brian N. O'Leary, AICP
Executive Director

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

August 25, 2021

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

Re: Zoning Ordinance Amendment – Temporary Sign Regulations
Uwchlan Township - ZA-08-21-16851

Dear Ms. Giordano:

The Chester County Planning Commission has reviewed the proposed Uwchlan Township Zoning Ordinance amendment as submitted pursuant to the provisions of the Pennsylvania Municipalities Planning Code, Section 609(e). The referral for review was received by this office on August 3, 2021. We offer the following comments to assist in your review of the proposed Zoning Ordinance amendment.

DESCRIPTION:

1. Uwchlan Township proposes the following amendments to its Zoning Ordinance:
 - A. Add a definition of temporary sign;
 - B. Revise the Township's temporary sign regulations ; and
 - C. Update Table 2, Temporary Sign Regulations, to reflect the revised regulations.

COMMENTS:

2. The definition of temporary sign clearly refines this type of sign, but the definition includes: "Temporary signs do not include banners. Banners not permitted." The Township may wish to clarify whether banners are not to be regulated as temporary signs, or whether banners are completely prohibited throughout the Township. If banners are completely prohibited throughout the Township, this prohibition is probably best placed in Section 606 of the Ordinance.
3. The Township established a number of different types of temporary sign, designating them from T-1 to T-4. Each of these sign types are limited in number per lot and size, depending on the nature of the sign and the land use on which it is located. The Township may wish to consider whether two or more of the various sign types can be combined on a single lot, which may frustrate the Township's apparent intent of limiting the number of signs.
4. The T-1 Short Term Temporary Sign regulation limits the maximum sign size to six square feet per side. Sign type T-2 and type T-3 limit the size to six square feet; the Township should determine whether these signs may have two sides (or faces) of six square feet each.
5. The time limit for when signs are to be removed is somewhat confusing. For ease of enforcement, it may preferable to have the same length of time to remove signage for all temporary signs.

Page: 2

Re: Zoning Ordinance Amendment – Temporary Sign Regulations

Uwchlan Township - ZA-08-21-16851

RECOMMENDATION: Uwchlan 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 Uwchlan 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 style with a long horizontal flourish at the end.

Wes Bruckno, AICP
Senior Review Planner



THE COUNTY OF CHESTER



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Josh Maxwell
Michelle Kichline

Brian N. O'Leary, AICP
Executive Director

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

August 12, 2021

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

Re: Zoning Ordinance Amendment and Zoning Map Amendment - PUC Planned University
Campus District
West Chester Borough – ZA-07-21-16820

Dear Mr. Gore:

The Chester County Planning Commission has reviewed the proposed Zoning Ordinance Amendment and Zoning Map Amendment as submitted pursuant to the provisions of the Pennsylvania Municipalities Planning Code, Section 609(e). The referral for review was received by this office on July 13, 2021. We offer the following comments to assist in your review of the proposed amendments.

DESCRIPTION:

1. The Borough proposes the following amendments to its Zoning Ordinance:
 - A. Add the following definitions to Section 112-202: Athletic Facility – Intercollegiate Competition Use; Athletic Facility – Recreational Use; Auditorium; Educational Facilities; Offices, Administrative and Faculty; On-Campus; Parking Garage; Parking Lot, Surface; Perimeter Setback; PUC Area; Student Recreation Center; Student Services; University; University Campus; University Food Service Facilities; University Bookstore Facilities; University Gymnasium; University Health and Counseling Facilities; University Physical Plant Facilities; and Utility Uses, Facilities and Structures;
 - B. Amend the definition of Student Housing in Section 112-202; and
 - C. Add a new zoning district, the Planned University Campus District. We acknowledge that the purpose and intent of the District, as set forth in the introductory language in Section 112-314.A, is to recognize the unique character and interrelated complexities of appropriately regulating the campus use of West Chester University. We also note that the required materials and components of the University Campus Plan, which requires conditional use approval, are: an Enrollment Report and Projection Analysis, Housing Report and Analysis, Campus Transportation Study, a Campus Parking Study, a Conceptual Stormwater Management Strategy, and a Master Site Plan.
2. The Borough proposes to change the zoning designation of the list of parcels provided in Section 4 of the draft Ordinance from IS Institutional to PUC Planned University Campus. We acknowledge that a revised Borough zoning map is provided as Exhibit A of the draft Ordinance.

BACKGROUND:

3. The County Planning Commission reviewed an earlier version of these amendments on July 8, 2020 (CCPC# ZA-06-20-16368). We note that the revisions to the proposed ordinance language include the following:
 - A. Amend the minimum perimeter setback standards, by adding that the minimum perimeter setback from Sharpless Street shall be 30 feet; and
 - B. Change the maximum building and structure height standard to 90 feet.
4. On July 9, 2021, the County Planning Commission received the latest version of the Borough's proposed Zoning Ordinance and Zoning Map Update, which will be addressed by the Commission in a separate review (CCPC# ZO-07-21-16815). We acknowledge, and endorse, that the section numbers provided in the current PUC District standards appear to be consistent with the codification format in the proposed Zoning Ordinance Update.

LANDSCAPES:

5. The proposed PUC District 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. As stated in our previous review, the proposed zoning ordinance amendment and zoning map amendment are consistent with the objectives of *Landscapes3*.

COMMENTS:

6. We acknowledge that one of the overarching planning goals of the Borough's 2017 Comprehensive Plan & Urban Center Revitalization Plan is to "strengthen community partnership with West Chester University to collectively address a range of issues related to preserving quality of life in the Borough" (page 11). While this amendment appears to be consistent with the overarching goals in the Borough's Comprehensive Plan, the Borough should ensure that the draft amendment is generally consistent with the more specific plan recommendations. In addition to the recommendations set forth on pages 28 through 31, entitled "Focus Area Five: West Chester University," the plan also recommends that the Borough seek safe connections and enhanced linkages to the University, stores, schools, parks and trails within West Chester and neighboring municipalities (page 35).
7. Section 112-314.C.1 states that no land development or change in use of an existing building from a use of that land or building not previously utilized by the University shall occur in this zoning district except in compliance with this Section. For clarity purpose, the Borough should identify if this requirement would also apply to a change in use of an existing building that is currently utilized by the University, as opposed to only those not previously used.
8. We suggest that multimodal transportation options such as pedestrian and bicycle facilities be added to the list of strategies and initiatives to be included in a Transportation Demand Management (TDM) Plan, as set forth in Section 112-314.G.1(1).

Page: 3
Re: Zoning Ordinance Amendment and Zoning Map Amendment - PUC Planned University
Campus District
West Chester Borough - ZA-07-21-16820

9. We acknowledge that proposed Section 112-314.A(1) states that one of the purposes of the amendment is to plan for orderly, coordinated, unified development of the University Main Campus and related uses by developing uniform standards with adjacent municipalities. As stated in our previous review, the Borough and West Goshen Township should continue to coordinate their reviews of the proposed ordinance language, in order to ensure that consistent standards and terminology are adopted in both municipal ordinances.

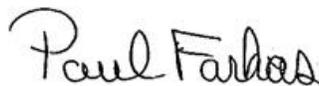
The County Planning Commission previously reviewed two versions of West Goshen Township's proposed Planned University Main Campus Overlay District, the latest of which occurred on June 25, 2021 (CCPC# ZA-05-21-16759). According to our records, this amendment was adopted by West Goshen Township on July 6, 2021.

10. Section 112-314.L.4 states that, after submission and approval of the initial University Campus Plan, the Master Site Plan shall be valid for a period of ten (10) years from the date of approval. We suggest that the Borough and University review the plan at five (5) year intervals to determine if updates are needed prior to the ten year mark.
11. There is an extra dashed line before the term area ("-AREA") in the 20th line of the document header, which should be removed in the final draft.
12. There is an extra subsection number and period after Section 112-314.A(8) on page 7, which should be removed in the final draft.
13. Prior to taking action on this amendment, the Borough should ensure that they have met the posting and notification requirements for zoning map amendments as set forth in Section 609 of the PA Municipalities Planning Code (PA MPC).

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

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

Sincerely,



Paul Farkas
Senior Review Planner

cc: West Chester University (Attn. Brian Nagle, Esquire, MacElree Harvey, Ltd)
Casey LaLonde, Manager, West Goshen Township
Amanda M. Cantlin, Manager, East Bradford Township
Maggie Dobbs, AICP, Director of Planning & Zoning, Westtown Township



THE COUNTY OF CHESTER



COMMISSIONERS
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Michelle Kichline

Brian N. O'Leary, AICP
Executive Director

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

August 19, 2021

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

Re: Zoning Ordinance and Zoning Map Update
West Chester Borough – ZO-07-21-16815

Dear Mr. Gore:

The Chester County Planning Commission has reviewed the proposed Zoning Ordinance and Zoning Map Update (last revised July 9, 2021) as submitted pursuant to the provisions of the Pennsylvania Municipalities Planning Code, Section 609(e). The referral for review was received by this office on July 9, 2021. We offer the following comments to assist in your review of the proposed Zoning Ordinance Update.

DESCRIPTION:

1. West Chester Borough proposes to update its Zoning Ordinance and Zoning Maps. It is our understanding that the primary intent of this update is to reorganize and simplify the existing zoning ordinance, along with addressing inconsistencies and vagueness.

BACKGROUND:

2. The County Planning Commission reviewed an earlier version of this update (last revised December 12, 2020) on February 11, 2021 (CCPC# ZO-12-20-16582 and ZM-12-20-16585). We note that the revisions made to the draft ordinance since our previous review include the following:
 - A. New or amended definitions for “Restaurant, Pub” and “Yard, Front”;
 - B. Revised methodology for calculating median lot sizes in the NC-1 and NC-2 Neighborhood Conservation Districts;
 - C. Amended the requirements for front yards of corner lots set forth in Section 112-802.E; and
 - D. Added standards and criteria for Pub Restaurants in Section 112-914.

We also acknowledge, and endorse, that the Borough addressed the consistency in formatting and accuracy of reference issues identified in comment #6 of our previous review letter, along with addressing the zoning map design issues identified in comments #7 and #8.

3. The County Planning Commission recently reviewed a zoning ordinance amendment and zoning map amendment, pertaining to the addition of a new zoning district, the Planned University Campus District (CCPC# ZA-07-21-16820, dated August 12, 2021). We acknowledge, and

endorse, that the section numbers provided in the proposed PUC District standards appear to be consistent with the codification format in the proposed Zoning Ordinance Update.

LANDSCAPES:

4. West Chester Borough is located within the **Urban Center Landscape** and **Natural Landscape** designations of [Landscapes3](#), the 2018 County Comprehensive Plan. As stated in our previous review, the proposed zoning ordinance and zoning map update are consistent with the objectives of the **Urban Center Landscape**. The County Planning Commission commends the Borough's efforts in updating its Zoning Ordinance and Zoning Map.

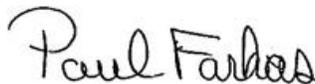
COMMENTS:

5. As stated in our previous review, we suggest the Borough, as part of this update or as part of a future amendment to the zoning ordinance, consider incorporating the recommendations set forth in the 2020 West Chester Borough Active Transportation Inventory report (for instance, adopting active transportation definitions that are applicable to the Borough). The countywide summary of the Active Transportation Inventory is available at: <https://www.chescoplanning.org/transportation/ati.cfm>.
6. Section 112-914.A on page 150 appears to indicate that Pub Restaurants are permitted by conditional use in the TC Town Center and ID Industrial Districts. However, the Principle Uses table in Section 112-304.A indicates that a Pub Restaurant is permitted by-right in the Town Center and Commercial Services District. Additionally, a Pub Restaurant is not included in the list of uses permitted by conditional use in Section 112-304.C. These issues should be clarified by the Borough.
7. Prior to taking action on this proposal, the Borough should ensure that the draft zoning map is generally consistent with its municipal Comprehensive Plan, as set forth in Section 603(j) of the PA Municipalities Planning Code (PA MPC).
8. Prior to taking action on this proposal, the Borough should ensure that they have met the posting and notification requirements for zoning map amendments as set forth in Section 609 of the PA Municipalities Planning Code (PA MPC).

RECOMMENDATION: The Commission recommends that the issues raised in this letter be addressed before action is taken on this proposed zoning ordinance and zoning ordinance update.

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,



Paul Farkas
Senior Review Planner



THE COUNTY OF CHESTER



COMMISSIONERS
Marian D. Moskowitz
Josh Maxwell
Michelle Kichline

Brian N. O'Leary, AICP
Executive Director

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

August 6, 2021

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

Re: Zoning Ordinance Amendment – Restaurants; Construction Signs; Outdoor Dining Areas; and Drive Through Lanes
West Goshen Township – ZA-07-21-16807

Dear Mr. LaLonde:

The Chester County Planning Commission has reviewed the proposed Zoning Ordinance Amendment as submitted pursuant to the provisions of the Pennsylvania Municipalities Planning Code, Section 609(e). The referral for review was received by this office on July 7, 2021. We offer the following comments to assist in your review of the proposed amendment.

DESCRIPTION:

1. The Township proposes the following amendments to its Zoning Ordinance:
 - A. Amend the existing definition of “Restaurant” in Section 84-8;
 - B. Add definitions for the following terms to Section 84-8: standard restaurant; fast-food restaurant; drive-through restaurant; and food stand;
 - C. Amend the list of permitted uses in the C-2 Commercial Shopping Center, C-4 Special Limited Business and Apartment, and C-5 General Highway Commercial Districts (Sections 84-21.D, 84-28.J, and 84-32.D, respectively), to state the following: “Standard Restaurant, Fast-Food Restaurant, Drive-Through Restaurant, microbrewery, and a brewery pub.” We note that the existing provision that there shall be no drive-up or walk-up windows permitted for the sale or dispensing of food or food products will be removed from all three sections;
 - D. Add Food Stand to the list of uses permitted by right in the I-2 Light Industrial District;
 - E. Amend the definition of Construction Sign in Section 84-52.B(1);
 - F. Amend subsection A of Section 84-57.11, Regulations for outdoor dining as accessory use to restaurant, brewery pub and microbrewery, by removing the requirement that an outdoor dining area not exceed 1,500 square feet; and
 - G. Add Section 84-57.28, Drive Through Lanes.

COMMENTS:

2. The proposed definition of food stand states that licensed food trucks shall be permitted under this definition. We suggest that the Township review the Food Trucks Planning eTool on the County Planning Commission’s website for additional issues to consider prior to finalizing the proposed ordinance language. This eTool, which includes links to model ordinance language, is available online at: <https://www.chescoplanning.org/MuniCorner/eTools/55-FoodTrucks.cfm>.

Page: 2

Re: Zoning Ordinance Amendment – Restaurants; Construction Signs; Outdoor Dining Areas; and Drive Through Lanes

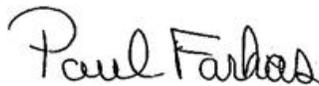
West Goshen Township – ZA-07-21-16807

3. Section 84-57.11.A does not permit the use of parking spaces for outdoor food/beverage service for a microbrewery. Since microbreweries may be located in industrial areas that do not always have sidewalks, patios, or decks, we suggest that the Township consider allowing outdoor food/beverage service in parking areas that are in excess of the minimum parking requirements.
4. We recommend that the Township consider incorporating a requirement in the proposed drive through lane standards that the drive through window should not face the front of the property.
5. We suggest that the Township consider incorporating standards for the size and location of menu boards for drive through lanes.
6. Section 84-57.28.F states all exterior speaker, microphone or intercom systems for drive through lanes shall be designed in a manner so that messages, music or other audible sounds are reduced by eighty percent (80%) from the source to any property line. We suggest that the Township reference a specific sound level (decibel) limit at the property line instead, or add language that gives the Township the discretion to require the sound to be reduced if it is deemed a public nuisance.

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

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

Sincerely,



Paul Farkas
Senior Review Planner



THE COUNTY OF CHESTER



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Marian D. Moskowitz
Josh Maxwell
Michelle Kichline

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

Brian N. O’Leary, AICP
Executive Director

August 5, 2021

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

Re: Conditional Use - Eagle Compressor Station Modernization Project
West Vincent Township - CU-07-21-16817

Dear Ms. Shillenn:

A conditional use plan entitled “Eagle Compressor Station Modernization Project”, prepared by Arcadis U.S. and dated March 9, 2021 was received by this office on July 13, 2021. Although our review is not required by Act 247, the Pennsylvania Municipalities Planning Code as amended, our comment are offered as a planning service at the request of West Vincent Township. This review does not replace the need for an official referral by West Vincent Township of a preliminary or final land development plan as required by the Pennsylvania Municipalities Planning Code.

PROJECT SUMMARY:

Location:	East side of Fellowship Road, north of Eagle Farms Road
Site Acreage:	33.50
Lots/Units:	1 lot
Non-Res. Square Footage:	15,520
Proposed Land Use:	Utility
Municipal Land Use Plan Designation:	Low Density Residential
UPI#:	25-7-87.1-U

PROPOSAL:

The applicant proposes the modernization of an existing gas pipeline compressor station which includes the construction of three buildings totaling 15,520 square feet and associated facilities. The project site, which will be served by public water and sewer is located in the R-3 Residential zoning district.

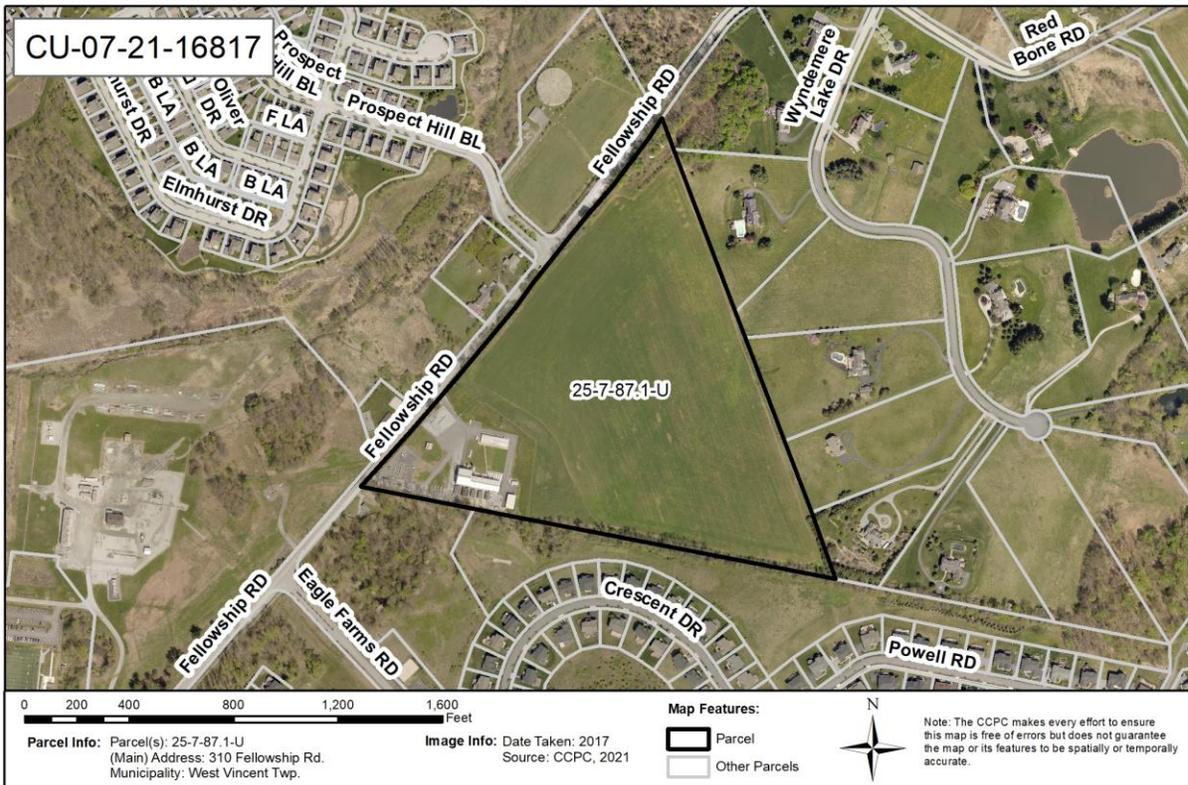
RECOMMENDATION: The Township should consider the comments in this letter before acting on the conditional use application.

BACKGROUND:

1. The Chester County Planning Commission has previously reviewed a preliminary land development plan for this site. That review, CCPC# LD-03-21-16673, was dated April 13, 2021.

LANDSCAPES:

- The project site is located within the **Suburban Landscape** designation of [Landscapes3](#), the 2018 County Comprehensive Plan. The vision for the **Suburban Landscape** is predominantly residential communities with locally-oriented commercial uses and facilities, accommodating growth at a medium density that retains a focus on residential neighborhoods, with enhancements in housing diversity and affordability. The proposed modernization of the facility is generally consistent with the objectives of the **Suburban Landscape**.

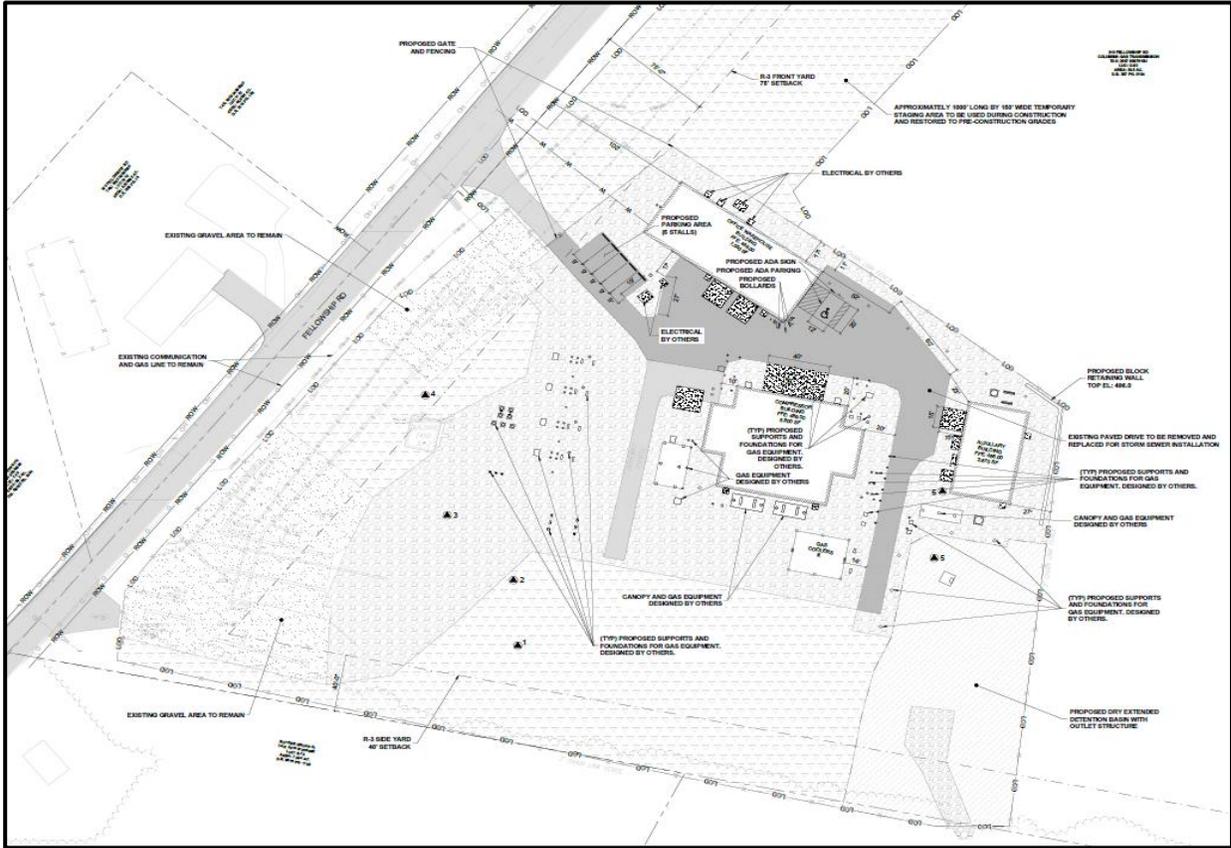


WATERSHEDS:

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

PRIMARY ISSUES:

- Because this use has been operating at this site for some time, the Township should be fully aware of any issues related to traffic, impacts on the neighborhood or meeting the performance standards of Section 2807.G. If there are issues that have been raised by residents, then this submission offers the Township the opportunity to discuss them with the applicant towards resolution or amelioration.



Detail of Sheet 6 of the plan

5. We note that the Landscaping Plan, sheet 12 of the plan set, indicates that 13 Scarlet Oak trees are to be planted across the frontage of the facility. The Township should verify that this meets the screening and buffering requirements for an industrial use sited in a residential district. We recommend shrubs be planted as under-story to the proposed trees to help further screen the chain link fence located along the frontage. We note that the hedgerow along the east side of Fellowship Road to the northeast of the site appears to be characteristic of the local landscape while providing appropriate screening and buffering.

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

Sincerely,

Glenn Bentley
Senior Review Planner

cc: TC Energy Corporation Attn: Bronson McNemar
Arcadis, U.S., Inc.
Chester County Conservation District



THE COUNTY OF CHESTER



COMMISSIONERS
Marian D. Moskowitz
Josh Maxwell
Michelle Kichline

Brian N. O'Leary, AICP
Executive Director

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

August 18, 2021

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

Re: Conditional Use - Camphill Village Kimberton Hills
West Vincent Township - CU-08-21-16854

Dear Ms. Shillenn:

A conditional use submission entitled "Camphill Village Kimberton Hills", dated August 4, 2021, was received by this office on August 4, 2021. Although our review is not required by Act 247, the Pennsylvania Municipalities Planning Code as amended, our comments are offered as a planning service at the request of West Vincent Township. This review does not replace the need for an official referral by West Vincent Township of a preliminary or final subdivision or land development plan, as required by the Pennsylvania Municipalities Planning Code.

PROJECT SUMMARY:

Location: Southeast side of French Creek Road at Camphill Drive
Site Acreage: 20.00
Lots/Units: 1 lot
Proposed Land Use: Cemetery
Municipal Land Use Plan Designation: Rural
UPI#: 25-7-84-E

PROPOSAL:

The applicant proposes revising the Master Plan for the facility to include a burial ground for residents wishing to be buried at the facility. The project site is located in the R-2 Residential zoning district. No new sewage disposal or water supply is proposed

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

LANDSCAPES:

1. The proposed facility is located within the **Rural Landscape** designation of [Landscapes3](#), the 2018 County Comprehensive Plan. 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 is consistent with the objectives of the **Rural Landscape**.



Approximate Burial Ground location

WATERSHEDS:

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

Page: 3
Re: Conditional Use - Camphill Village Kimberton Hills
West Vincent Township - CU-08-21-16854

PRIMARY ISSUES:

3. We note that cemeteries are permitted by conditional use in the R-2 Residential zoning district where the facility is located. The ordinance requires a minimum of 20 acres for this use. We also note that the applicant does not intend to use the whole 20 acres, shown on the aerial photograph above, we suggest that the burial sites be in the open area to preserve all existing trees. Trees improve and maintain the quality of water, soil and air. The trees also provide shade and would provide a natural back drop for the burial ground.
4. While we recognize that the applicant is not envisaging a large burial ground, we suggest that the individual plots be drawn up and laid out by surveyors and referenced to set field markers, such as concrete monuments. This will permit the accurate location of each plot and provide an appropriate separation between grave sites.
5. The Township should ensure that the submission meets the minimum requirements for a conditional use submission.

We appreciate the opportunity to comment on this proposal. The applicant should ensure that any conditions attached to approval of this submission will be applied.

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: Camphill Village Kimberton Hills, Inc. Attn: Felicity Jeans, Executive Director

Act 537 Reviews

Act 537 Reviews for Chester County

August 2021

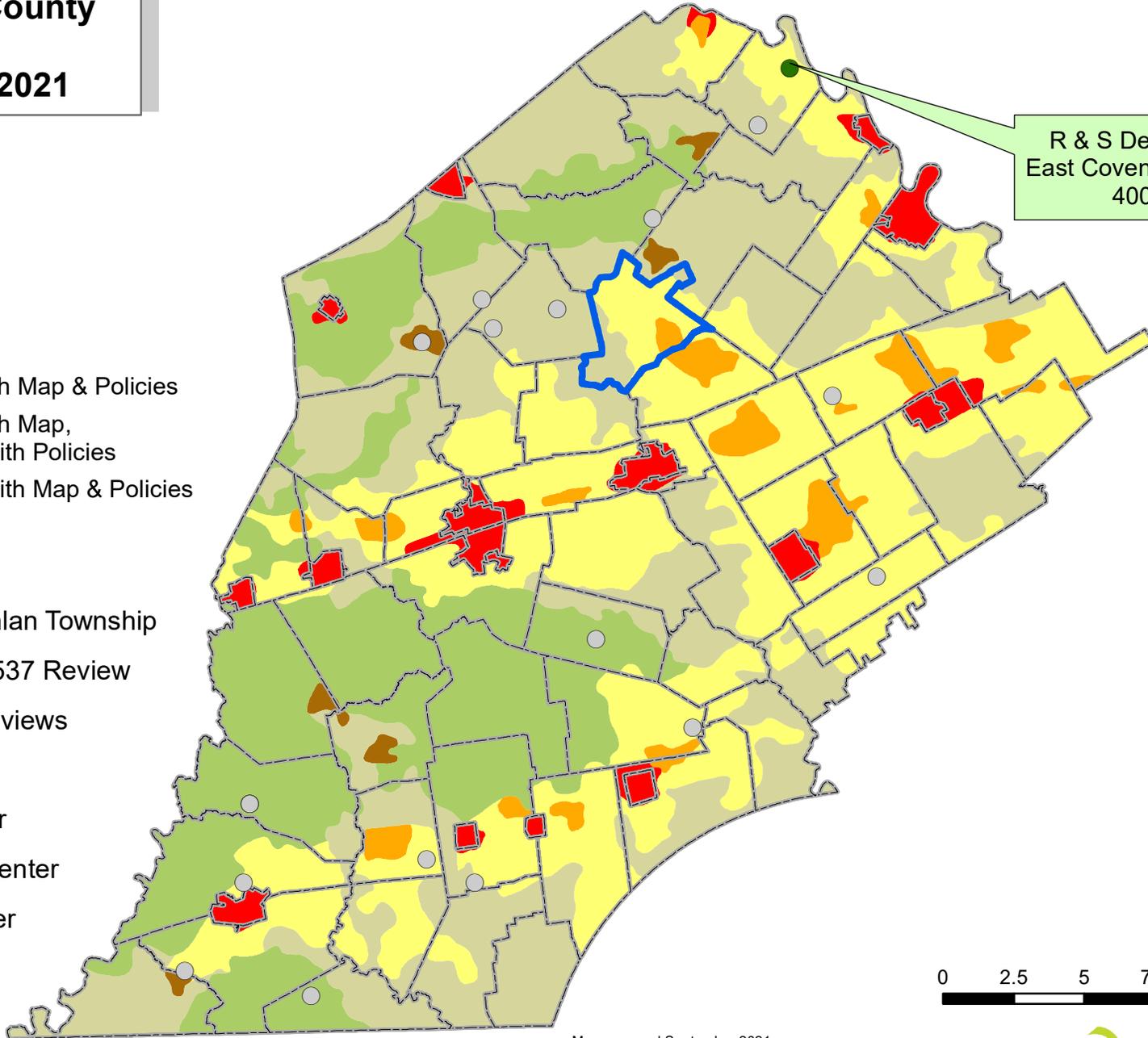


R & S Development
East Coventry Township
400 gpd

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

Legend

-  Upper Uwchlan Township
-  August Act 537 Review
-  Previous Reviews
-  Agricultural
-  Rural Center
-  Suburban Center
-  Urban Center
-  Rural
-  Suburban



Map prepared September 2021

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.



Chester County Planning Commission
September 8, 2021

ENVIRONMENTAL PLANNING ACTIVITIES

Sewage Facilities Planning

MAJOR REVISIONS TO MUNICIPAL PLANS:

Upper Uwchlan Township Act 537 Plan - Consistent

MINOR REVISIONS TO MUNICIPAL PLANS:

East Coventry Township, R & S Development

The applicant is proposing commercial development of 2 lots on 151 acres. The site is located on Sanatoga Road, approximately 4 miles from the intersection with Schuylkill Road (Route 724). The amount of wastewater to be generated for the proposal is 400 gpd. The project is to be served by an on-lot sewage disposal system. This project is designated as a Rural Landscape and is consistent with *Landscapes3*.

TOPIC: Environmental

Item: Upper Uwchlan Township –Act 537 Plan - Consistent

Background

This Plan was prepared to address the Township’s future public sanitary sewer service needs, as requested by PA DEP, and largely includes those areas not currently served by the Route 100 Regional Wastewater Treatment Plan or other existing satellite wastewater plants.

Discussion

The Act 537 Plan is consistent with the goals of *Landscapes3*, as they relate to the public sewer service areas, which are located within the Suburban and Suburban Center Landscapes, with a small portion of the Township (located near Marsh Creek) located in the Rural Landscape. Further, the use of public sewer is consistent with the Connect Goal, which supports efficient, reliable and innovative utility infrastructure systems to serve thriving and growing communities.

The proposed Plan is also consistent with *Watersheds* objective 7.2 of Goal 7, “concentrate planned utility service areas to support designated growth areas” through the limitation of public sewer expansion in the Rural Landscape.

The Planning Commission supports the Plan and recommended that DEP approve the Plan.

Action Requested

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

9/8/2021

Major Revisions



THE COUNTY OF CHESTER



COMMISSIONERS
Marian D. Moskowitz
Josh Maxwell
Michelle Kichline

Brian N. O'Leary, AICP
Executive Director

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

August 22, 2021

Ms. Sandy D'Amico, Chairwoman
Upper Uwchlan Township Board of Supervisors
140 Pottstown Pike
Chester Springs, PA 19425

Re: Upper Uwchlan Township Act 537 Plan

Dear Ms. D'Amico:

The Chester County Planning Commission (CCPC) has reviewed the Draft 537 Plan, dated June 2021 as required by Section 71.31(b) of the Pennsylvania Sewage Facilities Act (Act 537). The Plan was prepared by ARRO Consulting and was received on June 30, 2021. As proposed, the selected alternative is to provide for infrastructure improvements that will meet the future public sanitary sewer service needs of the Township, specifically for those areas that are not currently served by the Route 100 Regional Wastewater Treatment Plant or existing satellite wastewater treatment plants.

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

A. Consistency with the County Comprehensive Plan – *Landscapes3*:

1. *Landscapes3* Map:

Landscapes3 designates the area containing Upper Uwchlan Township's public sewer service area, both current and future (as depicted in Appendix H, Map C1- Chapter 94 Sanitary Sewer Extension Plan 2017) as being located mostly within the Suburban and Suburban Center Landscape. A small portion of the Township, located near Marsh Creek, is located within the Rural Landscape. As such, we find the areas served by the Upper Uwchlan Township municipal authority to be generally consistent with the Landscapes Map of *Landscapes3* (2018).

2. *Landscapes3* Plan:

As presented, the area currently served, and proposed to be served by the Upper Uwchlan Township Municipal Authority is located within a designated growth area. Therefore, it 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.”

B. Consistency of the Alternative with *Landscapes3*:

The selected alternatives for Upper Uwchlan Township are to:

- Retire the Meadow Creek Community Treatment Facility and connect to Greenridge Collection and Conveyance System at the updated Greenridge wastewater treatment plant;
- Retire Saybrooke Wastewater Treatment Facility and connect to Reserve at Eagle Pump Station #2, with ultimate treatment at the Route 100 Wastewater Treatment Plant;
- Extend the Byers Road sewer main to serve parcels near Byers Road and Senn Drive, ultimately being conveyed to the Route 100 Wastewater Treatment Plant;
- Extend public service to Bordeaux Estates Subdivision (including Highview, Waterview, Bordeaux and Edgefield neighborhoods);
- Retire Eaglepointe Wastewater Treatment Plant (stream discharge), with existing flows being redirected to the Route 100 Wastewater Treatment Plant;
- Continued use and enforcement of the Township’s Septage Management Ordinance for on-lot systems.

The proposed alternative is consistent with *Landscapes3* Connect Goal, “Advance efficient, reliable, and innovative transportation, utility, and communications infrastructure systems that responsibly serve thriving and growing communities.” As proposed, this Plan to implement improvements to the collection and conveyance systems throughout the Township, is consistent with *Landscapes3*.

C. Consistency with the County Water Resources Plan - *Watersheds*:

Watersheds, 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.” The public sewer service areas in Upper Uwchlan Township, according to the Livable Landscapes Map, are located within the Suburban and Suburban Center Landscapes. Thus, the improvements and modifications to the collection and conveyance, which are located within the designated growth areas of *Landscapes3*, is generally consistent with the objectives of *Watersheds*.

Thank you for the opportunity to offer comments on this Plan. We hope that these comments will be of assistance as the Township prepares for submission of this proposed plan update to the PA DEP. If you have any questions, please contact me at 610-344-6285.

Sincerely,



Carrie J. Conwell, AICP
Senior Environmental Planner

cc: Elizabeth Mahoney, PaDEP
Matt Skiljo, Chester County Health Department
Tony Scheivert, Upper Uwchlan Township Manager
G. Matthew Brown, PE, UUTMA Administrator
Bill Bohner, Jr., ARRO Consulting

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 or 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 R & S Development, East Coventry Township

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

1. Date plan received by county planning agency. July 02, 2021
2. Date plan received by planning agency with areawide jurisdiction N/A Agency name N/A
3. Date review completed by agency August 26, 2021

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? If no, describe goals and objectives that are not met
<input checked="" type="checkbox"/>	<input type="checkbox"/>	4. Is this proposal consistent with the use, development, and protection of water resources? If no, describe inconsistency <u>Landscapes3 Protect Objective A states: "Guide development away from sensitive natural resources and toward areas appropriate for accommodating growth." According to PA Code Title 25, Chapter 93, this proposal is located in a watershed or sub-watershed that has a stream use designated as High Quality Waters, the Schuylkill River watershed. These streams are given high priority when considering watershed protection measures. The applicant may need to conduct further coordination with DEP or other agencies in order to comply with the water quality standards set forth in this regulation.</u>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	5. Is this proposal consistent with the county or areawide comprehensive land use planning relative to Prime Agricultural Land Preservation? If no, describe inconsistencies:
<input type="checkbox"/>	<input checked="" type="checkbox"/>	6. Does this project propose encroachments, obstructions, or dams that will affect wetlands? If yes, describe impact:
<input type="checkbox"/>	<input type="checkbox"/>	7. Will any known historical or archaeological resources be impacted by this project? Not Known. If yes, describe impacts
<input type="checkbox"/>	<input checked="" type="checkbox"/>	8. Will any known endangered or threatened species of plant or animal be impacted by the development project?
<input type="checkbox"/>	<input checked="" type="checkbox"/>	9. Is there a county or areawide zoning ordinance?
<input type="checkbox"/>	<input type="checkbox"/>	10. Does this proposal meet the zoning requirements of the ordinance? N/A

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

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

18.

Name, Title and signature of person completing this section:

Name: Carrie J. Conwell, AICPTitle: Senior Environmental PlannerDate: 8/24/2021Signature: 

Name of County or Areawide Planning Agency:

Chester County Planning Commission

Address: Government Services Center, Suite 270

601 Westtown Road

P.O. Box 2747

West Chester, PA 19380-0990

Telephone Number: (610) 344-6285

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

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

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

This project was previously reviewed under Act 247 as Case Number SD-02-21-16625 and SD-06-21-16791.

PC53-08-21-16872

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
Ryan Shrum, R&S Property Services
David Kraynik, East Coventry Township
Gregory Gray, All County Associates, Inc.

Complete Streets Policy

A decorative graphic at the bottom of the slide consisting of two overlapping, wavy bands of blue. The top band is a lighter shade of blue, and the bottom band is a darker shade. Both bands curve upwards from the left and downwards from the right, creating a wave-like effect.

**COUNTY OF CHESTER
COMPLETE STREETS POLICY
(FINAL DRAFT)**

What is a Complete Streets Policy and why is it important for Chester County?

The Complete Streets Policy is an important step forward to address the need for efficient transportation choices which increase safety and efficiency while enhancing the social equity needs of our transportation system. Multimodal transportation networks provide options for all travel modes—vehicular, bicycle, pedestrian, public transit, and freight—and are essential to maintaining communities that support public health, provide accessible transportation options for all, and help to mitigate climate change.

Chester County’s Complete Streets transportation policy requires streets to be planned, designed, retrofitted, and maintained to facilitate travel in a safe, convenient, and comfortable manner for all users regardless of their transportation mode. A complete street is more than adding facilities to accommodate pedestrians. Complete streets in Chester County represent an updated method of thinking about how our roadway corridors are utilized.

Chester County continues to be a desirable place to live and work and faces substantial growth in the form of new development and redevelopment. With an increasing population, limited opportunities to expand roadway capacity, and an existing automobile centric transportation system, there is need to develop safe, convenient, and efficient transportation options. These options may include the implementation of ‘road diets’ to right size the space required for transportation modes, or limited right-of-way expansion where necessary.

Background:

The Chester County Commissioners adopted *Landscapes3, Chester County’s Comprehensive Plan* in 2019. The *Landscapes3* Vision states:

“In 2045... Chester County abounds with healthy natural areas, robust farms, cherished historic sites, diverse housing, thriving businesses, quality education, accessible transportation, and vibrant communities for all.”

A Complete Streets policy will help to advance this vision statement and address the primary *Landscapes3* goals especially the LIVE, PROSPER and CONNECT goals. The LIVE goal discusses convenient access to community facilities, services and amenities; the PROSPER goal considers a supportive infrastructure to encourage a culture of innovation and engaged communities; and the CONNECT goal addresses the policy most directly.

The Landscapes3 CONNECT Goal states:

“Advance efficient, reliable, and innovative transportation, utility, and communications infrastructure systems that responsibly serve thriving and growing communities.”

Furthermore, Objective 3 of CONNECT is to *‘Provide universally accessible sidewalks, trails, and public transit connections to create a continuous active transportation network within designated growth areas and develop multi-use trails to interconnect all communities.’*

This Complete Streets Policy will help to advance the goals and objectives of *Landscapes3* by providing a framework for how the design of Chester County’s transportation corridors will be addressed moving forward.

Vision

Policy

Applicability

Exceptions

Design Standards

Performance Measures

Vision:

“Roadways in Chester County will meet the mobility needs of *all* users and provide for *all* appropriate modes of transportation with an emphasis on safety, equity, and environmental responsibility”.

Policy:

- Approach every transportation project as an opportunity to promote and advance the Complete Streets vision by considering the transportation needs for users including but not limited to pedestrians, cyclists, transit users, and drivers of all ages and abilities, including those in underserved communities as defined by the Delaware Valley Regional Planning Commission’s (DVRPC) Equity Analysis for the Greater Philadelphia Region: (<https://www.dvrpc.org/webmaps/ipd/>).
- Design new transportation facilities and redevelop or reconfigure existing transportation facilities to incorporate the transportation needs of Chester County’s growing population.
- Create and maintain a comprehensive, integrated, connected, safe, and convenient transportation network within Chester County that encourages and supports sustainable development.

- Develop transportation designs which establish context sensitive solutions that best fit within the growth and rural resource area landscapes as defined by *Landscapes3*.
- Incorporate outreach and public input from the community to advocate for increased safety and mobility for all users.
- Report results of Complete Streets Policy implementation through measurable data. Please refer to the **Performance Measures** section of this policy for those metrics.

Applicability:

This Complete Streets Policy is applicable to all public roadways either state or municipally owned located within the County of Chester.

Chester County will apply this policy as part of its Bridge Management Program since the county only owns bridges (no roadways). PennDOT similarly applies this concept as part of its 'Connects' policy required of all projects included on the Statewide Transportation Improvement Program (STIP). Successful implementation of this policy will also rely on Chester County municipalities to adopt, practice, and enforce the Complete Streets policy to create and/or enhance a network of multimodal transportation options and thus improve the quality of Chester County's built environment.

Opportunity for public comment including outreach to communities to be directly impacted shall be included in any public planning and/or proposed public improvements project led by the municipality to ensure that potential users of all ages and abilities may provide their input.

Examples of where this policy may be applied in the transportation improvement development process include but are not limited to the following phases:

Planning

- *Comprehensive Planning* - A Complete Streets Policy should be incorporated as part of any municipality's or multi-municipal region's Comprehensive Plan and applied to any transportation related recommendations provided within those planning documents.
- *Planning Tools* – The policy shall be applied in the development of a Transportation Capital Improvements Plans as part of an Act 209 Traffic Impact Fees Ordinance and/or an Official Map that determine the locations of proposed transportation facilities.
- *Advisory Planning Documents* - The policy shall be applied in the development of any planning study that addresses mobility where modifications to the existing transportation system are being considered and/or proposed.
- *Codes/Ordinances* - The policy should lead to the creation or modification of municipal ordinances. Such ordinances may include but are not limited to:

- Zoning ordinances that would require the inclusion of active transportation facilities such as sidewalks, walkways, bus stops, bus shelters, and other related amenities;
- Subdivision/Land Development ordinances that would require the application of design standards for their implementation; or
- Any other municipal ordinance that addresses the use and maintenance of transportation infrastructure.

Design and Implementation

- *Public Roadway Improvement Projects* – Any modification to an existing public right-of-way shall take into consideration the needs of existing and future user types, surrounding land-use types, and opportunities to improve connectivity with other transportation features.
- *Land Development/Permit Reviews* - Municipal land development review and/or permit review and approval processes provide an opportunity for the municipalities and PennDOT to ensure that the needs of all transportation system users are considered when the proposed development will impact the public roadways.

Maintenance

- *Roadway Shoulders* - State and Municipal roadway maintenance crews should prioritize the cleaning/sweeping of debris from roadway shoulders that may be used as part of a designated shared roadway or wherever bicycle and pedestrian use is prevalent.
- *Sidewalks* - Many municipalities have sidewalk maintenance ordinances where adjacent landowners are required to clear snow and/or debris to ensure safe passage. Where sidewalk maintenance is not attributed to adjacent landowners, the municipalities shall ensure the sidewalks are maintained.
- *Pavement Markings/Signage* - Regardless of State or Municipal ownership status, local municipalities shall, if not already required to by a maintenance agreement with the State, provide for the maintenance of pavement markings and/or signage attributable to any on-road bicycle facilities such as bike lanes or shared roadways and pedestrian facilities such as crosswalks and mid-block crossings.
- *Roadway Resurfacing* - When roadway pavement conditions warrant resurfacing, opportunities to provide for new on road bicycle facilities and/or pedestrian crossings shall be considered by referencing any existing or ongoing plans to include such facilities within the roadway to be resurfaced, as these facilities are often created by the placement of lane striping and/or pavement markings to be applied once the new surface is installed.

Exceptions:

Exceptions to the Chester County Complete Streets policy may be considered when:

- A project involves only ordinary maintenance that does not change the roadway operations, including but not limited to, mowing, sweeping, spot pavement repair. This includes projects involving short term or emergency maintenance;
- An affected roadway prohibits, by law, use by specified users, in which case a greater effort shall be made to accommodate those specified users elsewhere, including on roadways that cross or otherwise intersect with the affected roadway; and,
- The cost or impacts of accommodation is excessively disproportionate to the need or probable current and/or future use.

Review and approval of exceptions shall include a public notice identifying the list of exceptions being considered and their justification for public review and accountability.

Design Standards:

Many of the design standards applicable to multimodal transportation facilities are described, evaluated, and recommended within the [Chester County Multi-Modal Circulation Handbook](#), including, but not limited to:

- Americans with Disabilities Act Accessibility Guidelines (ADAAG)
<https://www.access-board.gov/ada/>
- PennDOT Design Manual 2 - Chapter 6: Pedestrian Facilities and the Americans with Disabilities Act.
<https://www.dot.state.pa.us/public/Bureaus/design/PUB13M/Chapters/Chap06.pdf>
- PennDOT Design Manual 2 – Chapter 16: Bicycle Facilities
<https://www.dot.state.pa.us/public/Bureaus/design/PUB13M/Chapters/Chap16.pdf>
- American Association of State Highway Officials (AASHTO) Guide for the Development of Bicycle Facilities.
<https://store.transportation.org/item/collectiondetail/116>
- National Association of City Transportation Officials (NACTO) Urban Bikeway Design Guide
<https://nacto.org/publication/urban-bikeway-design-guide/>
- AASHTO's Guide for the Planning, Design, and Operation of Pedestrian Facilities
<https://store.transportation.org/Item/CollectionDetail?ID=131>
- SEPTA Bus Stop Design Guidelines
<https://www.dvrpc.org/Reports/18029.pdf>
- PA Public Transportation Association's Building Better Bus Stops Resource Guide
<http://ppta.net/pages/betterbusstops/>
- PennDOT Pub 383 – Pennsylvania's Traffic Calming Handbook

<https://www.dot.state.pa.us/public/pubsforms/Publications/PUB%20383.pdf>

- Institute of Transportation Engineers (ITE) Traffic Calming Measures and Designing Walkable Urban Thoroughfares: A Context Sensitive Approach
<https://www.ite.org/pub/?id=e1cff43c%2D2354%2Dd714%2D51d9%2Dd82b39d4dbad>
- Federal Highway Administration's (FHWA) Manual on Uniform Traffic Control Devices (MUTCD)
<https://mutcd.fhwa.dot.gov/>
- NJDOT and PennDOT - Smart Transportation Guidebook
<https://www.state.nj.us/transportation/community/mobility/pdf/smarttransportationguidebook2008.pdf>
- FHWA Small Town and Rural Multimodal Networks
https://www.fhwa.dot.gov/environment/bicycle_pedestrian/publications/small_towns/
- FHWA Safety Program's Road Diet Informational Guide
https://safety.fhwa.dot.gov/road_diets/guidance/info_guide/

Performance Measures:

The Chester County Planning Commission will annually monitor, tabulate, and post on the CCPC website the following performance measures relevant to the Complete Streets Policy:

- Increased mileage of bicycle lanes;
- Increased mileage of sidewalks;
- Number of new or improved existing transit connections with shelters and/or connecting sidewalk/walkways;
- Number of Chester County Municipalities that adopt a Complete Streets Policy (either this policy or one of their own); and,
- Transportation mode shift (percentage) from single occupant vehicles to alternative modes such as walking, cycling, or use of public transit.

This project was financed in part by a grant from the Community Conservation Partnerships Program, Keystone Recreation, Park and Conservation Fund, under administration of the Pennsylvania Department of Conservation and Natural Resources, Bureau of Recreation and Conservation.

Discussion and Information Items



Environment & Infrastructure

Environment & Infrastructure Division

August 2021

Complete Streets Policy

The E&I Division composed and presented a DRAFT Complete Streets Policy for Chester County to the Stakeholders Committee in early August. Based on the discussions at the 8/10 meeting and subsequent comments received, a final DRAFT of the policy was developed. This policy will be included in the Board mailing and presented for approval by the Board at the September meeting.

Upon approval by the CCPC Board, we will have met our grant requirements for development of the policy. Next steps will be to complete the graphic layout of the policy, have the policy amended to Landscapes3, and promote the implementation of this policy by our municipalities.



2020 Census

The first set of detailed data from the 2020 US Census was released on August 12th. Jake Michael will be presenting this newly released data for Chester County at the September Board meeting.



Pipelines Update

The following occurred since the last Board meeting:

- Chester County Commissioners announce that they are seeking a consultant to help develop a pipeline hazard emergency plan for the Sunoco and TE Products Pipeline Company. The Press Release discussing the Request for Proposals can be found here <https://www.chescoplanning.org/pic/pdf/ChesCoSeeksConsultant-PipelineEmergencyPlan.pdf>

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>

Environment and Energy Advisory Board

- Chester County, along with Bucks, Delaware and Montgomery counties, in coordination with DVRPC have signed a Memorandum of Understanding (MOU) to seek a consultant to analyze options for a regional Power Purchase Agreement.
- Planning Commission staff presented the Climate Action Plan to the Commissioners on August 26. The Commissioners received it positively and are adding it to their meeting agenda this fall.

Community Planning

Community Planning

Municipal Assistance Projects

September 2021

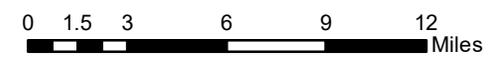
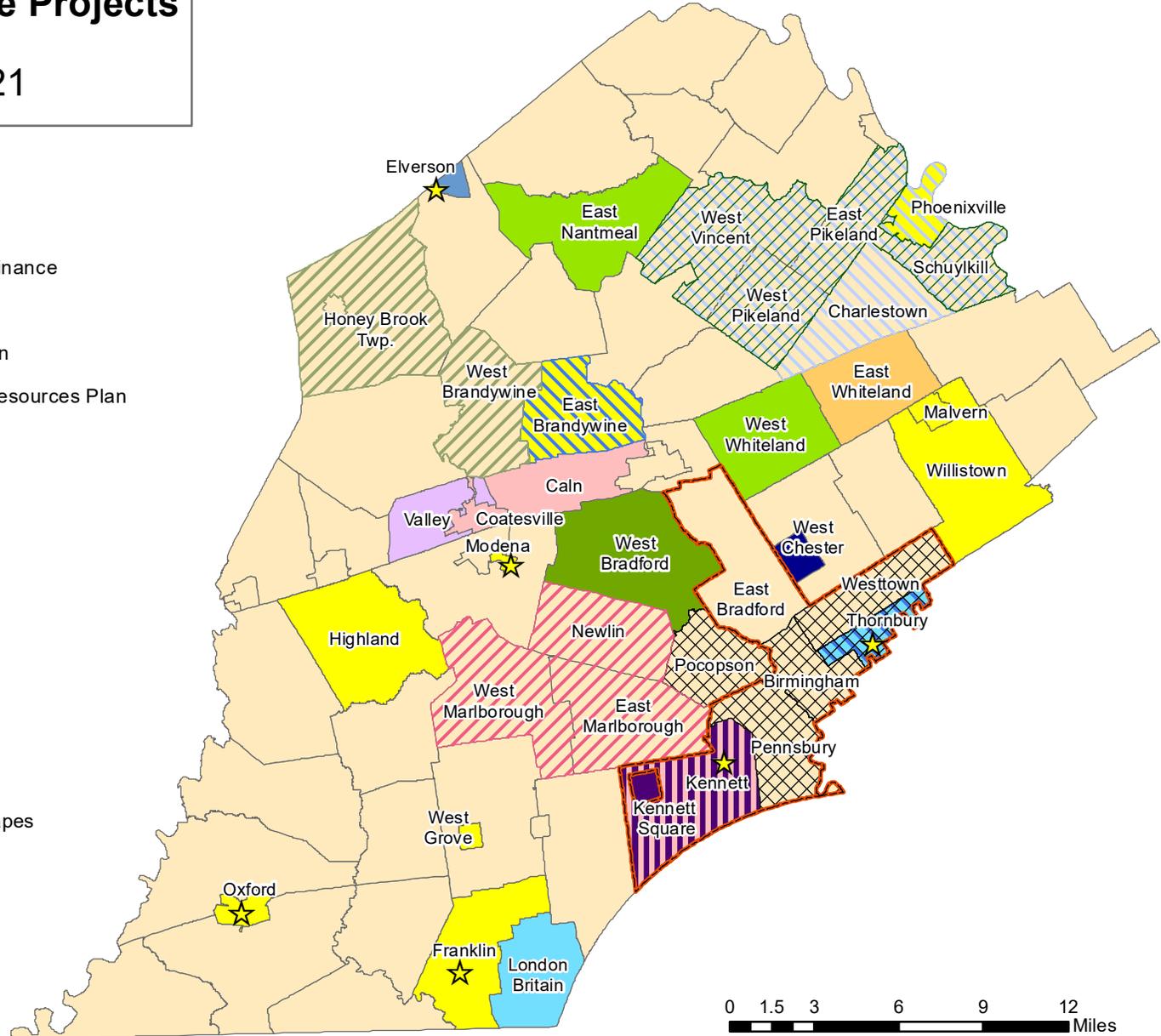


Single Municipality

- Comprehensive Plan
- Subdivision and Land Development Ordinance
- Zoning Ordinance
- Open Space, Parks, and Recreation Plan
- Open Space, Recreation, and Natural Resources Plan
- Historic Resource Survey
- Active Transportation Plan
- Master Corridor Plan
- Official Map Update
- Economic Benefits of Rail Study
- VPP Technical Services Contract

Regional Projects

- Brandywine Battlefield Heritage Interpretation Plan
- Brandywine Battlefield Strategic Landscapes Plan Phase 3
- Kennett Square/Kennett Township Regulatory Updates
- Icedale Trail Feasibility Study
- Phoenixville Region Comprehensive Plan
- Unionville Area Comprehensive Plan Update
- Clean Energy Transition Study



Sources: Municipalities - Chester County DCIS/GIS; VPP Tracking created by CCPC, 2021.



COMMUNITY PLANNING REPORT

September 2021 (Activities as of 8/31/21)

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

MUNICIPAL ASSISTANCE

The following summarizes significant municipal assistance activity with a contractual obligation, including Vision Partnership Program (VPP) cash grant and technical service 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: 60% Contract Term: 8/20 – 7/22 Consultant: Ray Ott & Associates Monitor: Mark Gallant

The Township is updating their Zoning Ordinance, implementing recommendations from their 2017 comprehensive plan and creating a cohesive ordinance that encourages appropriate development. *The consultant will utilize the summer months to development a full draft of the Zoning Ordinance and is expected to distribute the draft for review prior to the October 5th meeting.*

2. City of Coatesville – Zoning Ordinance Update

Percent Completed: 0% Contract Term: 6/21 – 5/23 Consultant: Cedarville Engineering Monitor: Kevin Myers

Coatesville is proposing to update their Zoning Ordinance with a focus on streamlining, clarifying, and simplifying the existing ordinance. The contract was endorsed by the County Commissioners at their May sunshine meeting, and the project start date was June 1, 2021 with an anticipated 12 month work program. A meeting with the manager and consultant was held 7/21/2021 to discuss and clarify details of the project. *The kick-off meeting with the task force was held August 11th. Next meeting is Sept. 15th to begin reviewing potential changes to Overlay Districts.*

3. East Brandywine Township – Comprehensive Plan and Official Map Update

Percent Completed: 5% Contract Term: 5/21 – 4/23 Consultant: Tom Comitta & Assoc./Brandywine Conservancy Monitor: Jeannine Speirs

The Township will be updating their existing comprehensive plan, which was adopted in 2009, and update their existing Official Map that dates from 2011. Recommendations in the existing plan have largely been completed, and the update will address Landscapes³. The comprehensive plan will build from recommendations included in a recently completed Sustainable Community Assessment, and the Official Map will be able to implement recommendations. The Initial Briefing Meeting has occurred and project meetings have begun.

4. East Nantmeal Township – Historic Resource Survey

Percent Completed: 65% Contract Term: 9/20 – 2/22 Consultant: Richard Grubb & Associates Monitor: Jeannine Speirs

East Nantmeal is creating a historic resource survey for the purposes of supporting their historic preservation provisions in their existing ordinances. PHMC guidelines will be followed for development and submission of data, including use of Survey123. The consultant is completing survey forms and the Historical Commission will review the forms. Survey classifications will follow those established in the CC Historic Resource Atlas.

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

Percent Completed: 90% Contract Term: 12/18 – 11/21 Consultant: Natural Lands Monitor: Chris Patriarca

The Board of Supervisors is scheduled to discuss the draft plan at their September meeting, and Act 247/VPP review is still pending Board of Supervisors authorization. The contract has been extended another 6 months through November 30.

6. Elverson Borough – Active Transportation Plan

Percent Completed: 70% Contract Term: 7/20 – 12/21 Consultant: Chester County Planning Commission Lead Planners: Mark Gallant & Rachael Griffith

This effort will provide a map of the recommended network including identification of facility type and renderings at key locations, recommendations for amenities such as benches and interpretation signage, key destinations, and a plan for implementation. Interactive display mapping was developed to illustrate the draft pedestrian and bicycle network plans that prioritize new connections within the Borough and to adjacent destinations such as French Creek State Park and Morgantown based on facility types and Borough-identified priorities. While development of the written plan document is now underway, the proposed bicycle and pedestrian connections were presented at Elverson’s Community Day on Saturday, June 26th where they were very well-received by the public. *We met with the Task Force in late August to go over draft chapters of the plan and will continue the discussion at a Task Force meeting on September 3rd.*

7. Franklin Township – Comprehensive Plan

Percent Completed: 55% Contract Term: 4/20 – 3/22 Consultant: Chester County Planning Commission Lead Planner: Jeannine Speirs

Draft chapters are being started, beginning with the six priority subject areas. The agricultural retention, trails/pedestrian, Resources as Green Infrastructure, and Kemblesville as a Destination subject areas have been reviewed. Kemblesville as a Destination has been a particularly supported idea and one starting to be implemented by a regional Mason-Dixon/Arc Corner Heritage Interpretation and Connectively Plan that is being proposed. *Next up is Future Land Use, the last priority subject chapter.*

8. Highland Township – Comprehensive Plan Update

Percent Completed: 40% Contract Term: 2/21 – 1/23 Consultant: Brandywine Conservancy Monitor: Chris Patriarca & Mason Gilbert

At their August meeting, the Task Force reviewed the draft vision statement and the natural and cultural resources topical chapter.

9. Kennett Township – Zoning Ordinance

Percent Completed: 85% Contract Term: 4/18 – 12/20 Consultant: Chester County Planning Commission Lead Planner: Jeannine Speirs

Final draft review is nearly complete.

10. London Britain Township – Subdivision and Land Development Ordinance Update

Percent Completed: 60% Contract Term: 7/20 – 6/22 Consultant: Brandywine Conservancy Monitor: Kate Clark

The first half of the revised draft SLDO was reviewed by the Task Force review on August 10th. The second half of the revised draft SLDO will be reviewed by the Task Force at the September 14th meeting.

11. Malvern Borough – Comprehensive Plan

Percent Completed: 50% Contract Term: 9/20 – 8/22 Consultant: Brandywine Conservancy Monitor: Kevin Myers

The topics covered to date include: background data and mapping, community survey (500+ responses), community vision, natural resources, housing, historic resources, parks and recreation, future land use, economic development, and transportation. The next step will be for the consultants to produce a full draft plan. As such, the next task force meeting is scheduled for October 20, 2021 to allow time for drafting, distribution, and review.

12. Modena Borough – Comprehensive Plan

Percent Completed: 20% Contract Term: 4/21 – 3/23 Consultant: Chester County Planning Commission Lead Planner: Chris Patriarca

The Task Force met in August to discuss the draft resource preservation chapter.

13. Oxford Borough – Comprehensive Plan

Percent Completed: 20% Contract Term: 4/21 – 3/23 Consultant: Chester County Planning Commission Lead Planner: Mark Gallant

Oxford Borough has retained the Planning Commission to develop a new comprehensive plan that will also address all required elements of a revitalization plan within the overall plan. The Task Force presented draft priorities to the public at a series of open houses at Borough Hall on July 22, 2021. The series included an English-speaking open house from 5:00 – 7:00 and a Spanish-speaking open house from 7:30 – 9:00. Public participation resulted in a great deal of feedback and the Task Force members were very pleased with the results. *With that said, the Task Force will continue their efforts to reach out to the Spanish population with another series of open houses that will take place at two Latino business locations on September 25th. The public survey has been available for about 6 weeks and we are approaching 300 completed surveys.*

14. Phoenixville Borough – Comprehensive Plan

Percent Completed: 50% Contract Term: 8/20 – 7/22 Consultant: Herbert, Rowland, and Grubic Monitor: Chris Patriarca

The Task Force will start their review of the first full draft document at their September meeting.

15. Thornbury Township – Subdivision and Land Development Ordinance and Official Map and Ordinance

Percent Completed: 75% Contract Term: 1/21 – 6/22 Consultant: Chester County Planning Commission Lead Planner: Kate Clark

At the July meeting the Task Force reviewed a full second draft of the SLDO, applicable appendices, draft Official Map ordinance language, and Official Map revisions. At the Township’s request, a final Task Force meeting will be held in September to review final edits to the SLDO and Official Map.

16. Valley Township – W. Lincoln Highway Corridor Master Plan

Percent Completed: 0% Contract Term: 8/21-7/23 Consultant: Pennoni and Thomas Comitta Assoc. Monitor: Mark Gallant

Valley Township will be conducting a corridor master plan for West Lincoln Highway, a high priority recommendation from their recently adopted comprehensive plan. The plan would work to create a more cohesive corridor, addressing streetscaping, multi-modal network, mixed uses, access management, and stormwater management infrastructure from the perspective of both new development and redevelopment. The Township has selected a consultant team of Pennoni and Thomas Comitta Associates. *The contract is on the Commissioner’s agenda for signature on 8/31.*

17. West Bradford Township – Open Space, Recreation, and Environmental Resources Plan

Percent Completed: 50% Contract Term: 5/20 – 4/22 Consultant: Brandywine Conservancy Monitor: Mason Gilbert

West Bradford is developing an Open Space, Recreation, and Environmental Resources Plan (OSRER) to replace their 1993 plan. This updated OSRER would guide use of funds from a recently enacted tax increase that was specific to the need for open space funds, as well as determine the best use for the almost 200 acres of land previously part of Embreeville Hospital. The plan will also address greenways, conceptual trail planning, and recreation programming, and include resource mapping and a botanical assessment. The next meeting will take place in September.

18. West Chester Borough – Economic Benefits of Rail Restoration

Percent Completed: 0% Contract Term: 8/21-7/22 Consultant: Econsult Solutions Monitor: Kevin Myers

The Borough has selected Econsult Solutions to assist them in developing a study of the economic benefits of rail restoration to West Chester (the project), with the intent to use the information to advocate for rail restoration (activities after the project). *The contract and scope or work were signed August 12, 2021. Awaiting coordination for kick-off meeting.*

19. West Grove Borough – Comprehensive Plan

Percent Completed: 60% Contract Term: 10/20 – 9/22 Consultant: Theurkauf Design & Planning LLC Monitor: Kevin Myers

West Grove is updating their Comprehensive Plan; their existing plan was adopted in 2003. Since 2003 West Grove’s demographics have changed significantly, and the new plan will include a focus on multimodal options, revitalization, recreation, and public engagement. The January and February 2021 meetings reviewed existing conditions and the future land use plan. April discussion included housing and economic development. May’s discussion covered Community Facilities and Services. June’s topic was parks and recreation. The next scheduled meeting is August 24th to discuss cultural resources.

20. West Whiteland Township – Historic Resource Survey Update

Percent Completed: 65% Contract Term: 11/19 – 4/22 Consultant: Commonwealth Heritage Group Monitor: Jeannine Speirs

The consultant has completed most survey forms and is starting to update Township history.

21. Willistown Township – Comprehensive Plan

Percent Completed: 10% Contract Term: 1/21-12/22 Consultant: Gaadt Perspectives Monitor: Kate Clark

The Task Force met in July to discuss provide update on existing conditions plan chapters. *The next Task Force meeting is scheduled for September.*

MULTI-MUNICIPAL

22. Brandywine Battlefield Strategic Landscapes Plans – Phase 3

Percent Completed: 35% Contract Term: 8/19 – 12/22 Consultant: Chester County Planning Commission Lead Planner: Jeannine Speirs

The consultant is underway on document research and field work as well as consultations with applicable parties. There are regular meetings with County Archives, which is completing battle-era property, civilian, and road research and mapping. A draft list of possible historic resources and properties is being coordinated for review/input by municipal historic commissions. First draft interactive mapping is completed. *Field work is underway.*

23. Brandywine Battlefield Group – BB Heritage Interpretation Plan

Percent Completed: 85% Contract Term: 2/20 – 1/22 Consultant: Brandywine Conservancy Monitor: Jeannine Speirs

This plan will build from previous efforts to finalize locations for Heritage Centers, identify key sites for public interpretation purposes, develop interpretation thematic narratives, develop Heritage Center conceptual designs using a design firm as a subconsultant, and promote public education, small-scale heritage tourism, visitor safety, and pedestrian connections as possible. Recently preserved properties and their role in visitor experience will be addressed. The plan will provide the vision, narrative, and actions for how implementing entities can provide a cohesive visitor experience. A public meeting was held in May, and draft plan elements are being reviewed by the Advisory Committee. It is anticipated the final public meeting will be held in July or August, after which the Plan will be completed. This is the first plan of its type to be funded under VPP and it is anticipated that it will be the model for other heritage interpretive plans. A contract extension has been finalized.

24. Honey Brook and West Brandywine Townships – Icedale Trail Feasibility Study

Percent Completed: 25% Contract Term: 3/20 – 2/22 Consultant: Brandywine Conservancy Monitor: Mark Gallant

The townships will develop a trail feasibility study for a new, 2.5 mile multimodal trail between Rt 322 and Icedale Road. The first public open house was held on October 20th and the consultant presented early conceptual trail alignments, trail heads, and destinations along the corridor. The next Task Force meeting is expected to be scheduled soon. In the meantime, the consultant is working with landowners along the existing trail alignment, including Sunoco. *The townships have received a contract extension to complete the Study and accommodate the adoption process. The next Task Force meeting has not yet been scheduled.*

25. Kennett Square Borough/Kennett Township – Regulatory Updates

Percent Completed: 90% Contract Term: 5/18 – 4/21 Consultant: LRK/JVM Studio Monitor: Kevin Myers

The Township is progressing in coordination with the larger township full ordinance update being undertaken with CCPC as the consultant. LRK has returned a full draft of the design guidelines to the Township for incorporation into the full ordinance. The Borough relied on Borough staff to modify consultant materials for Planning Commission and Council consideration. Borough Council adopted zoning ordinance amendments at their June 21st Borough Council meeting. Kennett Township has received the consultant's edits to the Design Guidelines that CCPC heavily edited under the Kennett Zoning project which will be adopted along with the full ordinance at a later date (see #9 : Kennett Township - Zoning Ordinance)

26. Phoenixville Area Townships – Clean Energy Transition Plan

Percent Completed: 0% Contract Term: TBD Consultant: Practical Energy Solutions Monitor: Mark Gallant

The townships of East Pikeland, Schuylkill, West Vincent, and West Pikeland will be developing a clean energy transition plan to guide municipal action. The project also includes an education and outreach component to inform organizational and individual actions beyond municipal control. A Request for Proposals resulted in the selection of Practical Energy Solutions as the lead consultant on the project. The consultant is now in the process of developing the final scope of work for the VPP contract.

27. Phoenixville Region – Comprehensive Plan Update

Percent Completed: 90% Contract Term: 3/20 – 2/22 Consultant: Theurkauf Design and Planning Monitor: Mason Gilbert

The Act 247 Review was completed and the letter sent to Theurkauf and the Phoenixville Region municipalities. *Townships are adopting the Comprehensive Plan in September.*

28. Unionville Area Region – Comprehensive Plan Update

Percent Completed: 0% Contract Term: TBD Consultant: TBD Monitor: Kate Clark

The townships of East Marlborough, West Marlborough, and Newlin will be updating their existing multi-municipal comprehensive plan, which they took multiple actions to implement. The townships will be developing a Request for Proposals to select a consultant to guide the effort.

OTHER PROJECTS

- **eTool preparation** – full division
- **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, Chris Patriarca, Jeannine Speirs, and HPC; Housing Authority of Chester County: Libby Horwitz and Chris Patriarca; Facilities: HPC

VPP INQUIRIES

County Consulting Assistance Requests

1. East Caln (comprehensive plan)
2. East Vincent (zoning ordinance amendments)
3. Kennett Township (subdivision and land development ordinance)
4. West Sadsbury Township (comprehensive plan)
5. East Bradford Township (zoning ordinance)
6. Oxford Region (anticipated – regional comprehensive plan)
7. Spring City (comprehensive plan)

Cash Grant Inquiries (or VPP channel not established yet)

- East Fallowfield – Historic Resource Ordinance (November 2020)
- East Pikeland Township – Sustainability Plan (February 2020)
- London Britain Township, Franklin Township, Elk Township, New Garden Township – Mason Dixon Heritage Plan (August 2021)
- Londonderry Township – (May and August 2020)
- New London Township – Comprehensive Plan (May 2020)
- Penn Township – Comprehensive Plan (August 2021)
- Pennsbury Township – Historic Project (January 2020)
- Pocopson Township – Regulatory Amendments (Fall 2020)
- South Coatesville Borough – Comprehensive Plan (February 2020/July 2021)
- West Vincent Township – Park and Trail Plan (July 2018, January 2020)
- West Nottingham Township – Transportation Study (January 2020)

HISTORIC PRESERVATION

- **Town Tours** – A series of free educational programs on historic towns, neighborhoods, and other items on interest in Chester County.
Staff: Daniel Shachar-Krasnoff, support from Nancy Shields, along with Jeannine Speirs and Mason Gilbert.
External Partners: CCHPN and individual site organizers/municipalities/municipal historical commissions
Status: The kick-off was a hybrid in-person and virtual event in West Chester on June 17th. The Town Tours occur on most Thursday evenings through. *The final Town Tours was in-person over two days. On August 19th the Tour was of the Welsh Baptist National Register Historic District. On Saturday, August 21st the Tour was of the Mason-Dixon Line. Both of the Tours were in the London Britain Township.* The overall program was coordinated as part of the Juneteenth Festival, a multi-week series of programs. Voices Underground along with the County Cultural Heritage Task Force is coordinating Juneteenth activities.
- **Training** – Conduct and support training for historical commissions, committees, and HARBs, often in coordination with CCHPN.
Staff: Daniel Shachar-Krasnoff, support from Nancy Shields and Jeannine Speirs.
External Partners: CCHPN, PHMC
Status: Chester County Historic Preservation Network will hold Volunteer Recognition Picnic in mid-September. The Leadership Luncheon was attended by more than 50 people and presented content on PHMC databases (PA-SHARE specifically) and how to form and operate a historical commission and to protect and reuse historic buildings.

- **Mandated and Requested Reviews/National Register Designation Activity** – This includes county-owned properties and other properties with a historic designation (or potential for designation)
 Staff: Daniel Shachar-Krasnoff, Jeannine Speirs support on select items (such as DCD Section 106 Committee and reviews of ordinance language)
 External Partners: Vary by project
 Programs/Projects:

 - DCD Section 106 Committee: Daniel Shachar-Krasnoff and Jeannine Speirs serve on this committee, which conducted a limited review of a property in April for DCD. Reviews are as requested by DCD, and are covered under a Programmatic Agreement between DCD and the SHPO/PHMC. Review is ongoing for renovations to apartments for homeless families at 128 E. Chestnut Street, in West Chester Borough.
 - County-owned Bridges/Facilities: Daniel Shachar-Krasnoff advises on bridges, in coordination with the CCPC Environment and Infrastructure Division (Eric Quinn). Multiple bridges are active: Mill Road #167; Lincoln #35; Pigeon Creek #207, Allerton Road #111. Cultural Review reports are underway for #199 and #157. This projects typically require a Section 106 or PA History Code review process.
 - County-owned properties/Facilities and Parks + Preservation: Historic preservation planning and technical assistance on County-owned properties that are or may be historic. *Strategies are being considered to rehabilitate the Hatfield House, 119 Hatfield Road, located in Hibernia Park/West Caln Township. The Chester County Facilities Department has developed a list of potential maintenance projects to stabilize the property and improve its desirability for reuse. Planning Commission staff is coordinating redevelopment strategies with the Chester County Economic Development Council.*
 - Non-County affiliated Section 106: Darlington Corners at 926/202 (PennDOT interaction widening); Manor Road Improvements and Roundabout and State Road 41/State Road 841 Roundabout in Chatham Village, London Grove Township.
 - Other activity (planning /technical assistance) with potential regulatory element: Crebilly Farm, Mercedes Dealership, Fricks Lock/Schuylkill River/Parkerford Trailhead Development.
 - Act 247 reviews as requested
 - Reviews for historic resource ordinance language as requested/able
 - National Register Nomination support for: Langoma Mansion, Passtown School, Beaver Creek Milling District, Kennett Square Borough update

- **Technical Assistance** – through three primary forms: periodic distribution of information to Historical Commission chairs, answering questions on National Register process (as requested/able), and support for historic preservation efforts (detail below)
 Staff: Daniel Shachar-Krasnoff lead
 External Partners: Vary by project
 Projects with ongoing activity:

 - Gardner-Beale House (Coatesville)
 - Kemblesville demolition by neglect
 - Friends of Barnard House/Barnard House
 - Friends of White Clay Creek Preserve Historic Resource Committee – NR nomination just approved

- Oxford Region
 - Passtown School
 - Zachariah Rice/Hench Houses National Register status
 - St. Peter's UCC Church
- **Heritage Education/Tourism** – multiple efforts to support education and interpretation throughout the county
 Staff: Daniel Shachar-Krasnoff lead, support from Jeannine Speirs for the 250th, Battlefield Heritage Centers, and municipal heritage interpretive plans
 External Partners: Vary by project
 Projects with ongoing activity:
 - Iron and Steel Heritage Partnership: Bridging the Atlantic webinar was well attended and posted for viewing
 - Underground Railroad: Long-term effort regarding Harriet Tubman Byway/walking trail
 - Rural History Confederation: no current activity
 - America's 250th: Commissioner Kichline serves on the statewide committee, support as requested at this point
 - Heritage Centers: Kennett Heritage Center is now open, plans underway for Strode's Barn, discussion of an agricultural-themed heritage center and possible heritage interpretation and connectivity planning effort.
 - **Historic Resource Mapping** – two primary mapping efforts for both National Register and locally designated resources, the Historic Atlas Project and the National Register Interactive Map
 Staff: Daniel Shachar-Krasnoff lead, with support from Colin Murtoff and Mason Gilbert
 External Partners: PHMC, vary by project
 Projects with ongoing activity: Atlas projects underway: West Chester, Westtown, Parkesburg, New Garden, London Britain, Charlestown, West Bradford, East Goshen, West Whiteland (VPP), East Marlborough, and East Nantmeal (VPP).
 - **Adaptive Reuse Design Guide** – development of a guide specific to adaptive reuse
 Staff: Mark Gallant led with support from Jeannine Speirs, Mason Gilbert, and Nancy Shields
 External Partners: Advisory Committee for the project
 Status: A second Advisory Committee meeting was held in June. Interviews are being conducted to inform the project, and successful examples of adaptive reuse collected, researched, and photographed.
 - **Brandywine Battlefield** – efforts are coordinated through Jeannine Speirs' roles as Brandywine Battlefield Task Force Administrator and Project Manager for the NPS/ABPP funded grant project (currently in Phase 3).
 Staff: Jeannine Speirs lead, support from Daniel Shachar-Krasnoff
 External Partners: Archives, Brandywine Battlefield Task Force, Brandywine Battlefield Park Associates, Delaware County, municipalities
 Current Activity: See descriptions of the Phase 3 project and the Brandywine Conservancy-led Heritage Interpretation Plan (VPP funded).

Also tracking a PHMC/CLG funded project (Driving Tour) that East Marlborough is leading with the support of the Task Force and Park Associates and the Heritage Interpretive Signage Project that the Sons of the Revolution is funding and helping to lead.

ECONOMIC

- **CCEDC Coordination** – Regular contact regarding ongoing projects.
- **Employment Data** – Finalizing the presentation of employee number data in map format with the Design and Technology Division; continuously updating with new data.
- **Reinvestment Opportunities Map** – Finalizing display for map of reinvestment/redevelopment opportunities at developed sites, focused within the Landscapes3 growth areas.
- **Non-Residential Construction Report** – 2021 (2020 data) report posted.
- **State of the County Economy Report** – *Drafted text and updating graphics for 2021 report.*

HOUSING

- **Housing Choices Committee** – March 2021 meeting held with discussion on Missing Middle Housing.
- **Costs of Housing** – Work is continuing to finalize this product.
- **Housing for an aging population** Final draft complete, being prepared for online posting and a physical overview document.
- **Missing Middle Housing** – Completed inventory of municipal ordinances allowing Missing Middle typologies, drafting initial text, and identifying Chester County examples.
- **Housing eTools** – Updates are largely complete, although resources and examples will continue to be added as appropriate.
- **Case Studies** –Planned: Whitehall and Steel Town.
- **Housing Forum** – *A+ Homes- What's Our Type?* Event planned for November 18th 4pm-6pm focusing on Missing Middle housing.
- **Residential Construction Report** – 2021 (2020 data) report posted.
- **Video** – The Phoenixville-focused video has been completed and shared, through the HCC meeting, CCPC newsletter, website, and social media. Promotion efforts included the overview video on A+ homes as well. Footage for a senior housing focused video and a Habitat for Humanity video will be used for two additional videos, with plans to conduct new interviews for an employer focused video later in the year.
- **Presentations** – *Made a presentation at the August Caln Planning Commission meeting on A+ Homes.*

URBAN CENTERS

- **VPP Support** – Monitoring of cash grants to Kennett Square (regulatory updates), Coatesville (zoning amendments), West Grove (comprehensive plan update), and Malvern (comprehensive plan update), and participating in county consulting technical services work on updates to the Modena and Oxford Borough comprehensive plans.
- **Technical assistance/coordination** – Atglen for zoning, future park planning, and grant assistance (DCNR, CCCRP, etc.); Parkesburg for implementation coordination and potential grant funding; West Grove (breweries, mixed use zoning, parking requirements); Downingtown (signs, parking, TND); TMAAC (design), Coatesville (coordination between the City, 2nd Century, CDC, and CCPC). Engaged DVRPC in conjunction with other CCPC staff regarding the DVRPC ExPo program.
- **Meeting Attendance** – Participation in meetings for economic development through Historic Kennett Square, the Western Chester County Chamber of Commerce, and 2nd Century Alliance.
- **Tools** – Supporting the update of multiple online eTools. Supporting and advocating for County access to ArcUrban GIS application.
- **Urban Center Webpage** –No recent activity.
- **Urban Center Forum** –The four Main Streets eTools related to the 2020 forum have been posted to the CCPC website. Planning for the 2021 forum has begun in coordination with DCD. Tentative date for the Fall 2021 UCF is Oct. 26th from 4-6 pm. *Oxford Borough and Spring City have been contacted as potential locations to host Hybrid forums with confirmation pending. Two of the three presenters have confirmed.*
- **Urban Centers Improvement Inventory** – 2021 UCII posted in early March.
- **DCD CRP Coordination** – Providing input and responses to inquiries from urban centers regarding potential CRP applications. 2021 CRP applications have been received and the review process is underway. *Scoring has been completed and discussion on suggested awards will be held on 8/26/2021.*
- **DVRPC TCDI representative** – Coordinated with representatives for both Chester County awarded projects regarding status and progress.
- **Presentations:** None at this time.

Agricultural Development Council Update



Design and Technology



THE COUNTY OF CHESTER



COMMISSIONERS
Marian D. Moskowitz
Josh Maxwell
Michelle Kichline

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

MEMORANDUM

To: Chester County Planning Commission
From: Paul Fritz, Director, Design & Technology Division
Date: September 1, 2021
Re: Planning Commission Board Meeting Monthly Report

For the month of August, the Design & Technology Division performed reoccurring tasks and supported planning staff with short term and work program related projects.

The 247 planners continued to review, and process plans and ordinance submittals and work on eTool updates. The planners also continued to test the new HTML5 EnerGov platform.

The GIS staff prepared historic atlas updates and municipal comprehensive plan existing conditions maps. The staff also worked on updating the maps in our map inventory.

The Graphics team worked on the draft Elverson Borough Active Transportation Plan, the draft Suburban Landscape Design Guide, and the draft Complete Streets Policy flyer.

Director's Report

Public Comment