



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 – Room 270

Hybrid Meeting
May 11, 2022

AGENDA

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

A. Chairman’s Welcome

Chair

2. PRESENTATION

B. Planning Efforts in Valley Township

Scott Piersol, Manager

2:25 p.m. 3. ACTION ITEMS

C. Approval of Commission Meeting Minutes – April 13, 2022

Commission

D. Act 247 Reviews – April 2022 Applications

Act 247 Team

1) Subdivision and Land Development Plan Reviews (19)

- | | |
|------------------------------|----------------|
| 1) Birmingham Township | LD-02-22-17120 |
| 2) Caln Township | SD-04-22-17158 |
| 3) East Coventry Township | SD-03-22-17153 |
| 4) East Marlborough Township | LD-03-22-17129 |
| 5) East Marlborough Township | SD-03-22-17132 |
| 6) East Nantmeal Township | SD-03-22-17147 |
| 7) East Vincent Township | LD-03-22-17142 |
| 8) East Vincent Township | SD-03-22-17131 |
| 9) Easttown Township | SD-03-22-17150 |
| 10) London Britain Township | SD-02-22-17119 |
| 11) London Grove Township | SD-03-22-17143 |
| 12) Phoenixville Borough | LD-02-22-17117 |
| 13) Phoenixville Borough | SD-02-22-17116 |
| 14) Sadsbury Township | LD-03-22-17152 |
| 15) Upper Uwchlan Township | LD-03-22-17149 |
| 16) West Bradford Township | SD-03-22-17141 |
| 17) West Caln Township | SD-03-22-17144 |
| 18) West Goshen Township | SD-03-22-17154 |
| 19) Willistown Township | SD-03-22-17151 |

2) Comprehensive Plan, Zoning and Subdivision Ordinance Amendment, Miscellaneous Reviews (10)

- | | |
|------------------------------|----------------|
| 1) Birmingham Township | ZA-03-22-17126 |
| 2) City of Coatesville | ZA-03-22-17140 |
| 3) East Coventry Township | ZA-04-22-17168 |
| 4) East Marlborough Township | ZA-03-22-17135 |
| 5) East Pikeland Township | ZA-04-22-17164 |

- 6) East Whiteland Township CP-03-22-17148
- 7) Phoenixville Borough CP-02-22-17108
- 8) Sadsbury Township ZO-03-22-17156
- 9) Upper Oxford Township ZA-03-22-17136
- 10) West Brandywine Township ZA-04-22-17166

- E. Act 537 Reviews- May 2022 Applications *Jake Michael*
 - 1) Major Applications (1)
Freedoms Foundation Special Study dated April 14, 2022
 - 2) Minor Applications (4)
Lower Oxford Township; Brenda & Ronald Butt; 56-5-4.1A; consistent
Lower Oxford Township; Farwell; 56-2-18.1; consistent
West Caln Township; Morris Road; 28-9-38; consistent
West Nantmeal Township; Wyebrook Farm; 23-7-1.2; consistent

- F. Agricultural Security Area *Glenn Bentley*
 - 1) Willistown Township

- G. Vision Partnership Program 2022 Round I Grants *Bill Deguffroy*
 - 1) Downingtown Borough – Comprehensive Plan Update
 - 2) West Caln Township – Zoning Ordinance Update
 - 3) Upper Uwchlan Township – Active Transportation Plan
 - 4) East Fallowfield Township – Open Space Recreation, and natural Resources Plan Update
 - 5) Tredyffrin Township – Strategic Preservation Plan

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

- H. Design & Technology Division Update *Paul Fritz*

- I. Community Planning Division Update *Bill Deguffroy*
 - 1) Workforce Housing Discussion *Chris Patriarca, Libby Horwitz*

- J. Agricultural Development Council Update *Hillary Krummrich*

- K. Sustainability Division Update *Rachael Griffith*
 - 1) Solar Power Guide *Brian O’Leary*

- L. Multimodal Transportation Planning Division Update *Brian Styche*

- M. Directors Report *Brian O’Leary*

- N. 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
April 13, 2022

MEMBERS PRESENT IN PERSON: Michael Heaberg, Chair; Nate Cline, Vice-Chair; Roberta Cosentino; Stephanie Duncan; Matt Hammond; Molly Morrison.

MEMBERS PRESENT VIA ZOOM: Dr. Doug Fasick; Angie Thompson-Lobb.

STAFF PRESENT IN PERSON: Brian O'Leary, Executive Director; Carol Stauffer, Assistant Director; Bill Deguffroy; Paul Fritz; Rachael Griffith; Gene Huller; Jake Michael; Nancy Shields; Brian Styche.

STAFF PRESENT VIA ZOOM: Glenn Bentley; Wes Bruckno; Chris Bittle; Carrie Conwell; Beth Cunliffe; Paul Farkas; Hillary Krummrich; Benny Nein; Carolyn Oakley; Chris Patriarca; Eric Quinn; Joe Shanley; Elle Steinman; Patti Strauber; Suzanne Wozniak; Diana Zak.

VISITORS PRESENT IN PERSON: Jason Cary; Shelly Eveland, Chair, South Coatesville Planning Commission.

VISITORS PRESENT VIA ZOOM: Kris McLennan.

CALL TO ORDER:

The regular monthly meeting of the Chester County Planning Commission held in person in the Government Services Center room 270 and via Zoom audio/video on Wednesday, April 13, 2022 was called to order at 2:01 P.M. by Chair Michael Heaberg.

ACTION ITEMS:

Approval of Meeting Minutes:

A MOTION TO APPROVE THE MINUTES FOR THE MARCH 9, 2022 MEETING OF THE CHESTER COUNTY PLANNING COMMISSION WAS MADE BY MR. HAMMOND, SECONDED BY MS. MORRISON, AND PASSED BY UNANIMOUS VOTE OF THE COMMISSION.

Act 247 Reviews:

Subdivision and Land Development Reviews – March 2022:

There were seventeen (17) Subdivision and Land Development Reviews prepared in March.

A MOTION TO APPROVE THE SEVENTEEN (17) SUBDIVISION AND LAND DEVELOPMENT REVIEWS WAS MADE BY MS. MORRISON, SECONDED BY MS. DUNCAN, AND PASSED BY UNANIMOUS VOTE OF THE COMMISSION.

Mr. Hammond recused himself from the following applications: SD-03-22-17133, SD-02-22-17096.

Mr. Cline recused himself from the following applications: SD-02-22-17095; SD-02-22-17084; LD-01-22-17071; SD-02-22-17113.

Comprehensive Plan, Zoning and Subdivision Ordinance Amendments, Miscellaneous Reviews – March 2022:

There were eleven (11) Comprehensive Plan, Zoning and Subdivision Ordinance Amendment, and Miscellaneous Reviews prepared in March.

A MOTION TO APPROVE THE ELEVEN (11) COMPREHENSIVE PLAN, ZONING AND SUBDIVISION ORDINANCE AMENDMENT AND MISCELLANEOUS REVIEWS WAS MADE BY MR. HAMMOND, SECONDED BY DR. FASICK, AND PASSED BY UNANIMOUS VOTE OF THE COMMISSION.

Act 537 Reviews:

There were no major Act 537 reviews for the month of March 2022.

There were two (2) minor Act 537 reviews for the month of March 2022.

A MOTION TO APPROVE THE TWO (2) MINOR ACT 537 REVIEWS FOR MARCH 2022 WAS MADE BY MR. CLINE, SECONDED BY MS. MORRISON, AND PASSED BY UNANIMOUS VOTE OF THE COMMISSION.

Planning Commission Bylaws Amendment:

A MOTION TO APPROVE THE REVISED PLANNING COMMISSION BYLAWS WAS MADE BY MR. HAMMOND, SECONDED BY MS. DUNCAN, AND PASSED BY UNANIMOUS VOTE OF THE COMMISSION.

Environment and Infrastructure Division Update:

Mr. Styche noted that the final report for the Downingtown Area Transportation Study, a two-year effort completed by DVRPC staff through the DVRPC Unified Planning Work Program for Chester County was released in early March. This study is the result of a request from the Downingtown Borough Planning Commission who approached CCPC in early 2018 looking for assistance to address a significant increase in growth and traffic congestion in future conditions. This evaluation resulted in a series of recommended modifications to these intersections along with other recommendations including bicycle network improvements and addressing stormwater runoff at the modeled intersections.

The Chester County Board of Commissioners, along with Commissioners from Berks and Montgomery Counties are proposing to form the Schuylkill River Passenger Rail Authority (SRPRA). This new Authority would replace the current Tri-County Passenger Rail Committee, which has spent the past year exploring the most efficient manner to restore passenger rail service to the region and be supported with representation and funding from all three counties.

A public hearing on the SRPRA proposal will be held during the Chester County Board of Commissioners meeting on Wednesday, April 27, 2022.

2021 Protected Open Space Report:

The Planning Commission has collected information summarizing the amount of open space protected in Chester County each year since 2000. Mr. Michael reported that according to Protected Open Space Tracking (POST), 147,000 acres of protected open space, or 30.2% of the County was preserved as of December 31, 2021. An estimated 2,930 acres of open space were protected in 2021.

The following trends were observed for the year 2021:

- The increase in preserved open space in Chester County was consistent with that of past years. It was the largest increase since 2018. There were substantial challenges administering the preservation of parcels during the 2020 pandemic, and many of the parcels protected in 2021 represent 2020 initiatives that had to be delayed until 2021.
- In 2021, county-funded Agricultural Conservation Easements accounted for 1,424 acres of protected open space, which is a typical annual accumulation.
- Land trusts preserved 105 acres in-fee, which is a typical annual acreage. Land trusts preserved 1,139 acres through conservation easements which is the highest it's been since 2017.
- Homeowner associations (HOA) protected over 380 acres, which is a high acreage relative to recent years. HOA open space commonly gets preserved when larger-scale developments are built.

Landscapes3 Metrics:

Each year, the Chester County Planning Commission tracks several metrics and successes across the county that pertain to the six goals found within *Landscapes3*. The goal areas include Preserve, Protect, Appreciate, Live, Prosper, and Connect.

Mr. Michael presented metrics related to the Preserve, Protect, Appreciate, Live, Prosper, and Connect goals.

The Preserve goal includes protected Open Space and Open Space Connectivity. The metric shows as of 2021, a total of 9,494 acres of open space were protected within the 1/8th mile wide conservation corridors. This represents an increase of 451 acres or 1.2% relative to the base year of 2018.

In 2021, the amount of farmland that was eligible for easement and has been protected from development was 83,845 acres. This represents an increase of 4,761 acres or 3.9% relative to the base year of 2018.

Under the Protect category, the metric shows the ordinances of all 73 municipalities were reviewed to determine if they effectively addressed five specific resources: floodplains, steep slopes, woodlands, wetlands, and riparian buffers. A total of 365 provisions were examined, and 220 were found to protect the specific resource being examined. This represents an increase of 3 relative to the base year of 2018.

Stream health information received from the Chester County Water Resources Authority measures the biological integrity of the county's streams. Water quality has remained about the same, with the streams shown in the good to fair range increasing by 2.

For the Appreciate goal, in 2021, all 73 municipalities were surveyed to determine if they have implemented three specific protection measures: establishing a historic commission/committee or

Historic Architecture Review Board (HARB), adopting a historic resource ordinance, and compiling a historic resources atlas map. A total of 219 protection measures were examined and 159 were found to have been implemented. This is an increase of 9 or 6%.

Historic tourism has increased from 390,076 in 2018 to 401,322 in 2021. This represents an increase of 11,246 or 2.9%.

Under the Live goal, a total of 146 affordable housing units were added to the market with financial assistance provided by the Chester County Department of Community Development.

Access to parks shows the estimated population within ½ mile of the county's public parks and recreation facilities was 380,032. This represents an increase of 12,667 relative to the base year 2018.

Chester County's per capita municipal solid waste was 1,114 pounds per person. This is a decrease of 24 pounds per person.

Under the Prosper goal, a total of 1,132,151 square feet of non-residential development was built in the county. This is a decrease of 336,092 square feet relative to the 1,468,243 square feet in the base year 2018.

The assessed value of properties in the county's urban centers increased 1.490%, compared to 0.927% in the base year 2018.

Workforce development progress shows a total of 4,857 workers visited the county office of PA CareerLink. This represents a drop of 12,864, or 72.2%.

For the Connect goal, a total of 18.3 miles of new on-road bike lanes, sidewalks, and county and municipal multi-use trails were opened for public use. This is an increase of 2.1%.

Public transportation results have decreased due to the effects of the pandemic.

Travel time has improved based on a 15-mile trip on six of the major roadways from 19.7 minutes in 2018 to 15.3 minutes in 2021.

Design and Technology Division Update:

Mr. Fritz reported that the Design & Technology Division performed reoccurring tasks and supported planning staff with short-term and work program-related projects.

Mr. Fritz presented a quarterly report of plan reviews.

- 45 subdivision and land development plans reviewed
- 23 ordinance and comprehensive plan submissions
- The number of proposed lots/units decreased from 486 to 287
- Apartment lots/units accounted for 82% of all proposed residential lots/units
- The largest non-residential development was the West Goshen Hotel (213,000 square feet)

Mr. Fritz also reported that the 247 planners reviewed and processed plan and ordinance submittals. Preparation of eTool updates and a new eTool also occurred. The GIS staff continued to assist Community Planning's mapping requests, historic atlas updates, and work program projects. Maps for county partners were also produced. The Graphics team assisted with various work program projects. In addition, staff took photographs of recently completed projects around the county.

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 31 municipal assistance projects that staff is either monitoring or preparing.

The Vision Partnership Program (VPP) 2022 round I grant cycle opened on February 14th. The deadline for pre-application meeting requests was March 21st with grant applications due by March 31st. The VPP subcommittee met just before the board meeting today to discuss applications. Grant awards will be announced on May 11th. Five municipalities have inquired about the program.

Planning for 2022 Town Tours is completed, and the tour brochure is currently being designed. Town Tours are to be in-person events in 2022. There will be 9 Town Tours in 2022 and will kick-off in West Chester on June 9th, then finish in West Bradford Township (Marshallton) on August 18th.

2021 Housing Report:

Mr. Deguffroy presented the 2021 residential housing report. This is an annual report that the Planning Commission has been preparing for over 20 years.

The median housing price continued to rise to \$420,000 in 2021, up from \$375,000 in 2020. There were 9,049 home sales in 2021 compared to 7,532 homes sold in 2020. Apartment unit development fueled the high number of new units constructed in 2021, although 916 single-family detached homes and 864 single-family attached units were built and completed during the year.

Newlin, Easttown, and Charlestown Townships had the highest median sales price while Coatesville, West Grove Township, and South Coatesville had the lowest.

Housing publications and data can be found at

<https://www.chescoplanning.org/Housing/HousingReport-20.cfm>

Agricultural Development Council Update:

Ms. Krummrich reported that the Agriculture Economic Development Strategic Plan was presented and adopted at the March 22, 2022 Commissioners meeting. Staff will begin to work on the implementation of the plan and coordinate at the next Task Force meeting on April 26, 2022.

Sustainability Division Update:

Ms. Griffith reported that the Sustainability Division was established on March 14, 2022. Carrie Conwell, Senior Environmental Planner, joined the division as well.

The current work program for the new division includes the following:

- Planning for the 2022 Open Space Summit (May 10th at Springton Manor)
- Planning a series of tours of preserved farms (first three Saturdays in May)
- Municipal Open Space Outreach Initiative
- Updating CCPC's 2002 Cluster Subdivision Design Guide
- Outreach related to clean and sustainable energy
- Coordinating and promoting Chester County's C-PACE program
- Conducting an inventory of water and sewer service areas and related capacity
- Establishing a County Affiliate of Keep PA Beautiful
- Ongoing: Coordinating with the CC Environmental and Energy Advisory Board
- Ongoing: Monitoring Pipeline news and status

- Ongoing: Reviewing Act 67/68 submissions related to pipelines, preparing planning modules, and providing grant support letters for open space and non-transportation infrastructure projects.

The Environmental and Energy Advisory Board held its first subcommittee meetings this month (Clean Energy and Environment Subcommittees).

The Transco (Williams) Pipeline is proposing the Regional Energy Access Expansion Project as part of their existing natural gas transmission system, which will enable additional capacity and ability to transport product from the Marcellus Shale production area to multiple delivery points along the existing infrastructure. The proposed activity in Chester County includes upgrades and modifications to the Compressor Station located in East Whiteland.

Director's Report:

The Landscapes3 Protect Forum will be held on April 19, 2022 as a webinar via Zoom.

The America250PA Commission is being created to celebrate Pennsylvania's leading role in the commemoration of the 250th anniversary of the United States in 2026.

Public Comment:

Jason Carey from West Bradford, representing Local Union 98 Electricians, commented on the West Bradford development proposal.

ADJOURNMENT

THERE BEING NO FURTHER BUSINESS, A MOTION TO ADJOURN AT 3:47 PM. WAS MADE BY MS. DUNCAN, SECONDED BY MR. HAMMOND, AND PASSED BY UNANIMOUS VOTE OF THE COMMISSION.

Respectfully submitted,



Brian N. O'Leary, AICP
Secretary

BNO/slw

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

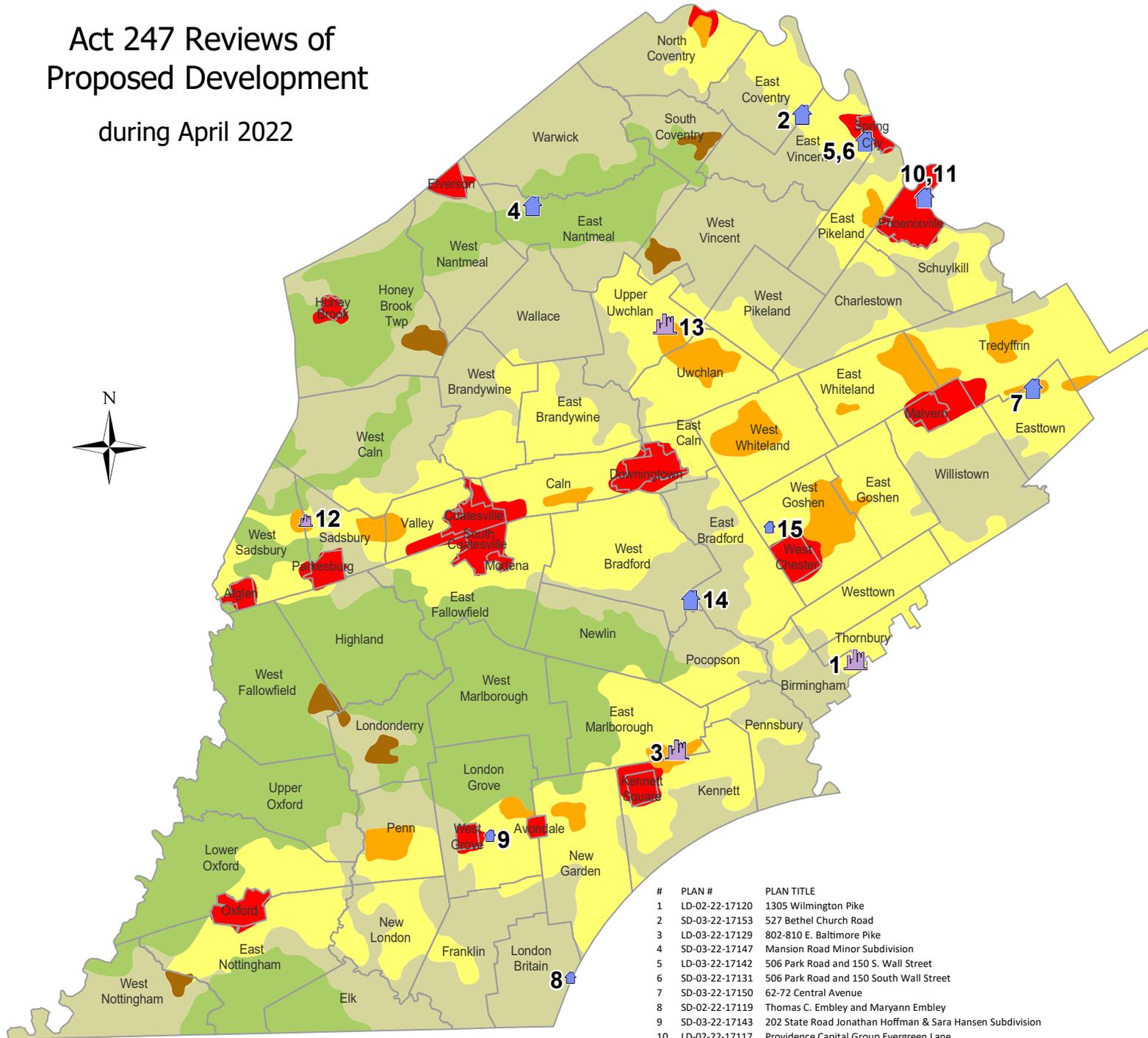
Act 247 Reviews



Subdivision & Land Development



Act 247 Reviews of Proposed Development during April 2022



Symbols

Residential Lots/Units

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

Non-Residential Square Feet

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

Other

- Mixed Use
- Not Consistent with Landscapes³
- Not Consistent with Landscapes³

Landscapes³

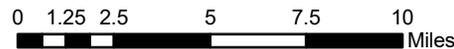
Growth Areas

- Urban Center
- Suburban Center
- Suburban
- Rural Center

Rural Resource Areas

- Rural
- Agricultural

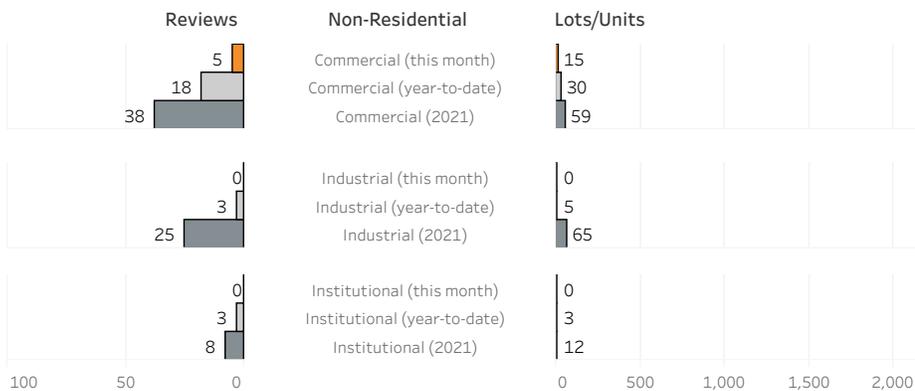
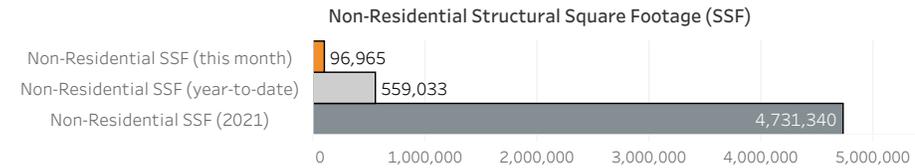
Note: Excludes lot line revisions, lot consolidations, second reviews, sketch plans, and surface parking, UNLESS those reviews cited unique or significant community impacts.



#	PLAN #	PLAN TITLE
1	LD-02-22-17120	1305 Wilmington Pike
2	SD-03-22-17153	527 Bethel Church Road
3	LD-03-22-17129	802-810 E. Baltimore Pike
4	SD-03-22-17147	Mansion Road Minor Subdivision
5	LD-03-22-17142	506 Park Road and 150 S. Wall Street
6	SD-03-22-17131	506 Park Road and 150 South Wall Street
7	SD-03-22-17150	62-72 Central Avenue
8	SD-02-22-17119	Thomas C. Embley and Maryann Embley
9	SD-03-22-17143	202 State Road Jonathan Hoffman & Sara Hansen Subdivision
10	LD-02-22-17117	Providence Capital Group Evergreen Lane
11	SD-02-22-17116	Providence Capital Group Evergreen Lane
12	LD-03-22-17152	AutoZone 5705
13	LD-03-22-17149	Amended Final PRD Plan for Lot 2B of Parcel 5C proposed Commercial Development
14	SD-03-22-17141	1451 Camp Linden Road
15	SD-03-22-17154	981 N. New Street

Subdivision and Land Development Applications

April 2022



Subdivision and Land Development Reviews 4/1/2022 to 4/30/2022

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-02-22-17120	1305 Wilmington Pike	4/12/2022	3.10	Commercial Commercial Commercial	3	31,292	Commercial Retail Commercial Restaurant Commercial Office Building	1	0	Yes
Caln Township	SD-04-22-17158	John J. McLucas & Ruth M. McLucas	4/19/2022	14.95	Single Family Residential	2		Residential Single Family Residential			Yes
East Coventry Township	SD-03-22-17153	527 Bethel Church Road	4/26/2022	17.80	Single Family Residential	6		Residential Single Family Residential		300	Yes
East Marlborough Township	LD-03-22-17129	802-810 E. Baltimore Pike	4/7/2022	9.00	Commercial Commercial Commercial	3	32,772	Commercial Restaurant Commercial Convenience Store Commercial Medical Building	3		Yes
East Marlborough Township	SD-03-22-17132	802-810 E. Baltimore Pike	4/7/2022	9.00	Commercial	1		Commercial Unique			Yes
East Nantmeal Township	SD-03-22-17147	Mansion Road Minor Subdivision	4/26/2022	7.16	Single Family Residential	3		Residential Single Family Residential		0	Yes
East Vincent Township	LD-03-22-17142	506 Park Road and 150 S. Wall Street	4/12/2022	5.51	Single Family Residential Townhouse	16		Residential Single Family Residential Residential Townhouse			Yes
East Vincent Township	SD-03-22-17131	506 Park Road and 150 South Wall Street	4/12/2022	5.51	Single Family Residential Townhouse	3		Residential Single Family Residential Residential Townhouse			Yes
Easttown Township	SD-03-22-17150	62-72 Central Avenue	4/12/2022	0.33	Twin Single Family Residential	4		Residential Twin Residential Single Family Residential			Yes

Subdivision and Land Development Reviews 4/1/2022 to 4/30/2022

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)
London Britain Township	SD-02-22-17119	Thomas C. Embley and Maryann Embley	4/13/2022	1.45	Single Family Residential	1		Residential Single Family Residential			Yes
London Grove Township	SD-03-22-17143	202 State Road Jonathan Hoffman & Sara Hansen Subdivision	4/13/2022	3.82	Single Family Residential	2		Residential Single Family Residential			Yes
Phoenixville Borough	LD-02-22-17117	Providence Capital Group Evergreen Lane	4/11/2022	1.00	Townhouse	10		Residential Townhouse			Yes
Phoenixville Borough	SD-02-22-17116	Providence Capital Group Evergreen Lane	4/11/2022	1.00	Townhouse	5		Residential Townhouse			Yes
Sadsbury Township	LD-03-22-17152	AutoZone 5705	4/20/2022	9.91	Commercial	1	7,381	Commercial Retail	1		Yes
Upper Uwchlan Township	LD-03-22-17149	Amended Final PRD Plan for Lot 2B of Parcel 5C proposed Commercial Development	4/12/2022	3.97	Commercial Commercial Commercial	7	25,520	Commercial Retail Commercial Restaurant Commercial Child Daycare	4		Yes
West Bradford Township	SD-03-22-17141	1451 Camp Linden Road	4/8/2022	104.16	Single Family Residential	50		Residential Single Family Residential		5,205	No
West Caln Township	SD-03-22-17144	102 Morris Road Subdivision	4/6/2022	2.02	Single Family Residential	2		Residential Single Family Residential			Yes
West Goshen Township	SD-03-22-17154	981 N. New Street	4/15/2022	3.14	Single Family Residential	2		Residential Single Family Residential		0	Yes
Willistown Township	SD-03-22-17151	Kevin P. & Susan R. Cosgrove and Mark & Kerry A. Angelo	4/14/2022	4.04	Single Family Residential	2		Residential Single Family Residential		0	Yes
Grand Totals of Subdivision and Land Development Reviews		19 Reviews		206.87 Acres		123 Lots/Units	96,965 Non-Res. Sq. Feet		9 Non-Res. Bldgs.	5,505 Linear Feet Roadway	

There are **18** plans consistent, **1** plans inconsistent, and **0** plans with no relevance to **Landscapes3**.

Unofficial Sketch Plan Evaluations

4/1/2022 to 4/30/2022

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

Conditional Use Reviews

4/1/2022 to 4/30/2022

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

Subdivision & Land Development Letters





THE COUNTY OF CHESTER



COMMISSIONERS
Marian D. Moskowitz
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April 12, 2022

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

Re: Preliminary/Final Land Development - 1305 Wilmington Pike
Birmingham Township – LD-02-22-17120

Dear Ms. Nelling:

A Preliminary/Final Land Development Plan entitled "1305 Wilmington Pike", prepared by Edward B. Walsh & Associates, Inc., and dated April 15, 2020, and last revised on December 13, 2021, was received by this office on March 15, 2022. This plan is reviewed by the Chester County Planning Commission in accord with the provisions of Section 502 of the Pennsylvania Municipalities Planning Code. We offer the following comments on the proposed land development for your consideration.

PROJECT SUMMARY:

Location:	east side of Wilmington Pike (Route 202), south side of Penn Oaks Drive
Site Acreage:	3.10
Lots/Units:	1 Lot
Proposed Land Use:	31,292 square foot commercial building
New Parking Spaces:	115
Municipal Land Use Plan Designation:	Highway Mixed-Use
UPI#:	65-4-78.5

PROPOSAL:

The applicant proposes the construction of a 31,292 square foot commercial building, and 115 parking spaces. The site plan indicates that the first floor will contain 10,364 square feet of commercial retail and restaurant space, while the second and third floors will contain 20,928 square feet of commercial office space. Vehicular access will be provided from Penn Oaks Drive. The project site, which will be served by public water and public sewer, is located in the C-2 Heavy Commercial zoning district. The project site adjoins Thornbury Township to the east.

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

BACKGROUND:

1. The Chester County Planning Commission previously reviewed a sketch plan proposal for this site, which addressed the construction of a three-story 30,000 square foot commercial office/retail building and 112 parking spaces (CCPC# LD-12-19-16194, dated January 21, 2020). We acknowledge, and endorse, that the landscaping plan indicates that landscaping/vegetative screening will be provided around the perimeter of the infiltration basin to the immediate west of the proposed driveway entrance, as suggested in comment #5 of our previous review. We also acknowledge that landscaping will be provided on the north and south sides of the trash enclosure area (we recommended in comment #6 of our previous review that the applicant identify the location of any outdoor disposal areas on the site, along with all associated landscaping/screening measures).

COUNTY POLICY:

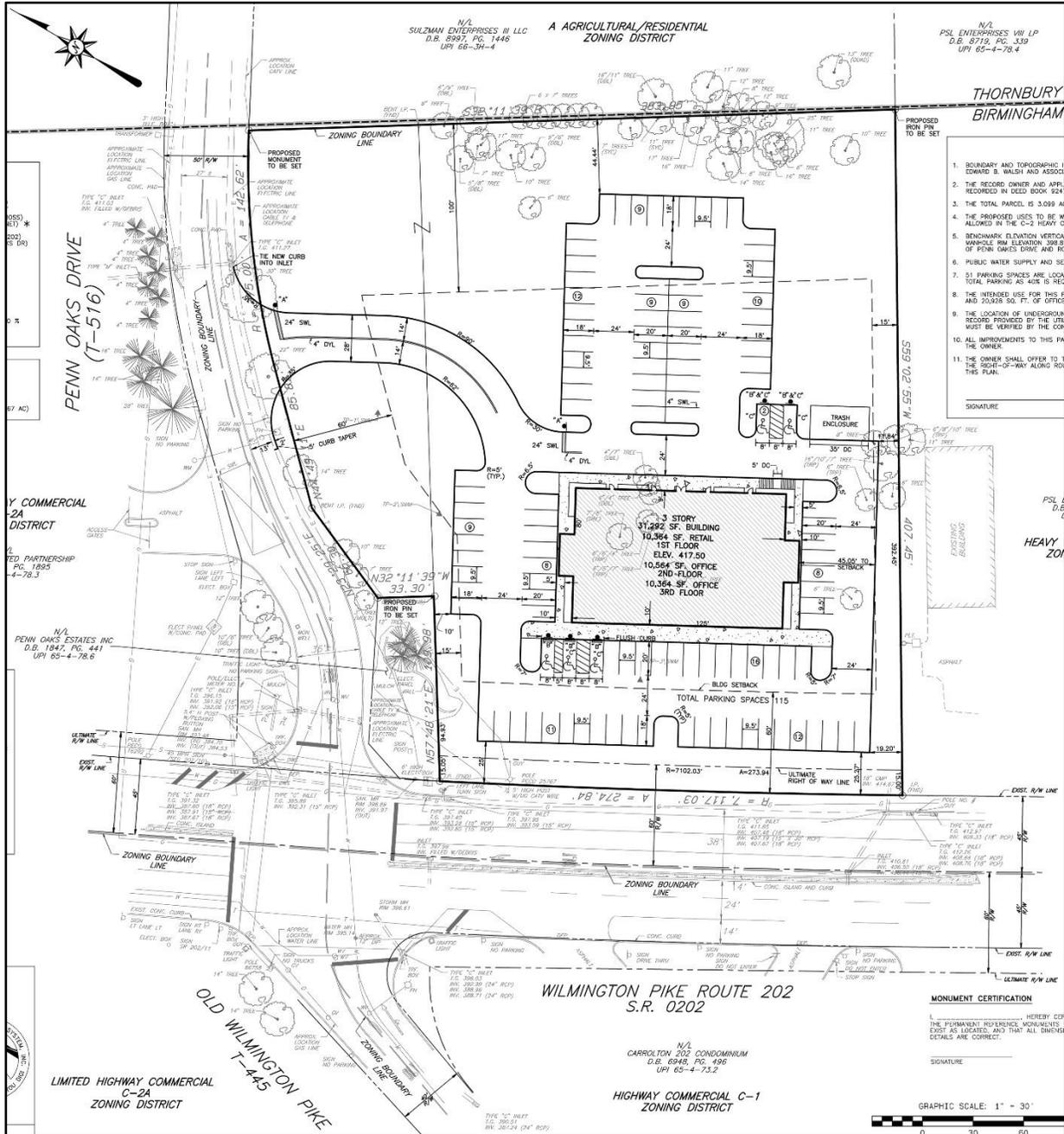
LANDSCAPES:

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



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.



Site Plan Detail, Sheet 3: Preliminary/Final Land Development - 1305 Wilmington Pike

PRIMARY ISSUES:

Access and Circulation:

4. The Parking Tabulation table on Sheet 3 indicates that the applicant proposes seven more parking spaces than required by the Zoning Ordinance. We suggest that the applicant and the Township evaluate the anticipated parking demand for this facility, and determine whether all of the proposed parking spaces will be necessary. If fewer spaces are required, we suggest that the extra spaces could be landscaped and held in reserve instead of being paved. The reserve spaces could be converted to paved spaces in the future if it becomes evident that they are actually needed. Reserving parking spaces in this manner can help to reduce initial construction costs, limit the creation of impervious surfaces, and increase opportunities for landscaping.
5. The site plan depicts a 120 foot wide ultimate right-of-way for this section of Route 202. The County Planning Commission's Multimodal Circulation Handbook (2016 Update), which is available online at www.chescoplanning.org/resources/PubsTransportation.cfm, classifies this section of Route 202 as a major arterial road. The Handbook (page 183) recommends a 150 foot-wide right-of-way for major arterial roads in suburban areas 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 Route 202, which should be offered for dedication to the appropriate agency.
6. As stated in our review of the prior sketch plan submission, we suggest that the applicant and Township investigate the long-term feasibility of vehicular connectivity with the adjoining parcel to the south.
7. While we acknowledge that three handicapped-accessible parking spaces will be located in front of the building, the site plan indicates that two handicapped-accessible parking spaces will be located next to the trash enclosure area. We suggest that these two handicapped-accessible parking spaces be relocated to one side of the proposed building in order to provide safer and more convenient access.

Design Issues:

8. The Township should verify that the design of the proposed outdoor lighting plan (Sheet 10) 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.
9. The applicant should identify the location of any designated delivery/loading areas on the site plan.

Natural Features Protection:

10. The plan and 2021 aerial photography indicate 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 building(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.

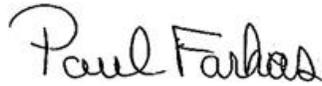
ADMINISTRATIVE ISSUES:

11. It is our understanding that conditional use approval is required for this project in order to permit a combination of retail, office, and restaurant uses on a single lot. The final plan should accurately note the date and any conditions set as part of the conditional use approval, and the Township should verify that all applicable conditions of approval have been incorporated into the final plan.
12. 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.
13. The site plan depicts the location of three retaining walls. The Township should verify that the design of the slopes is consistent with all ordinance requirements related to permitted grades, the design and specifications of retaining walls and slope stabilization. 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.
14. 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>.
15. The term “restaurant” is misspelled in General Note 4 on Sheet 3. This should be corrected by the applicant.
16. 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: 6
Re: Preliminary/Final Land Development - 1305 Wilmington Pike
Birmingham Township – LD-02-22-17120

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,

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: Penn Oaks HP Enterprises LP
Edward B. Walsh & Associates, Inc.
Chester County Conservation District
Teresa DeStefano, Planning Commission Secretary, Thornbury Township



THE COUNTY OF CHESTER



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Executive Director

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April 19, 2022

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

Re: Preliminary Subdivision - John J. McLucas & Ruth M. McLucas
Caln Township - SD-04-22-17158

Dear Mrs. Denne:

A preliminary subdivision plan entitled "John J. McLucas & Ruth M. McLucas", prepared by Commonwealth Engineers Inc. and dated March 9, 2022, was received by this office on April 4, 2022. 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 Edges Mill Road, to the east of Bondsville Road
Site Acreage:	14.95 acres
Lots:	2 lots
Proposed Land Use:	Single Family Residential
Municipal Land Use Plan Designation:	Low Density Residential
UPI#:	39-1-38.3, 39-1-38.2

PROPOSAL:

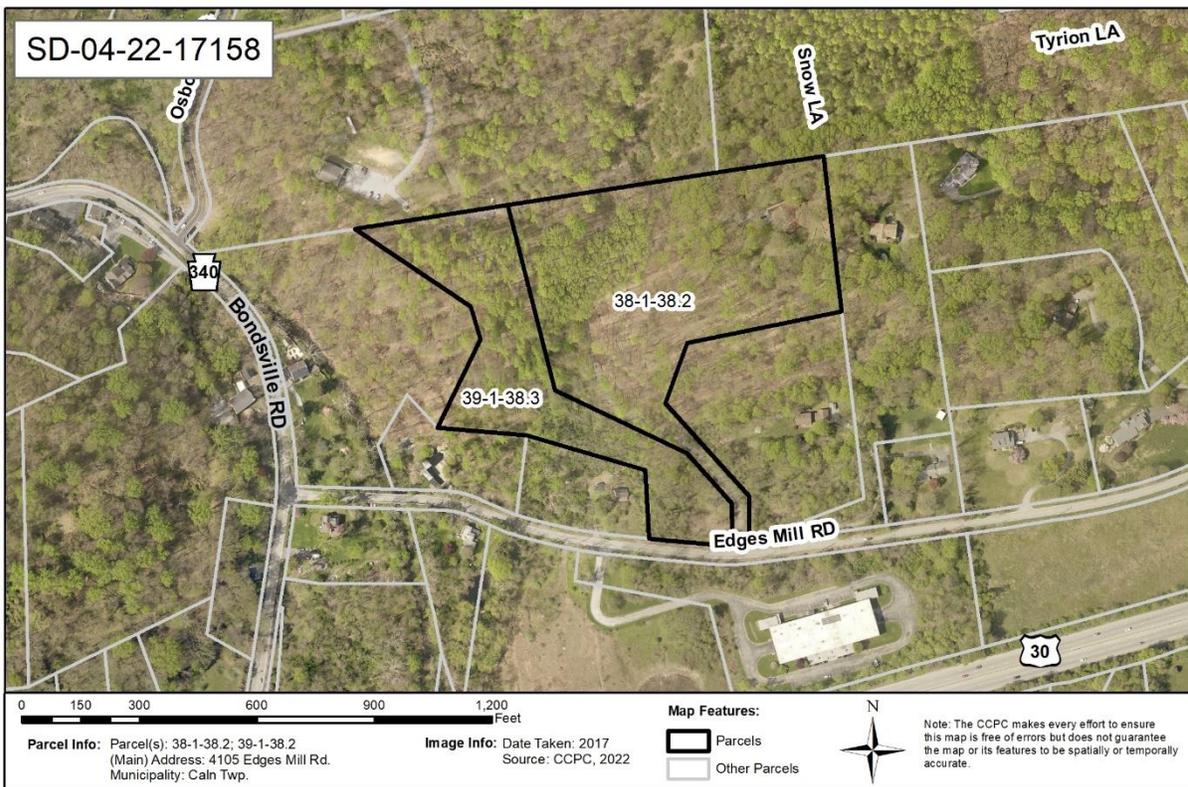
The applicant proposes the adjustment of the lot line separating two lots. The site, which is served by on-site water and sewer facilities, is located in the Caln Township R-1 Residential zoning district. The tract contains two dwellings, and no further development is proposed by this subdivision.

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

COUNTY POLICY:

LANDSCAPES:

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



PRIMARY ISSUES:

2. The location map on the plan does not appear to show the entire tract.
3. Access to UPI 39-1-38.2 appears to require an access easement over UPI 39-1-38.3. The deeds to both lots should reflect the terms of the access easement.



**Detail of John J. McLucas & Ruth M. McLucas
 Preliminary Subdivision Plan**

ADMINISTRATIVE ISSUE:

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

Sincerely,

Wes Bruckno

Wes Bruckno, AICP
 Senior Review Planner

cc: John J. McLucas & Ruth M. McLucas
 Chester County Health Department
 Commonwealth Engineers Inc.



THE COUNTY OF CHESTER



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Brian N. O'Leary, AICP
Executive Director

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April 26, 2022

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

Re: Preliminary Subdivision and Land Development Plan - 527 Bethel Church Road
East Coventry Township - SD-03-22-17153

Dear Mr. Kraynik:

A preliminary subdivision and land development plan entitled "527 Bethel Church Road ", prepared by Edward G. Walsh and Associates, Inc. and dated October 19, 2021, was received by this office on March 28, 2022. 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 Bethel Church Road, north of Keen Road
Site Acreage:	17.80 acres
Lots:	6 lots
Proposed Land Use:	Single Family Residential
Municipal Land Use Plan Designation:	Working Agricultural Land (Map 5 "Working Landscapes", 2012 Federation of Northern Chester County Communities)
UPI#:	18-5-175

PROPOSAL:

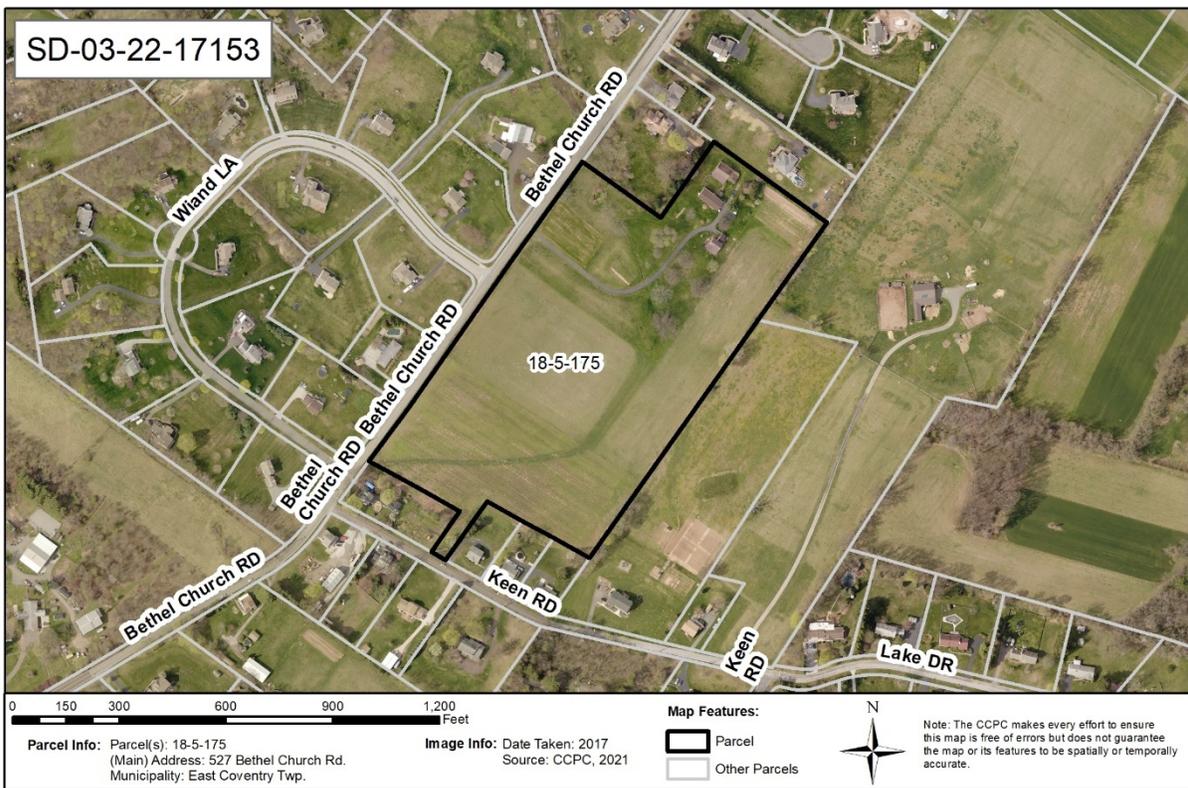
The applicant proposes the creation of six lots. The site, which will be served by on-site water and on-site sewer facilities, is located in the East Coventry Township R-1 Residential zoning district. The site contains a house and other structures.

RECOMMENDATION: The County Planning Commission recommends that the issues raised in this letter should be addressed and all East Coventry 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**.

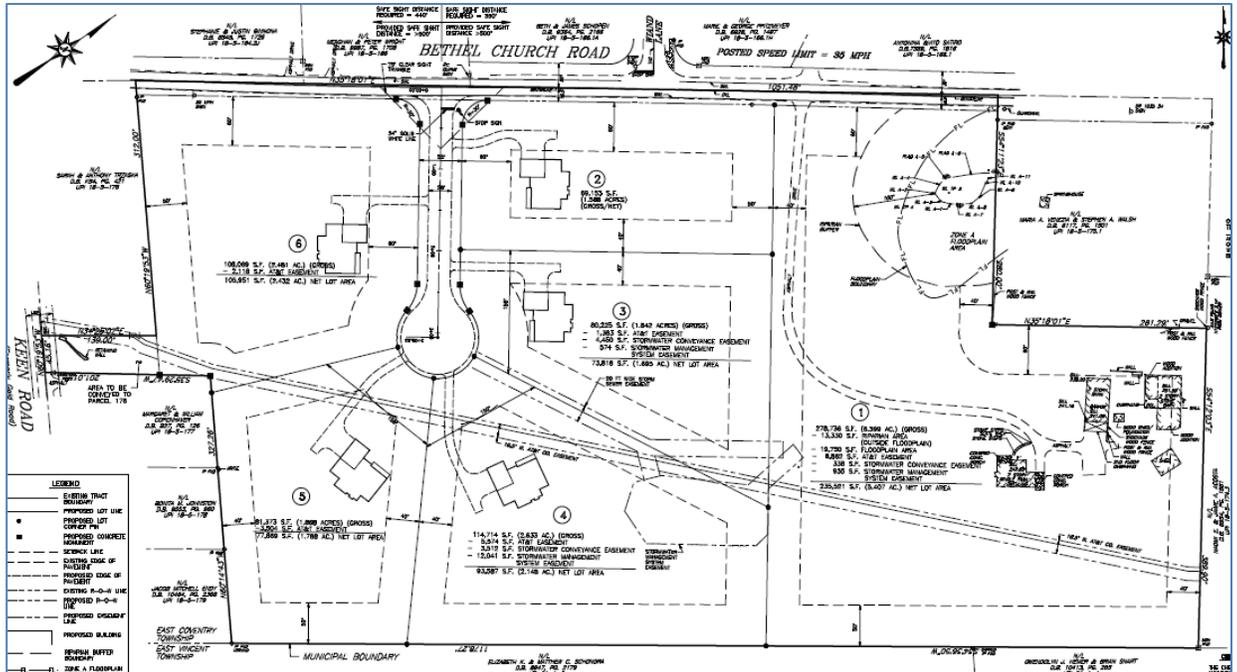


WATERSHEDS:

2. **Watersheds**, the water resources component of [Landscapes3](#), indicates the proposed development is located within the Pigeon Creek watershed. **Watersheds'** highest priority land use objectives within this watershed are:
 - implement comprehensive stormwater runoff management,
 - protect vegetated riparian corridors, and
 - protect first order streams.

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.



**Detail of Preliminary 527 Bethel Church Road
 Subdivision and Land Development Plan**

PRIMARY ISSUES:

- The tract abuts the municipal boundary with East Vincent Township to the east. Some of the abutting tracts to the east are long and narrow, and appear to have limited access to Keen Road. These abutting areas in East Vincent Township are within East Vincent Township’s Rural Conservation zoning district, and some of these adjoining parcels may be capable of further subdivision. If East Vincent Township envisions further development in this area, we recommend that East Coventry Township require the applicant to extend the proposed cul-de-sac and/or a future road right-of-way to the lot line opposite Bethel Church Road; such an extension will improve orderly development, vehicle circulation and access to these adjacent areas. The Township Engineer should also consider whether the applicant’s proposed cul-de-sac should be located directly opposite the northern end of Wiand Lane to create a four-way intersection and potentially safer vehicle circulation along Bethel Church Road.
- The Township’s historic commission should review the plan to determine if any of the structures on the site is historic, and evaluate potential impacts on historic integrity the proposed subdivision may have.

Page: 4

Re: Preliminary Subdivision and Land Development Plan - 527 Bethel Church Road
East Coventry Township - SD-03-22-17153

6. Existing panoramic views east from Bethel Church Road to the site and beyond have scenic qualities. Adjustments to the proposed lot lines, building locations, and landscape buffering could help minimize negative impacts on the existing views and better fit the landscape. Converting Lot 6 into two lots and maintaining Lot 2 as open space would partially retain open space views from Bethel Church Road. Moving the proposed house on lot 6 further back from the cul-de-sac would lessen the enclosed spatial composition of the development. Flipping the orientation of the houses that have the garages facing Bethel Church Road would minimize views of parked vehicles. Additionally, trees and under-story shrubs staggered in a naturalistic pattern along the eastern edge of Beth Church Road could help screen views of the proposed houses and allow openings to open space views into and beyond the site. An island planted with trees within the cul-de-sac bulb would also buffer views of the proposed houses.
7. We recommend that the applicant provide a trail around the perimeter of the site, because no open common space is proposed by this plan
8. 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. The Township should request documentation of these contacts or permits before approving the plan.
9. The plan indicates that an ATT Company easement traverses the tract. The applicant should contact ATT to obtain use restrictions associated with this existing right-of-way. The details and any use restrictions associated with this right-of-way should be incorporated into the deeds of all affected parcels. The applicant should provide the Township with appropriate documentation that ATT has reviewed and approved the proposed development activity within the existing right-of-way.

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

Page: 5

Re: Preliminary Subdivision and Land Development Plan - 527 Bethel Church Road
East Coventry Township - SD-03-22-17153

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, flowing style.

Wes Bruckno, AICP
Senior Review Planner

cc: Edward G. Walsh and Associates, Inc.
MCH Development, LLC
Chester County Health Department
John Funk, East Vincent Township
Chester County Conservation District



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April 7, 2022

Neil G. Lovekin, Township Manager
East Marlborough Township
721 Unionville Rd
Kennett Square, PA 19348

Re: Preliminary Subdivision & Land Development - 802-810 E. Baltimore Pike
East Marlborough Township – SD-03-22-17132 & LD-03-22-17129

Dear Mr. Lovekin:

A Preliminary Subdivision and Land Development Plan entitled "802-810 E. Baltimore Pike", prepared by D L Howell and Associates, and dated January 10, 2021, was received by this office on March 11, 2022. 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:	southside of Route 1, west of Bayard Road
Site Acreage:	8.86
Lots/Units:	3 lots, 3units
Non-Res. Square Footage:	32,772
Proposed Land Use:	Restaurant, Convenience Store, Medical Office Building
New Parking Spaces:	189
Municipal Land Use Plan Designation:	Suburban Center/Mixed Use
UPI#:	61-6-99, 62-4-106.3, 62-4-107, 61-6-97.1, 61-6-98, 61-6-97

PROPOSAL:

The applicant proposes the consolidation of six parcels and the construction of three commercial buildings totaling 32,772 square feet. The project site, which will be served by public water and public sewer, is located in the MU-Multiple Use zoning district in East Marlborough Township and C-Commercial zoning district in Kennett Township.

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

BACKGROUND:

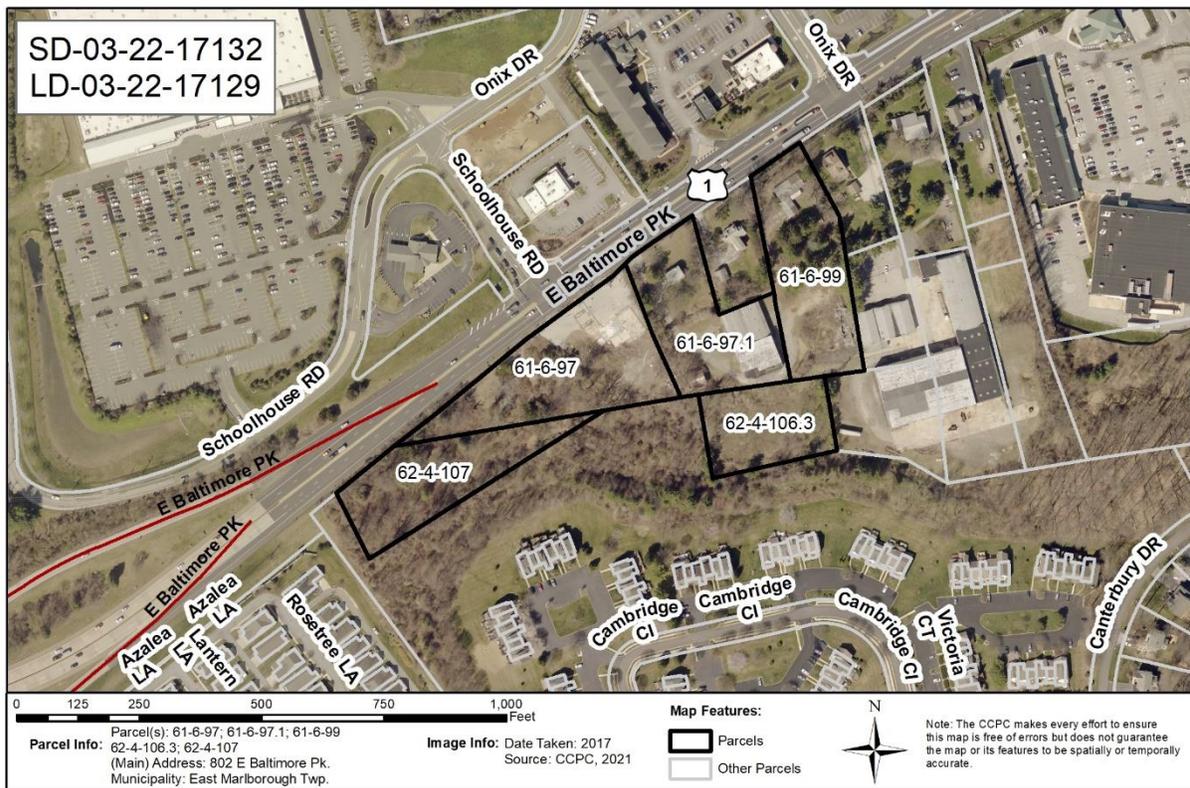
1. The Chester County Planning Commission has previously reviewed two conditional use proposals for this site. The most recent review, CCPC# CU-06-21-16797, dated July 20, 2021, addressed

revision of an existing conditional use approval to change one of the proposed uses from a bank to a restaurant with take out facility. The revised conditional use submission was approved by the Township on December 23, 2021.

COUNTY POLICY:

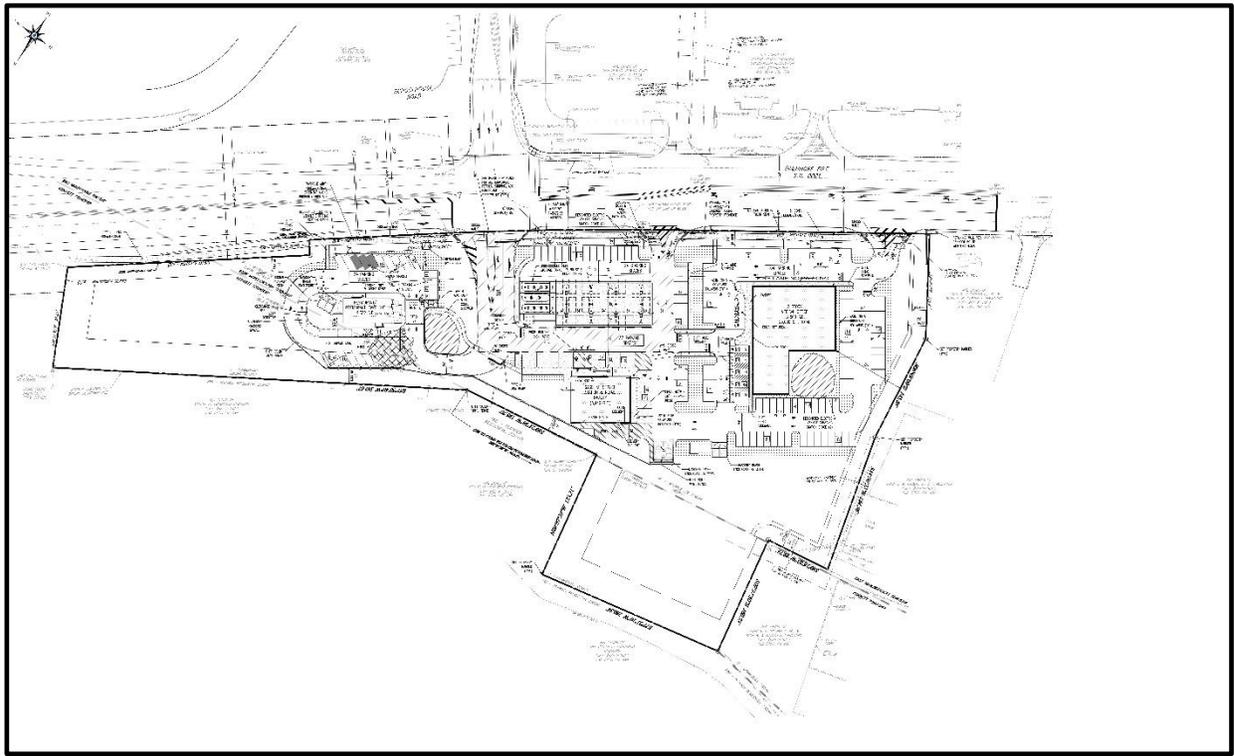
LANDSCAPES:

- 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 and land development are consistent with the objectives of the **Suburban Center Landscape**.



WATERSHEDS:

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



Detail of Sheet 3 of the plan

PRIMARY ISSUES:

4. In our review of the revised conditional use submission, we recommended that the number of access points to Baltimore Pike be reduced to two and all access points have pedestrian crossing pavement stripes. We continue to support those recommendations. We commend the applicant and the Township for incorporating the 8 foot-wide sidewalk/trail along the frontage on the south side of Baltimore Pike. We would recommend a 10 foot trail width where possible, because that is the minimum width for a multi-use trail; the 8 foot width is appropriate where the 10 foot width is not possible. We note that sheet 3 of the plan shows a pedestrian crossing of Baltimore Pike at the Schoolhouse Road intersection, but the crossing is not striped and is not identified on the plan, these revisions should be added to the plan before the Township takes action on this submission.
5. The Township and the applicant should consider how vehicle connections to the properties located to the east of this site could be created. Ideally a future connection would access the Marlborough Square Shopping Center and permit vehicle movement between the commercial operations on the south side of Baltimore Pike without entering the highway.
6. The five foot wide sidewalk adjacent to the bay of 8 parking spaces on the east side of the center access drive should extend to connect to the 8 foot wide sidewalk/trail on Baltimore Pike. The 8 foot wide sidewalk/trail should extend to the eastern property line. In addition, the Township should consider extending this sidewalk/trail to the Marlborough Square Shopping Center and beyond.

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

Page: 4

Re: Preliminary Subdivision & Land Development - 802-810 E. Baltimore Pike
East Marlborough Township – SD-03-22-17132 & LD-03-22-17129

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 Existing Conditions and Demolition plan indicates that three large Specimen Trees are to be preserved, the applicant should ensure that these trees are appropriately protected during the construction process. Orange construction 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.
9. We endorse the incorporation of electric vehicle, EV charging stations into plan.
10. We endorse the incorporation of Snout Oil and Debris Stops into the Stormwater Management System design.
11. The Township and the applicant should contact the Transportation Management Association of Chester County (TMACC) related to ascertain the possibility of a SCCOOT bus stop at this facility.
12. The Township and the applicant should consider creating a pedestrian connection between the proposed development and the adjoining residential developments immediately south of the site in Kennett Township.
13. A minimum of four (4) copies of the plan should be presented at the Chester County Planning Commission for endorsement to permit recording of the final plan in accord with the procedures of Act 247, the Pennsylvania Municipalities Planning Code, and to meet the requirements of the Recorder of Deeds and the Assessment Office.

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

Sincerely,



Glenn Bentley
Senior Review Planner

cc: 802 East Baltimore Pike, LLC
DL Howell & Associates, Inc., Attn: Joe Russella
Chester County Health Department
Anthony Antonelli, District Permits Manager, PennDOT
Francis J. Hanney, PennDOT
Chester County Conservation District
Diane Hicks, Kennett Township Director of Planning and Zoning



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April 26, 2022

Susan Rutherford, Secretary/Treasurer
East Nantmeal Township
3383 Conestoga Road
Glenmoore, PA 19343

Re: Final Subdivision - Mansion Road Minor Subdivision
East Nantmeal Township - SD-03-22-17147

Dear Ms. Rutherford:

A final subdivision plan entitled "Mansion Road Minor Subdivision", prepared by Boyer Engineering LLC, and dated March 15, 2022, was received by this office on March 17, 2022. 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 intersection of Conestoga Pike (State Route 401) and Mansion Road (State Route 4039)
Site Acreage: 7.16 acres
Lots: 3 lots proposed
Proposed Land Use: Single Family Residential
UPI#: 24-4-4

PROPOSAL:

The applicant proposes the creation of three lots. The site, which contains one dwelling and which is served by on-site water and on-site sewer facilities, is located in the East Nantmeal Township AP Agricultural Preservation Class II zoning district.

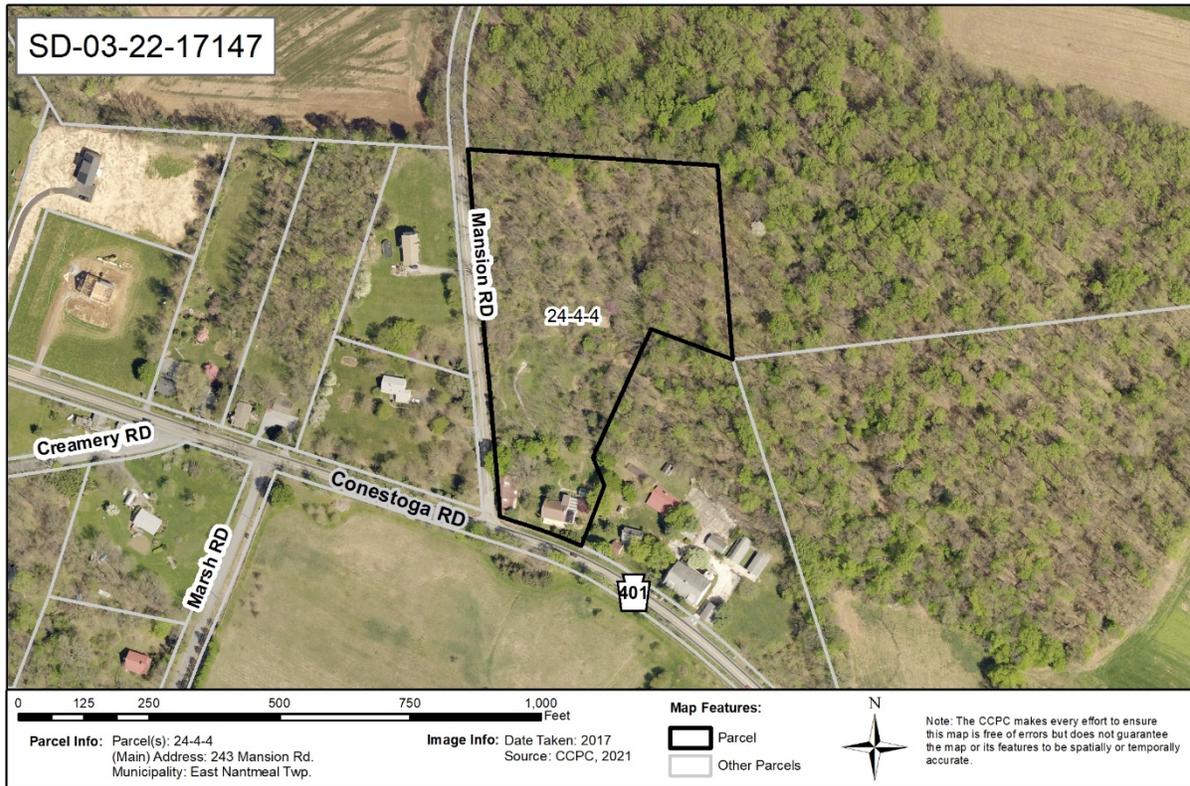
RECOMMENDATION: The County Planning Commission recommends that the issues raised in this letter should be addressed and all East Nantmeal Township issues should be resolved before action is taken on this subdivision plan.

COUNTY POLICY:

LANDSCAPES:

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

sensitive development permitted to accommodate residential and farm needs. The proposed subdivision is consistent with the objectives of the **Rural Landscape**.



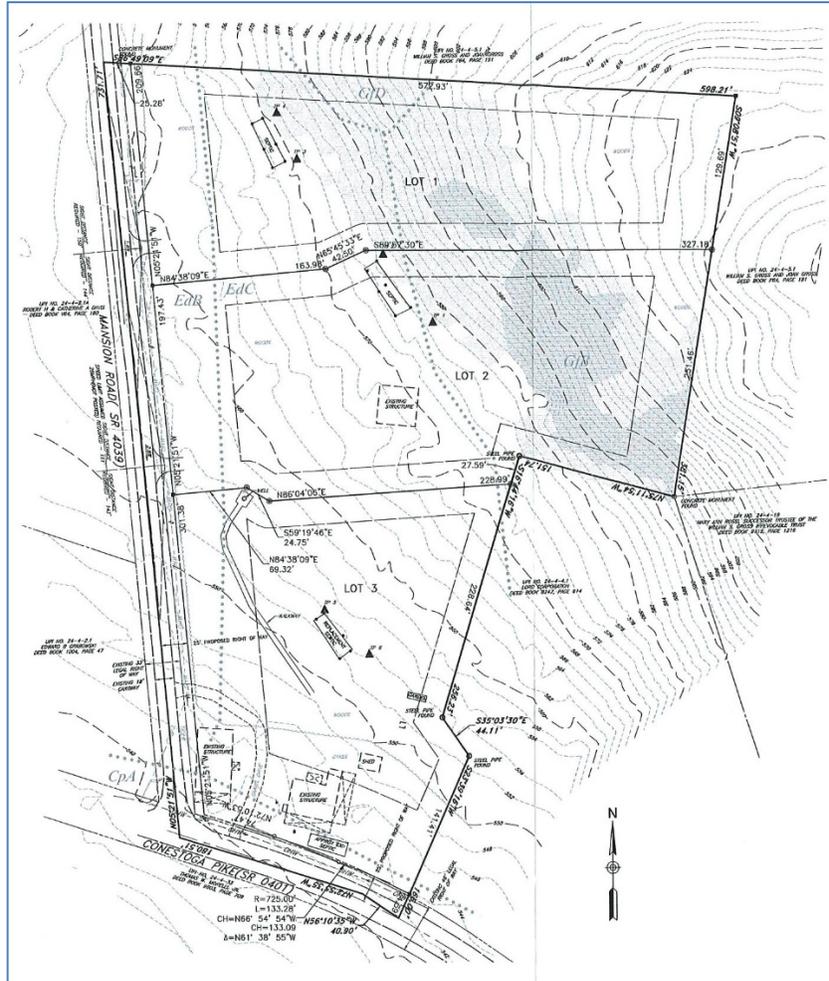
WATERSHEDS:

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

- implement comprehensive stormwater management,
- protect water quality from nonpoint source pollutants, 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 Mansion Road Minor Subdivision
Final Subdivision Plan*

PRIMARY ISSUES:

4. 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 dwelling 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.

The Township should ensure that the applicant observes the Township's Resource Protection Standards in Zoning Ordinance Section 1502.F.1., including steep slope and woodland protection provisions.

Page: 4
Re: Final Subdivision - Mansion Road Minor Subdivision
East Nantmeal Township - SD-03-22-17147

5. The County Planning Commission's Multimodal Circulation Handbook (2016 Update), which is available online at www.chescoplanning.org/resources/PubsTransportation.cfm, classifies Conestoga Pike (State Route 401) 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 Township contact PennDOT to determine the appropriate right-of-way to be reserved for this section of Conestoga Pike. We suggest that this area be identified as a dedicated right-of-way, and be offered for dedication to PennDOT.
6. Figure 3.7 "Scenic & Historic Resources" in the East Nantmeal Township 2002 Comprehensive Plan appears to designate the site as containing a "Historical Structure, Site or Occurrence". The Township's Historical Commission should be requested to review the plan to determine if the proposed subdivision will have any effects on this historic resource.

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

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

Sincerely,



Wes Bruckno, AICP
Senior Review Planner

cc: Boyer Engineering LLC
AP Development Group, Inc.
Chester County Health Department
Chester County Conservation District



THE COUNTY OF CHESTER



COMMISSIONERS
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Josh Maxwell
Michelle Kichline

Brian N. O’Leary, AICP
Executive Director

PLANNING COMMISSION
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April 12, 2022

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

Re: Final Subdivision & Land Development - 506 Park Road and 150 S. Wall Street
East Vincent Township – SD-03-22-17131 & LD-03-22-17142

Dear Ms. Ricardo:

A final subdivision and land development plan entitled "506 Park Road and 150 S. Wall Street", prepared by Commonwealth Engineers, Inc., and dated July 27, 2015, and last revised on December 8, 2021, was received by this office on March 10, 2022. This plan is reviewed by the Chester County Planning Commission in accord with the provisions of Section 502 of the Pennsylvania Municipalities Planning Code. We offer the following comments on the proposed subdivision and land development for your consideration.

PROJECT SUMMARY:

Location: South side of Park Road, West side S. Wall Street
Site Acreage: 5.51
Lots/Units: 16 - 14 proposed 2 existing
Proposed Land Use: Single Family Residential, Townhouse
New Parking Spaces: 14
Municipal Land Use Plan Designation: Residential Infill
UPI#: 21-6-12, 21-6-13

PROPOSAL:

The applicant proposes the transfer of 1.148 acres between two existing lots to create the 5.51 acre development site and the creation of a parcel to accommodate the existing dwelling fronting on Park Road. The applicant proposes the construction of 14 townhouse units with 14 parking spaces; the 2 existing residences will remain. The project site, which will be served by public water and public sewer, is located in the HR High-Density Residential zoning district.

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

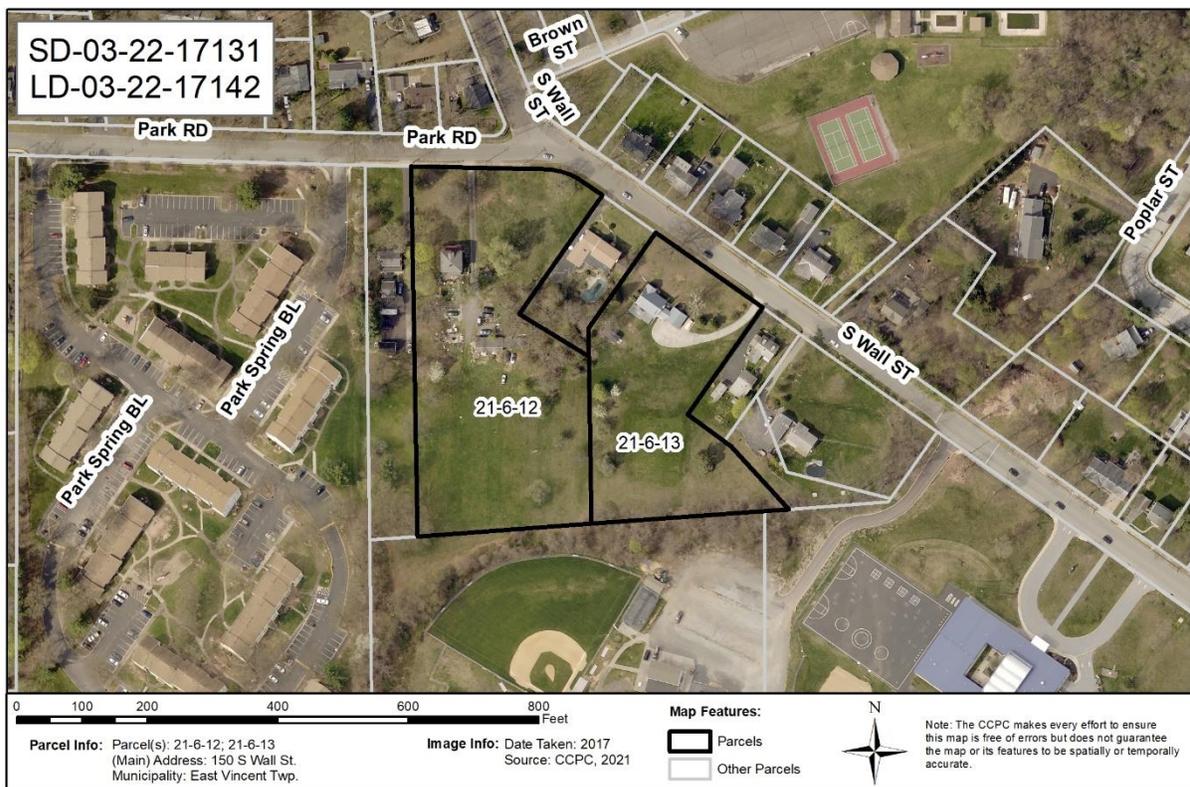
BACKGROUND:

1. The Chester County Planning Commission has previously reviewed a preliminary subdivision/land development for this site. That review, CCPC# SD-08-21-16859 & LD-08-21-16881, dated September 3, 2021, addressed the creation the 5.51 acre development site and the creation of a parcel to accommodate the existing dwelling on Park Road (Parcel C) and the construction of 14 townhouse units and associated parking. The Chester County Planning Commission also reviewed a land development proposal for a portion of this site. That review, CCPC# LD-05-18-15424, dated May 24, 2018, addressed the construction of nine townhouse units, and seven parking spaces on a 3.40 acre parcel (Tax Parcel 21-6-12).

COUNTY POLICY:

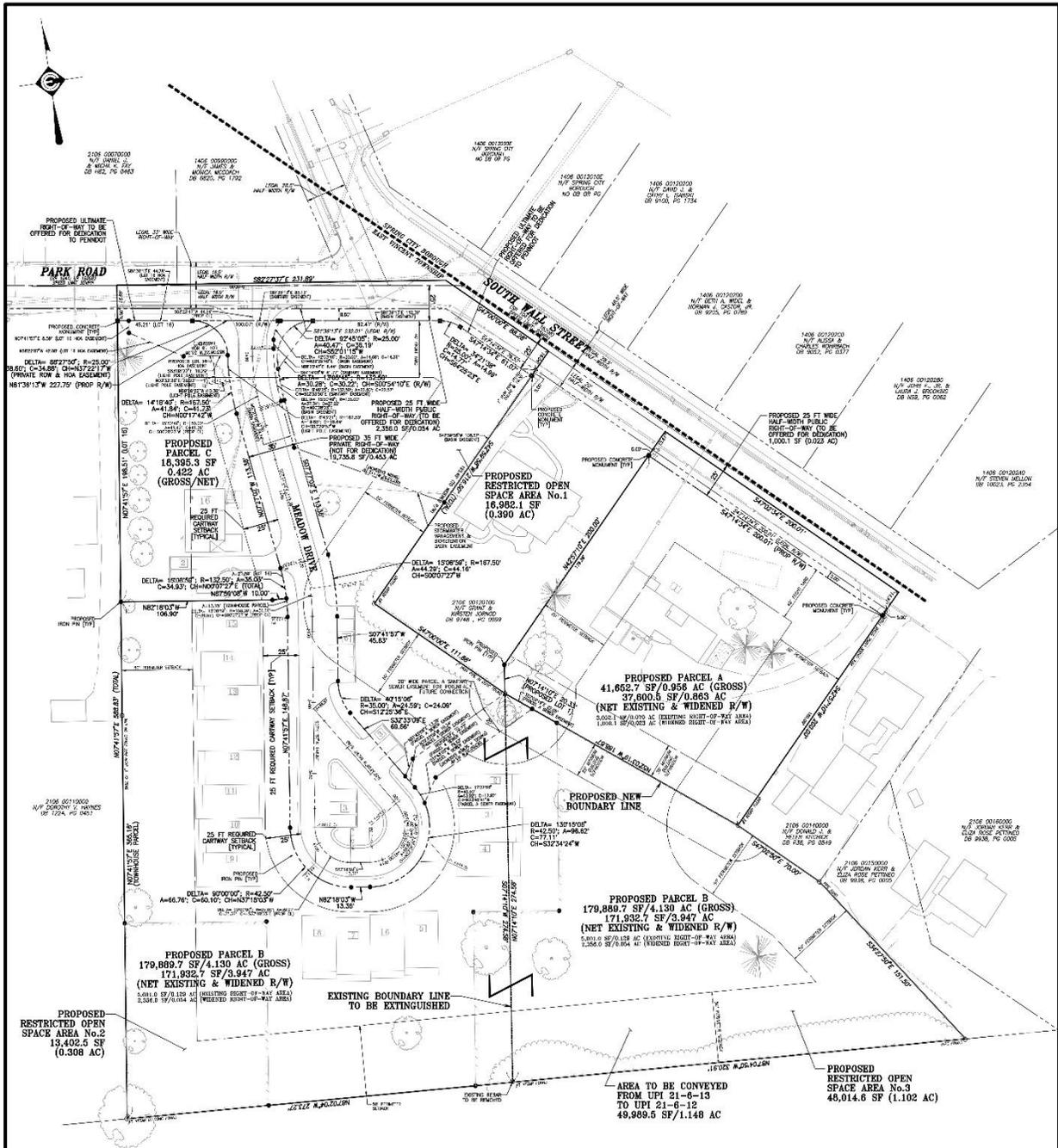
LANDSCAPES:

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



WATERSHEDS:

3. **Watersheds**, the water resources component of **Landscapes3**, indicates the proposed development is located within the 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.



Detail of Sheet 3 of the plan

PRIMARY ISSUES:

4. Consideration should be given to creating a pedestrian link from the proposed trail to the municipal park located immediately south of this development.
5. The local emergency service providers should review the design of the tear-drop cul-de-sac to ensure accessibility of their equipment.
6. We acknowledge that the design of the proposed stormwater management facilities includes rain gardens. The County Planning Commission endorses the use of innovative stormwater management practices.
7. The Township should verify that the design and location of the proposed outdoor lighting shown on Sheet #14 conforms to Township ordinance requirements. The illumination should be directed inward from the periphery of the site and be oriented to reduce glare and visual impact on the adjoining roadways and land uses. The Township and the applicant should consider adding timers to the street light system to reduce energy costs.
8. The plan indicates that a Homeowners' Association will be responsible for the proposed common facilities/areas. Ownership, maintenance, use provisions, restrictions, and liability responsibilities associated with any 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 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:

9. We suggest that the applicant and Township consider providing a percentage of affordably-priced housing units within the proposed townhouses. "Live" Objective B of *Landscapes3* is to accommodate housing at costs accessible to all residents. Additionally, the County has established the A+ Homes initiative, which 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>.
10. The applicant is requesting thirteen (13) additional waivers from the provisions of the Township Subdivision and Land Development Ordinance. Ten waivers have been granted related to previous iterations of the plan. 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.
11. The title sheet of the plan indicates that the Township Zoning Hearing Board granted a dimensional variance June 1, 2016. The Township should ensure that any conditions imposed as part of the grant of variance have incorporated into the plan.

Page: 5

Re: Final Subdivision & Land Development - 506 Park Road and 150 S. Wall Street
East Vincent Township -SD-03-22-17131 & LD-03-22-17142

12. 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>.
13. A minimum of four (4) copies of the plan should be presented at the Chester County Planning Commission for endorsement to permit recording of the final plan in accord with the procedures of Act 247, the Pennsylvania Municipalities Planning Code, and to meet the requirements of the Recorder of Deeds and the Assessment Office.

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

Sincerely,

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

Glenn Bentley
Senior Review Planner

cc: Marc Petrucelli & Christopher Long
Commonwealth Engineers, Inc.
Anthony Antonelli, District Permits Manager, PennDOT
Francis J. Hanney, PennDOT
Chester County Conservation District
Dennis Rittenhouse, Manager, Spring City Borough



THE COUNTY OF CHESTER



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April 12, 2022

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

Re: Preliminary/Final Subdivision - 62-72 Central Avenue
Easttown Township – SD-03-22-17150

Dear Mr. Briggs:

A Preliminary/Final Subdivision Plan entitled "62-72 Central Avenue", prepared by JMR Engineering, LLC, and dated October 28, 2021, and last revised on March 15, 2022, was received by this office on March 22, 2022. 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 Central Avenue, north of First Avenue
Site Acreage:	0.33
Lots/Units:	2 Existing Lots; 4 Proposed Lots
Non-Res. Square Footage:	0
Proposed Land Use:	4 Residential Lots
Municipal Land Use Plan Designation:	Village of Berwyn
UPI#:	55-2L-50, 55-2L-49

PROPOSAL:

The applicant proposes the creation of 4 residential lots. The existing dwellings will remain on Lot 1 and Lot 4, and a twin dwelling unit will be constructed on Lot 2 and Lot 3. The project site, which will be served by public water and public sewer, is located in the VT Village Transition zoning district.

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

BACKGROUND:

1. The Chester County Planning Commission previously reviewed an earlier version of this subdivision plan on December 17, 2021 (CCPC# SD-11-21-16991). We note that the revisions depicted on the latest version of this subdivision plan are generally minor in nature (e.g., the proposed curb cut widths have been changed from 13 feet to 14 feet).

COUNTY POLICY:

LANDSCAPES:

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

WATERSHEDS:

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

PRIMARY ISSUES:

4. Map 3-4: Historic Resources in the Township's 2018 Comprehensive Plan indicates that UPI# 55-2L-50, and the adjoining parcel to the south (UPI# 55-2L-51), contain historic resources. As stated in our previous review, the applicant and Township should work to mitigate any negative impacts on the integrity of these existing historic resources. "Appreciate" Objective A of [Landscapes3](#), the 2018 County Comprehensive Plan, is to preserve historic resources in their context while supporting appropriate reuse as a vital part of our community infrastructure and character. Additional information on this issue is available online at: www.chescoplanning.org/Landscapes3/1c-Appreciate.cfm.
5. We endorse the installation of sidewalks. Sidewalks are an essential design element in the Suburban Center Landscape.

ADMINISTRATIVE ISSUES:

6. 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.

Page: 4
Re: Preliminary/Final Subdivision - 62-72 Central Avenue
Easttown Township – SD-03-22-17150

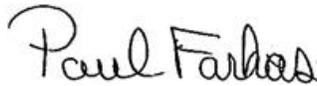
7. The site plan indicates that the individual property owner will be responsible for the ownership and maintenance of all stormwater management facilities on their lot. Ongoing efforts by the municipality may be needed to educate the homeowners so that they can fully understand and fulfill the operation and maintenance requirements for these facilities.
8. The Waivers table on Sheet 2 indicates the applicant is requesting six waivers from the provisions of the Township Code, including three waivers from Chapter 388-Stormwater Management (we note that only one waiver request was noted in the prior plan submission, and we acknowledge that the incorrect section number issue raised in comment #7 of our prior review letter about this waiver request has been addressed by the applicant).

Waiver requests should only be granted following the determination that the proposed project either meets the purpose of these requirements or does not create the impacts that these provisions are intended to manage.

9. While Plan Note 4 on Sheet 2 indicates that the project site is comprised of five existing lots, as shown on Sheet 3-Existing Features & Demo Plan, this appears to be a reference to the total number of premises/tracts identified in the deeds of the existing parcels, rather than the number of parcels identified in current County mapping records. This should be clarified by the applicant.
10. A minimum of four (4) copies of the plan should be presented at the Chester County Planning Commission for endorsement to permit recording of the final plan in accord with the procedures of Act 247, the Pennsylvania Municipalities Planning Code, and to meet the requirements of the Recorder of Deeds and the Assessment Office.

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



Paul Farkas
Senior Review Planner

cc: John Sozanski
JMR Engineering, LLC
Jammsy1 LLC



THE COUNTY OF CHESTER



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Josh Maxwell
Michelle Kichline

Brian N. O’Leary, AICP
Executive Director

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April 13, 2022

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

Re: Final Subdivision - Thomas C. Embley and Maryann Embley
London Britain Township - SD-02-22-17119

Dear Ms. Matalon:

A Final Subdivision Plan entitled "Thomas C. Embley and Maryann Embley", prepared by Crossan-Raimato, Inc, and dated December 27, 2021, was received by this office on March 28, 2022. 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: southside of Pine Hill Road, north of Corner Ketch Road
Site Acreage: 1.45
Lots/Units: 1 lot
Proposed Land Use: Single Family Residential
Municipal Land Use Plan Designation: SRD-Site Responsive Development
UPI#: 73-4-72.8, 73-4-72.4

PROPOSAL:

The applicant proposes the consolidation of 2 existing adjacent lots into a single lot. The project site is served by on-site water and sewer and is located in the R-A Rural-Agricultural zoning district.

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

COUNTY POLICY:

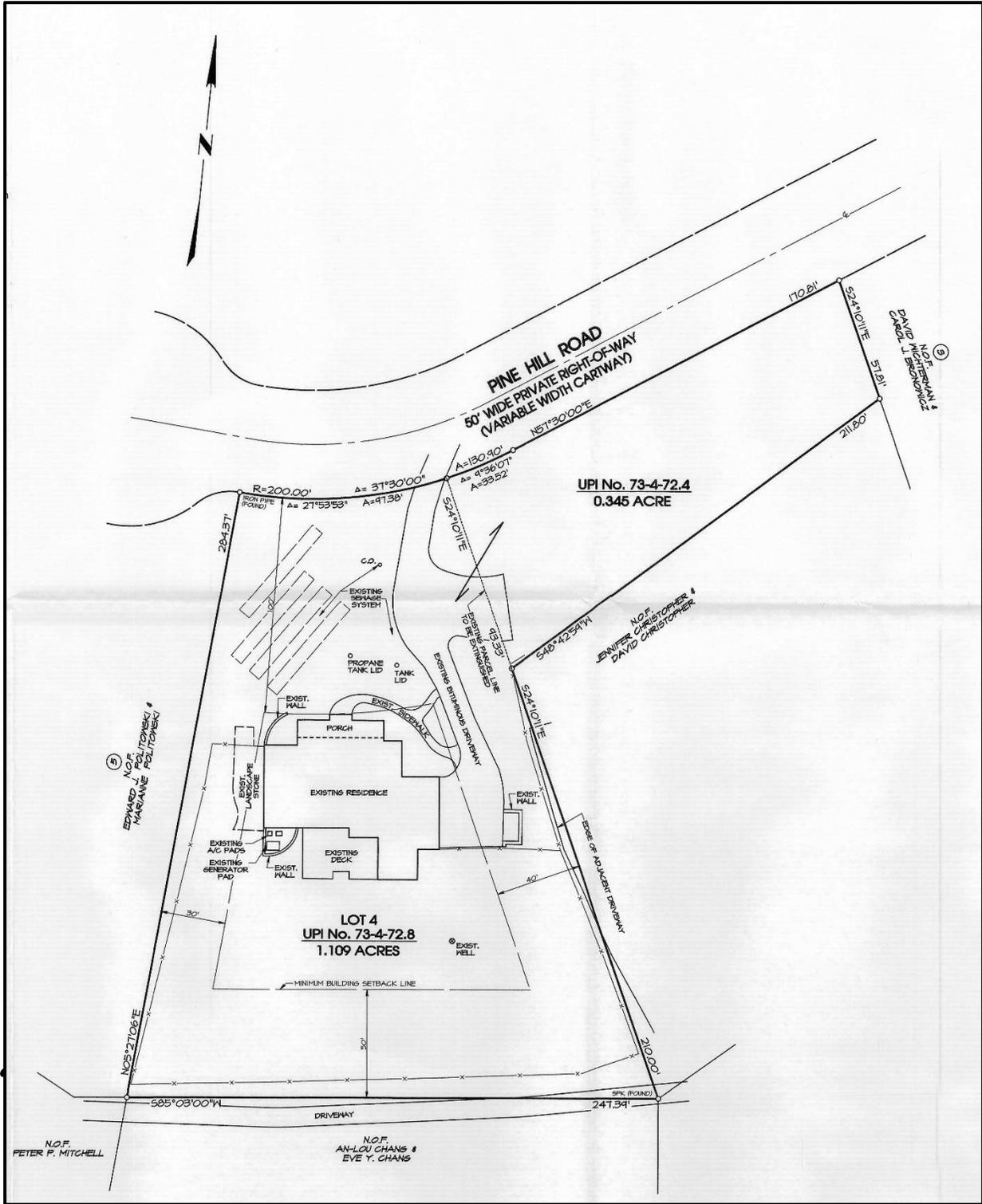
LANDSCAPES:

1. The project site is located within the **Rural Center Landscape** designation of [Landscapes3](#), the 2018 County Comprehensive Plan. The vision for the **Rural Center Landscape** is as a community focal point for the surrounding rural and agricultural areas that accommodates limited growth. The proposed subdivision is consistent with the objectives of the **Rural Center Landscape**.



PRIMARY ISSUES:

2. The plan shows two locations where neighboring driveways encroach on the main parcel in the proposed subdivision. The encroachment on the east side is noted on the plan, but the encroachment along the southern boundary is not called out on the plan. The applicant, the neighbors and the Township should verify the degree of these encroachments and use the opportunity provided by this subdivision submission to address them, either by property line adjustments or establishing easements.
3. The Township should verify that the plan meets the minimum content requirements for a final subdivision plan. We note the omission of topographic delineation, existing vegetation and any stormwater facilities. If the applicant is considering requesting waivers from plan content provisions, such a request should be included in the General Notes on the plan.



Page: 4

Re: Final Subdivision - Thomas C. Embley and Maryann Embley

London Britain Township - SD-02-22-17119

ADMINISTRATIVE ISSUES:

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

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

Sincerely,

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: Thomas C. Embley and Maryann Embley
Crossan-Raimato, Inc,
Chester County Health Department



THE COUNTY OF CHESTER



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Michelle Kichline

Brian N. O’Leary, AICP
Executive Director

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

April 13, 2022

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

Re: Final Subdivision - 202 State Road - Jonathan Hoffman & Sara Hansen Subdivision
London Grove Township - SD-03-22-17143

Dear Mr. Battin:

A final subdivision plan entitled "202 State Road - Jonathan Hoffman & Sara Hansen Subdivision", prepared by Register Associates, Inc., and dated November 29, 2021, was received by this office on March 17, 2022. 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:	western corner of Rose Hill and State Streets
Site Acreage:	3.82
Lots/Units:	2 lots
Proposed Land Use:	Single Family Residential
Municipal Land Use Plan Designation:	Residential Low Density
UPI#:	59-8-126.2

PROPOSAL:

The applicant proposes the creation of 2 lots from the 3.82 acre parent parcel. The project site, which will be served by onsite water and onsite sewer, is located in the RR-Rural Residential zoning district.

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

COUNTY POLICY:

LANDSCAPES:

1. The project site is located within the **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**.

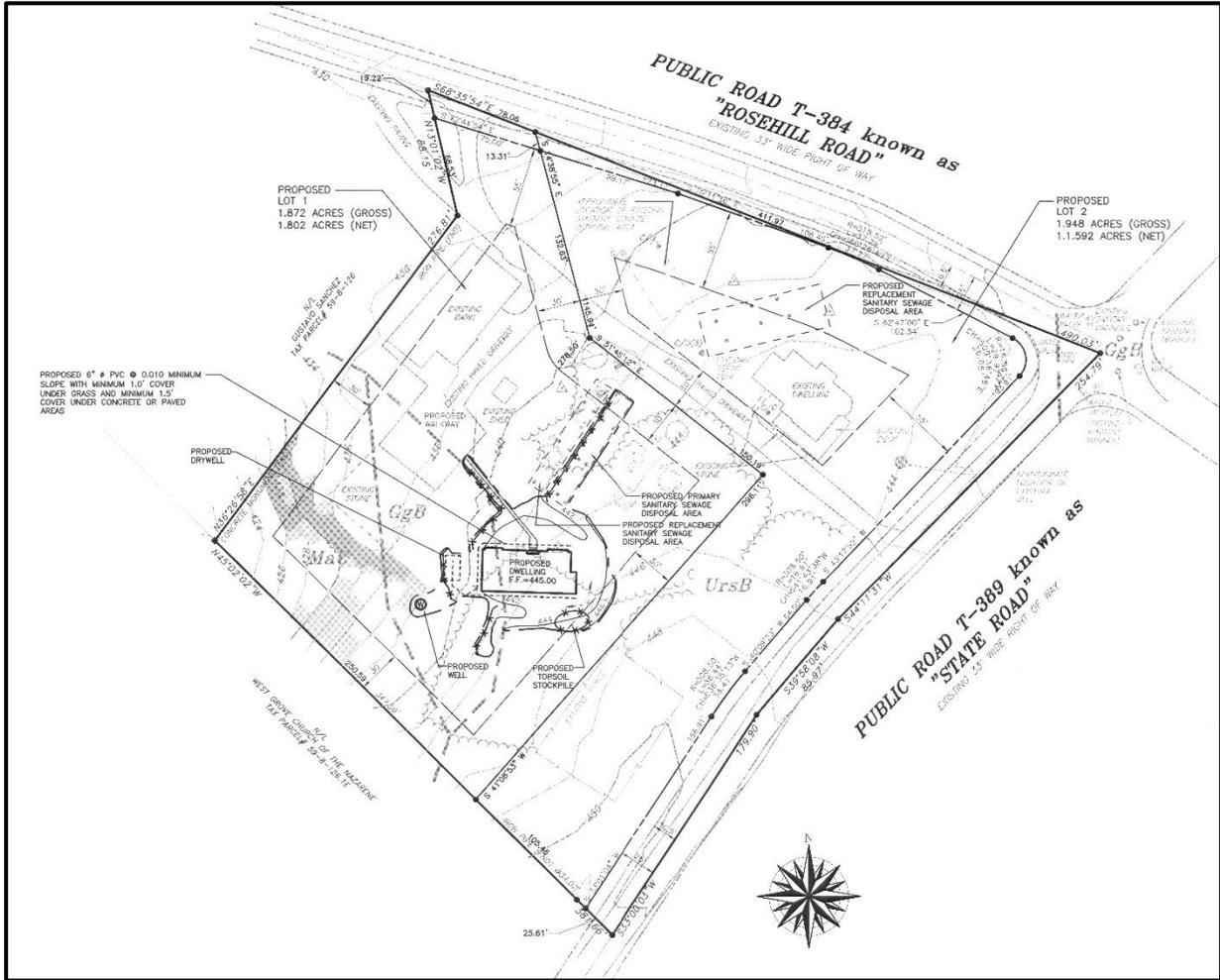


WATERSHEDS:

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

PRIMARY ISSUES:

3. Proposed lot 1 will have road access to Rose Hill Road and lot 2 will have access to State Road. The applicant should consider the need for a cross access easement that would permit both parcels to access either road using the existing driveway. Details of the location, any use restrictions and maintenance of the existing driveways should be incorporated into the deeds of both parcels.



Detail of Sheet 1 of the plan

ADMINISTRATIVE ISSUES:

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

Page: 4

Re: Final Subdivision - 202 State Road Jonathan Hoffman & Sara Hansen Subdivision

London Grove Township - SD-03-22-17143

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

Sincerely,

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

Glenn Bentley
Senior Review Planner

cc: Jonathan Hoffman & Sarah Hansen
Register Associates, Inc.
Chester County Health Department
Chester County Conservation District



THE COUNTY OF CHESTER



COMMISSIONERS
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Josh Maxwell
Michelle Kichline

Brian N. O’Leary, AICP
Executive Director

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April 11, 2022

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

Re: Preliminary/Final Subdivision & Land Development - Providence Capital Group Evergreen Lane
Phoenixville Borough – SD-02-22-17116 & LD-02-22-17117

Dear Mr. Krack:

A Preliminary/Final Subdivision & Land Development Plan entitled "Providence Capital Group Evergreen Lane", prepared by Inland Design, LLC, and dated February 24, 2022, was received by this office on March 15, 2022. 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 for your consideration.

PROJECT SUMMARY:

Location: southside of Evergreen Lane, westside of Heckle Street
Site Acreage: 0.574
Lots/Units: 5 lots, 10 units
Proposed Land Use: Townhouse
New Parking Spaces: 20
Municipal Land Use Plan Designation: High Density Residential
UPI#: 15-5-337, 15-5-336.1

PROPOSAL:

The applicant proposes the creation of 5 residential parcels and the construction of 10 residential units, and 20 parking spaces. 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 subdivision & land development plan.

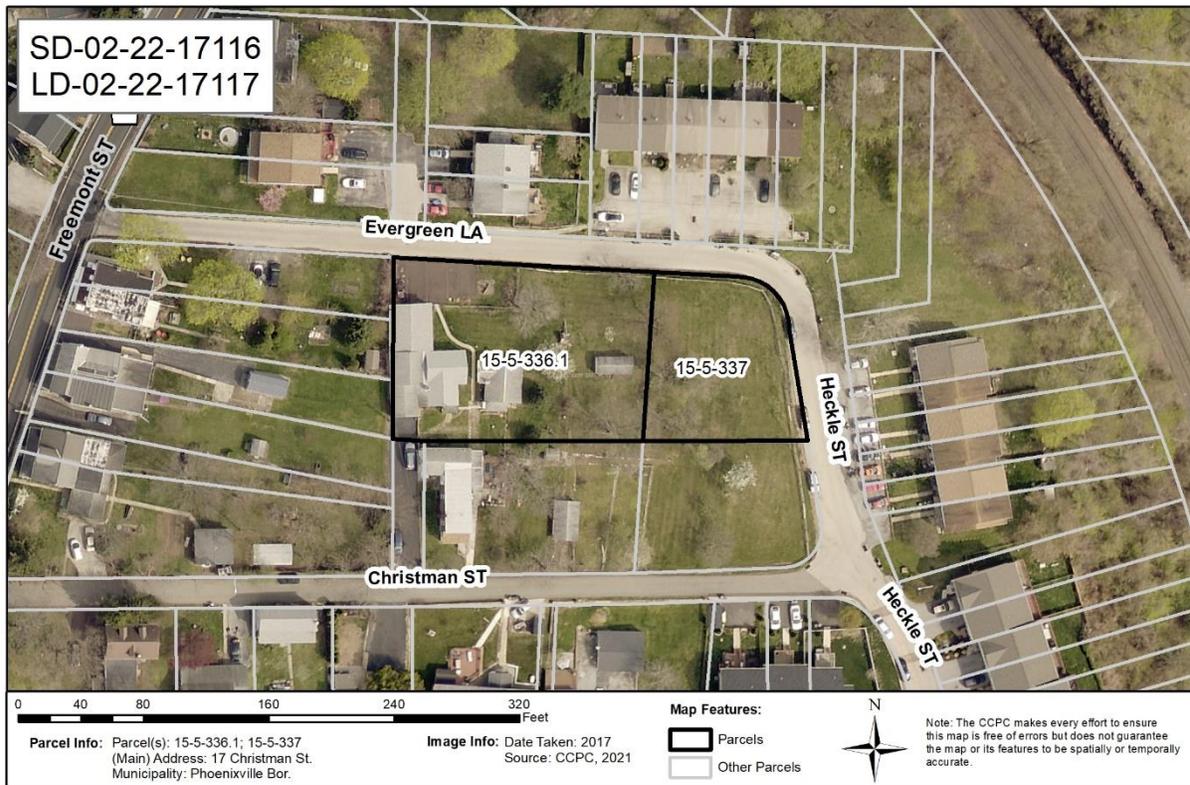
BACKGROUND:

1. The Chester County Planning Commission has previously reviewed an unofficial sketch plan subdivision and land development proposal for this site. That review, CCPC#LD-12-21-17034 , dated January 11, 2022, which , proposed to demolish the existing structures and construct ten bi-level units on five proposed lots to be sited on two existing lots totaling 0.574 acres.

COUNTY POLICY:

LANDSCAPES:

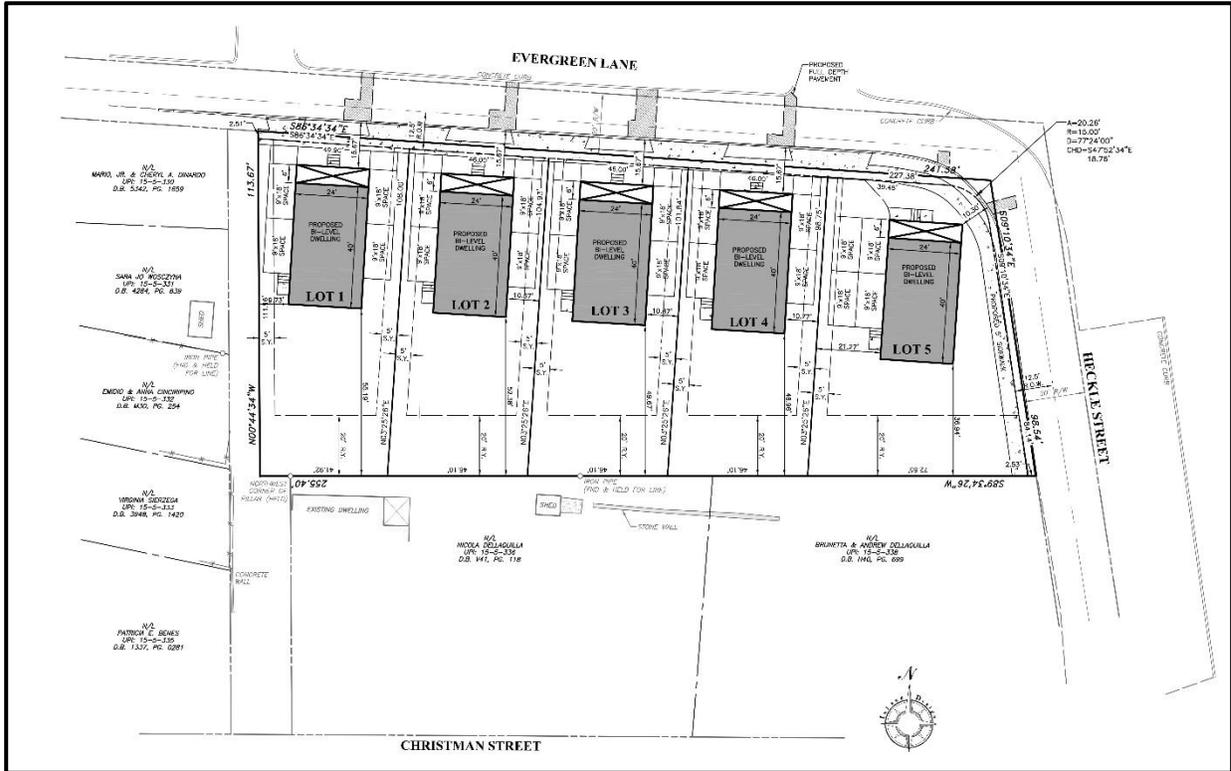
2. The project site is located within the **Urban Center Landscape** designation of [Landscapes3](#), the 2018 County Comprehensive Plan. The vision for the **Urban Center Landscape** is historic downtown and established neighborhoods serving as civic, economic, and population centers with a traditional town character, accommodating substantial future growth at a medium to high intensity. The proposed land development is consistent with the objectives of the **Urban Center Landscape**. This area is designated High Density Residential on the Future Land Use Map in the Phoenixville Regional Comprehensive Plan.



WATERSHEDS:

3. **Watersheds**, the water resources component of [Landscapes3](#), indicates the proposed development will drain directly to the Schuylkill River. **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.



Detail of Sheet 4 of the plan

PRIMARY ISSUES:

4. In our previous sketch plan review, we recommended redesigning the driveways and parking layout on the five parcels and presented two alternative layouts. The original layout in the sketch plan remains as part of this submission. As submitted, the nine driveways connected to Evergreen Lane by five curb cuts along 231 feet of frontage negatively impact the pedestrian environment as they present potential conflicts between drivers and pedestrians and increased possibility that pedestrian through travel will be compromised. The driveway layout also requires vehicles to back out into the active traffic lanes. We encourage the applicant and the Borough to work together to come up with and alternate parking arrangement for the proposed multi-family dwellings.
5. We suggest that the applicant consider exterior designs that are consistent with the residences in this neighborhood. We highly recommend that the proposed units have their front entries facing Evergreen Lane and include front porches. On the corner lot (Lot 5) we recommend the primary front façade face Evergreen Lane and the façade facing Heckel Street also have articulation such as a porch.
6. The plan should explain how the proposed lots and units will be owned and or operated if they are to be rental properties; details should be included in the plan notes.

Page: 4

Re: Preliminary/Final Subdivision & Land Development - Providence Capital Group Evergreen Lane

Phoenixville Borough – SD-02-22-17116 & LD-02-22-17117

ADMINISTRATIVE ISSUES:

7. The Borough should investigate the possibility of creating a pocket park in this area of the community.
8. The applicant is requesting two 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.
9. A minimum of four (4) copies of the plan should be presented at the Chester County Planning Commission for endorsement to permit recording of the final plan in accord with the procedures of Act 247, the Pennsylvania Municipalities Planning Code, and to meet the requirements of the Recorder of Deeds and the Assessment Office.

This report does not review the plan for compliance to all aspects of your ordinance, as this is more appropriately done by agents of 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: Providence Capital Group
InLand Design, LLC Attn Joel D. Comanda
Chester County Conservation District



THE COUNTY OF CHESTER



COMMISSIONERS
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Josh Maxwell
Michelle Kichline

Brian N. O'Leary, AICP
Executive Director

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April 20, 2022

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

Re: Preliminary/Final Land Development - AutoZone 5705
Sadsbury Township - LD-03-22-17152

Dear Ms. Shank:

A preliminary/final land development plan entitled "AutoZone 5705", prepared by DL Howell & Associates, Inc. and dated March 8, 2022, was received by this office on March 23, 2022. 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 Lincoln Highway (Business Route 30), east side of Octorara Trail (State Route 10)
Site Acreage:	9.91 acres
Lots/Units:	1 lot/1 structure proposed
Non-Res. Square Footage:	7,381 square feet
Proposed Land Use:	Retail
New Parking Spaces:	38 spaces
Municipal Land Use Plan Designation:	Suburban
UPI#:	37-1-26.1

PROPOSAL:

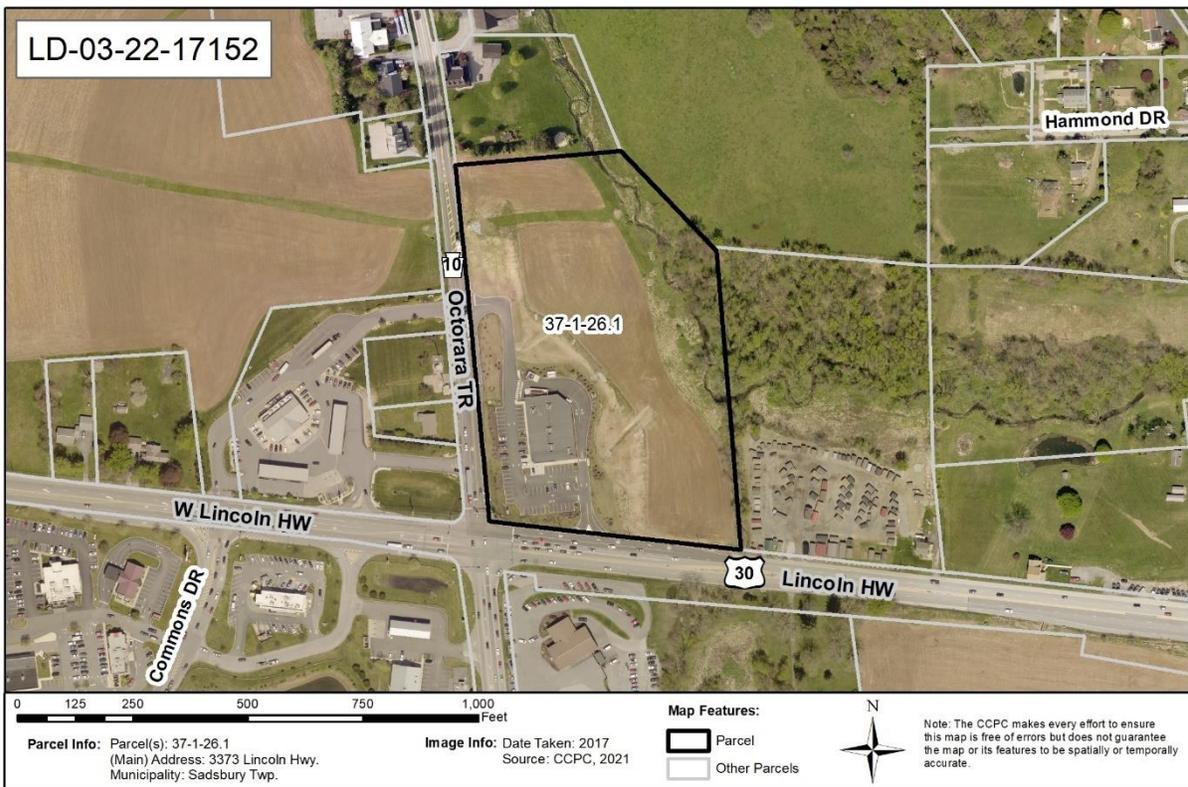
The applicant proposes the construction of a 7,381 square foot commercial building and 38 parking spaces. The site, is served by public water and public sewer facilities, is located in the Sadsbury Township C-2 General Commercial zoning district. The tract contains an existing commercial building.

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

COUNTY POLICY:

LANDSCAPES:

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

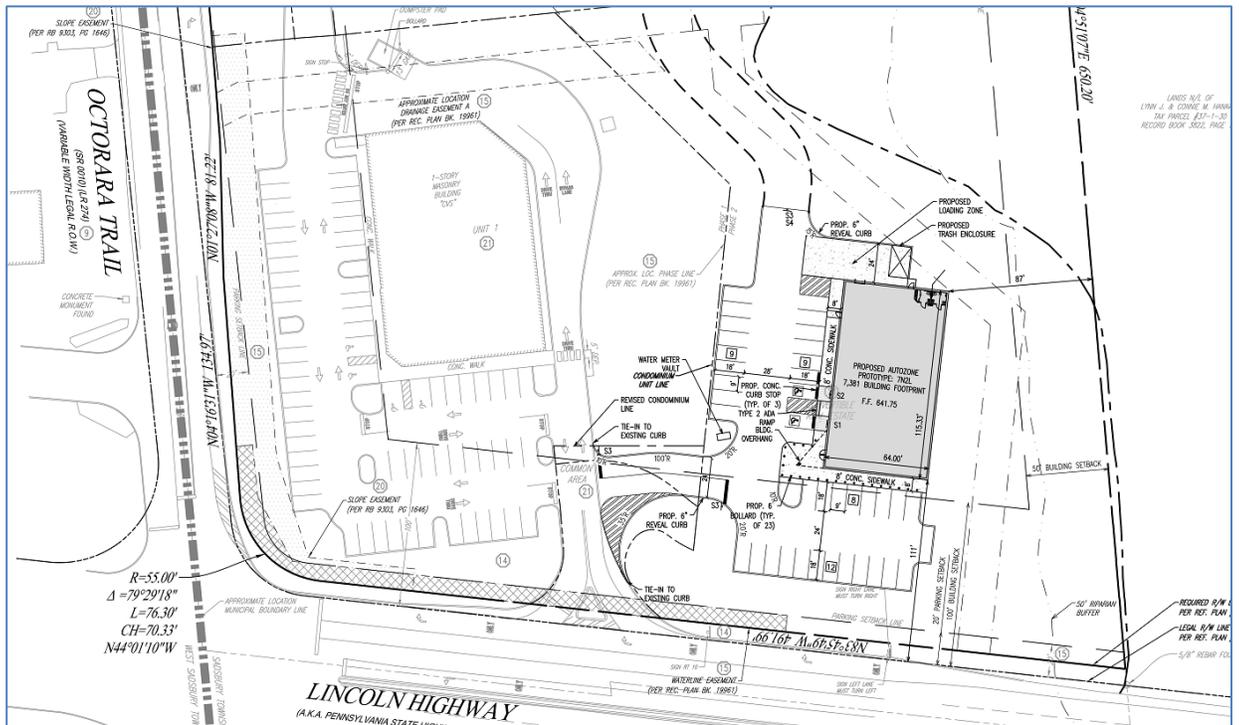


WATERSHEDS:

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

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

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 AutoZone 5705
 Preliminary/Final Land Development Plan**

PRIMARY ISSUES:

3. The County Planning Commission’s Multimodal Circulation Handbook (2016 Update), which is available online at www.chescoplanning.org/resources/PubsTransportation.cfm, classifies Lincoln Highway (Business Route 30) as a major arterial, and Octorara Trail (State Route 10) as a minor arterial. The Handbook (page 183) recommends a 150 foot-wide right-of-way for major arterial and 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 rights-of-way to be reserved for these sections of Lincoln Highway and Octorara Trail, and that these areas offered for dedication to PennDOT.
4. We commend the applicant and the Township for the use of the shared driveway at this site. Shared driveways can reduce the number of new access points on public roads, limit impervious coverage, reduce earth disturbance and lower construction costs. We recommend that the Township Engineer review the proposed access design, specifically regarding the deceleration lane leading to the site.
5. The plan shows 38 parking spaces (although the Act 247 referral form indicates that there are 48 proposed spaces). We suggest that the applicant and the Township evaluate the anticipated parking demand for this facility, and determine whether all of the proposed parking spaces will be necessary.

If fewer spaces are required, we suggest that the extra spaces could be landscaped and held in reserve instead of being paved. The reserved spaces could be paved in the future if it becomes evident that they are actually needed. Reserving parking spaces in this manner can help to reduce initial construction costs, limit the creation of impervious surfaces, and increase opportunities for landscaping. The 12 spaces nearest Lincoln Highway may be most appropriate for such reservation.

6. We recommend that direct pedestrian access, including crosswalk areas, be provided from the proposed building to the adjacent CVS pharmacy. Pedestrian connectivity between sidewalks and buildings is an important component of a complete sidewalk system in the *Suburban Center Landscape*.
7. The proposed building includes roof areas that may offer opportunities to improve the facility's long-term sustainability and reduce its reliance on energy from the grid, such as designs that incorporate "green roofs," "white roofs" and solar photovoltaic energy systems. Green roofs can reduce a building's stormwater runoff, improve insulation, increase the longevity of the roof system, and reduce heating and cooling costs. White roofs can help reflect solar radiation and also reduce cooling costs. Photovoltaic energy systems can improve the facility's long-term sustainability and reduce its reliance on energy from the grid. Additional information on green roofs is available at:
<https://www.chescoplanning.org/MuniCorner/eTools/05-GreenRoofs.cfm>.
Additional information on alternative energy systems such as photovoltaic systems is available at: <https://www.dvrpc.org/EnergyClimate/AEOWG/>.
8. The Township should verify that the submission meets all ordinance requirements related to the location, size and lighting of signs. The Township may wish to consider how stand-alone signs will incorporate the use of architectural elements and designs that are uniquely associated with a particular commercial product and effectively serve as advertising tools, such as roof colors and designs, arches, awnings, and similar architectural elements. We suggest that any proposed signs also be compatible with the existing signage on the site.
9. We suggest 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.
10. We commend the applicant for proposing landscaping at this site. *Landscapes3* recommends that developments in the **Suburban Center Landscape** include extensive landscaping in parking areas. We also suggest that the Township review the applicant's proposed landscaping in and near the riparian buffer and consider whether more landscaping and perhaps no-mow zones will improve the function of the buffer.
11. We encourage the applicant to avoid using blank and windowless walls in the building's elevation facing Lincoln Highway. This could be accomplished by the addition of windows, siding design and accent panels, or other architectural design treatments. Variations in textures and materials should be considered. The Township should ask the applicant for conceptual architectural renderings to illustrate these design concepts.
12. Sheet CO/6.2 of the Post Construction Stormwater Management Plans indicate that subsurface infiltration practices will be utilized to manage a portion of the site's stormwater runoff. The applicant should submit the Operations and Management Plan for the stormwater facilities to the Township, which should be reviewed by the Township engineer. To ensure this system continues

Page: 5
Re: Preliminary/Final Land Development - AutoZone 5705
Sadsbury Township - LD-03-22-17152

to function as designed, the applicant and/or those responsible for future maintenance should strictly adhere to the inspection schedule included in the Operation and Maintenance Plan. Appropriate pre-treatment Best Management Practices (BMPs) should be installed to remove sediment and other debris from runoff before it discharges to the planned subsurface infiltration system. Sediment, oil, grease, or other debris should be regularly removed from these pretreatment BMPs.

13. Subsurface infiltration stormwater management practices are not appropriate for areas that will receive runoff with high sediment loads. Particular care should be taken during construction to prevent compaction of the soil below the system and to minimize the delivery of sediment to this system from construction runoff. The applicant should ensure that sufficient observation wells and access points are incorporated into the design and are located in areas that will remain easily accessible. These access points should be designed to allow for the occasional removal of accumulated sediment.

ADMINISTRATIVE ISSUES:

14. 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>.
15. 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.
16. A minimum of four copies of the plan should be presented at the Chester County Planning Commission for endorsement to permit recording of the final plan in accord with the procedures of Act 247, the Pennsylvania Municipalities Planning Code, and to meet the requirements of the Recorder of Deeds, and the Assessment Office.

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

Sincerely,



Wes Bruckno, AICP
Senior Review Planner

cc: DL Howell & Associates, Inc.
Sand Pharmacy Parkesburg 10399
Anthony Antonelli, District Permits Manager, PennDOT
Francis J. Hanney, PennDOT
Chester County Conservation District



THE COUNTY OF CHESTER



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Executive Director

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April 12, 2022

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

Re: Final Land Development - Byers Station Amended Final PRD Plan for Lot 2B of Parcel 5C
Upper Uwchlan Township - LD-03-22-17149

Dear Ms. Jonik:

A final land development plan entitled "Byers Station Amended Final PRD Plan for Lot 2B of Parcel 5C", prepared by Bohler Engineering and dated March 15, 2022, was received by this office on March 25, 2022. 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:	Pottstown Pike (State Route 100) and Station Boulevard
Site Acreage:	3.97 acres
Lots/Units:	1 lot; 4 buildings
Non-Res. Square Footage:	25,520 square feet (total)
Proposed Land Use:	Retail, Restaurant, Child Day Care
New Parking Spaces:	131 spaces
Municipal Land Use Plan Designation:	Village
UPI#:	32-4-1090.1

PROPOSAL:

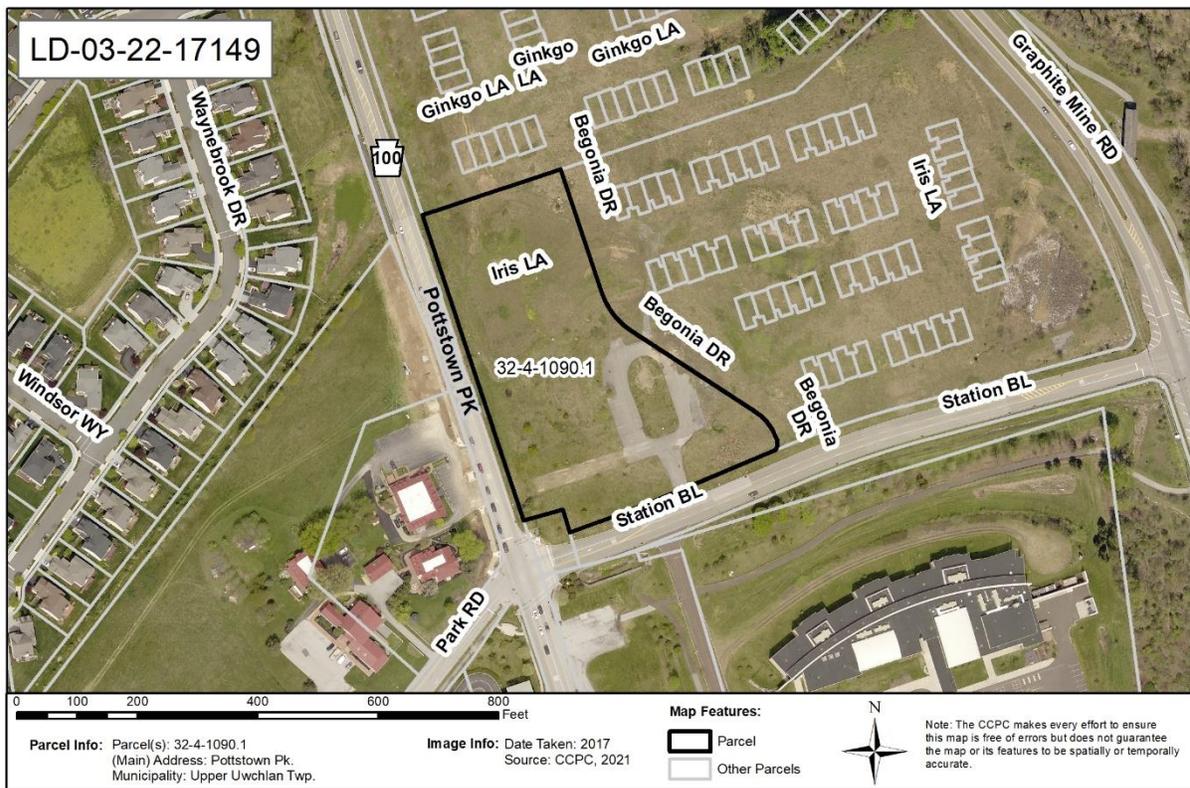
The applicant proposes the construction of four buildings totaling 25,520 square feet, including commercial and restaurant land uses and a day care center, and 131 parking spaces. The site, which will be served by public water and public sewer facilities, is located in the Upper Uwchlan Township PRD Planned Residential Development Overlay zoning district.

RECOMMENDATION: The County Planning Commission recommends that the issues raised in this letter should be addressed and all Upper Uwchlan 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**.

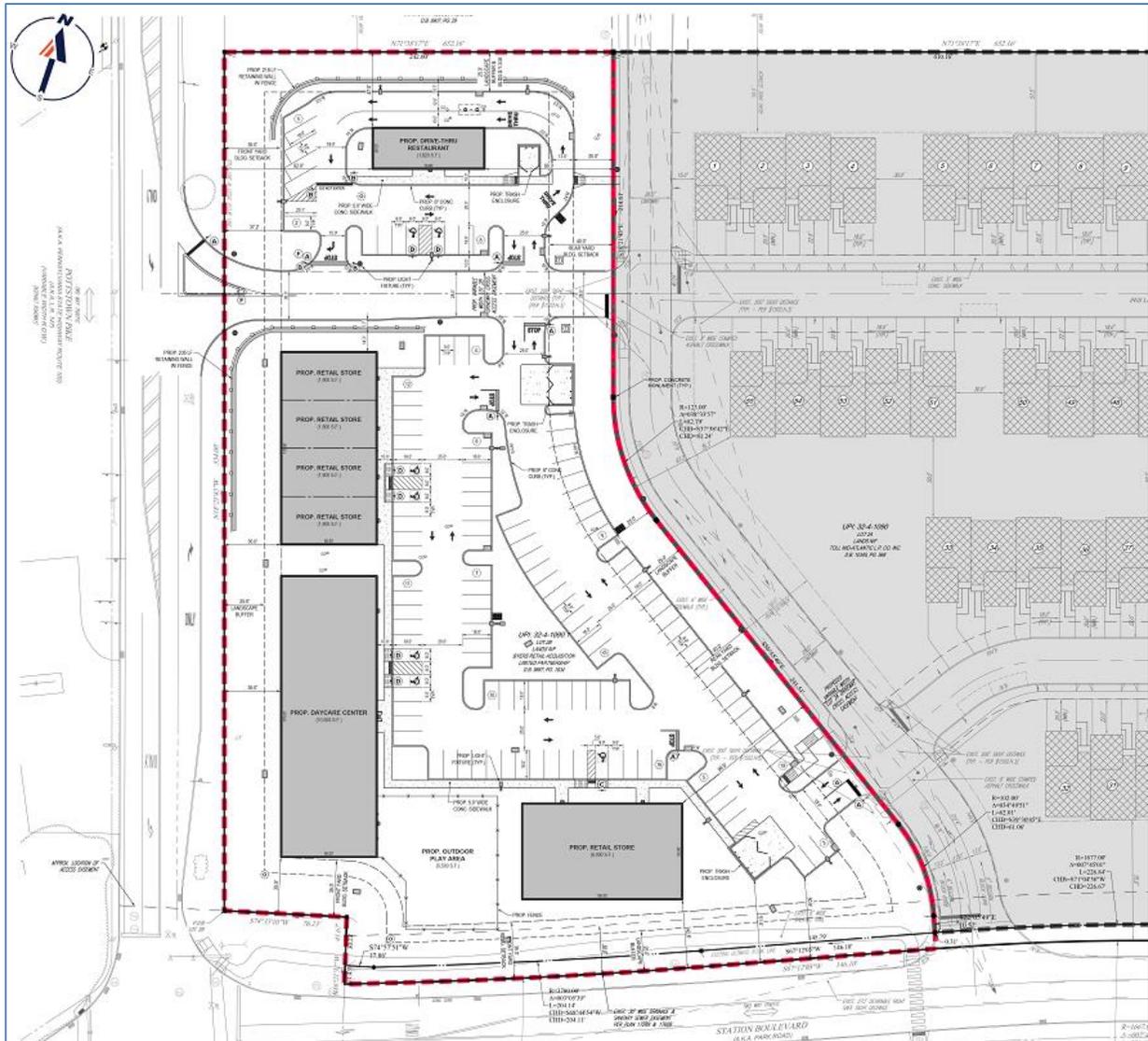


WATERSHEDS:

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

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 Byers Station Amended Final PRD Plan for Lot 2B of Parcel 5C
Final Land Development Plan**

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 Pottstown Pike (State Route 100) as a Major Arterial roadway. The Handbook (page 183) recommends a 150-foot-wide right-of-way for Major Arterial roads to accommodate future road and infrastructure improvements. We recommend that the applicant and the Township contact

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Re: Final Land Development - Byers Station Amended Final PRD Plan for Lot 2B of Parcel 5C
Upper Uwchlan Township - LD-03-22-17149

PennDOT to determine the appropriate right-of-way to be reserved for this section of Pottstown Pike and that be offered to PennDOT for dedication.

5. The Township Engineer should review the intersection at Pottstown Pike and Station Boulevard to determine whether a merging lane may be needed at the exit nearest the drive-through restaurant and turning right onto Pottstown Pike. Due to the size of this proposal and its location, we suggest that the Township's review of this submission would benefit from the preparation of a current traffic impact study and a review of the potential impacts posed by this project.
6. Pedestrian connectivity between sidewalks and buildings is an important component of a complete sidewalk system 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. We encourage the applicant to provide appropriate sidewalk connections from this site to the adjacent residential areas. The applicant should contact the owner of the residential area to the north to provide a potential pedestrian connection to this site.

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 \(2016 Update\)](http://www.chescoplanning.org/MuniCorner/MultiModal/02-PedFacs.cfm), which is available online at: www.chescoplanning.org/MuniCorner/MultiModal/02-PedFacs.cfm.

7. The commercial buildings appear to be oriented inwards towards the site, with their rear and side elevations facing Pottstown Pike and Station Boulevard. Few stores in the Eagle village area present their rear elevations to Pottstown Pike and Station Boulevard. While the applicant has provided landscaping along Pottstown Pike and Station Boulevard in these areas, we recommend that the applicant and the Township carefully consider how the designs of the rear elevations will appear as viewed from the public rights-of-way of the adjacent roadways, and how they will fit within the context of the area. Blank walls should be avoided, and variations in textures and materials should be considered. Optimally, windows should also face the roadways. We also suggest that the applicant avoid the use of flat roofs on the structures, because many of the nearby structures have pitched roofs. The Township should ask the applicant for conceptual architectural renderings to illustrate these design issues.
8. The Stormwater Management Plans indicate that vegetated swales will be utilized to manage a portion of the site's stormwater runoff. The applicant should submit the Operations and Management Plan for the stormwater facilities to the Township, which should be reviewed by the Township Engineer. To ensure this system continues to function as designed, the applicant and/or those responsible for future maintenance should strictly adhere to the inspection schedule included in the Operation and Maintenance Plan. Appropriate pre-treatment Best Management Practices (BMPs) should be installed to remove sediment and other debris from runoff before it discharges to the planned subsurface infiltration system. Sediment, oil, grease, or other debris should be regularly removed from these pretreatment BMPs.

ADMINISTRATIVE ISSUES:

9. 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

Page: 5

Re: Final Land Development - Byers Station Amended Final PRD Plan for Lot 2B of Parcel 5C
Upper Uwchlan Township - LD-03-22-17149

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>.

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

Sincerely,



Wes Bruckno, AICP
Senior Review Planner

cc: Bohler Engineering
Byers Retail Acquisition Limited Partnership
Anthony Antonelli, District Permits Manager, PennDOT
Francis J. Hanney, PennDOT
Mark E. Cassel, AICP, Director of Service Planning, SEPTA
Chester County Conservation District



THE COUNTY OF CHESTER



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Executive Director

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April 6, 2022

Pamela J. Henrichon
West Bradford Township
1385 Campus Drive
Downingtown, PA 19335

Re: Preliminary Subdivision Plan - 1451 Camp Linden Road
West Bradford Township - SD-03-22-17141

Dear Ms. Henrichon:

A preliminary subdivision plan entitled "1451 Camp Linden Road", prepared by Apex Design & Engineering Group, LLC, and dated March 3, 2022, was received by this office on March 9, 2022. 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 of Camp Linden Road (State Route 3023) and east of Northbrook Road (State Route 3058). The municipal boundary with East Bradford Township is to the east.
Site Acreage: 104.16 acres (a 31-acre parcel south of Camp Linden Road is also part of this subdivision)
Lots: 50 lots
Proposed Land Use: Single Family Residential
Municipal Land Use Plan Designation: Resource Protection Areas and Areas of Development Constraints
UPI#: 50-9-30

PROPOSAL:

The applicant proposes the construction of 50 residential lots. The site, which will be served by on-site water and on-site sewer facilities, is located in the West Bradford Township R-1 Residential zoning district.

RECOMMENDATION: The County Planning Commission recommends that the Township not approve this plan as designed, as further explained in comment 1 in this letter. Instead of approving the plan as presented, we recommend that the Township and the applicant work to preserve this tract from further non-agricultural development. If such preservation is not possible, we recommend that the suggested alternate designs offered in comment 3 in this letter be considered instead.

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.

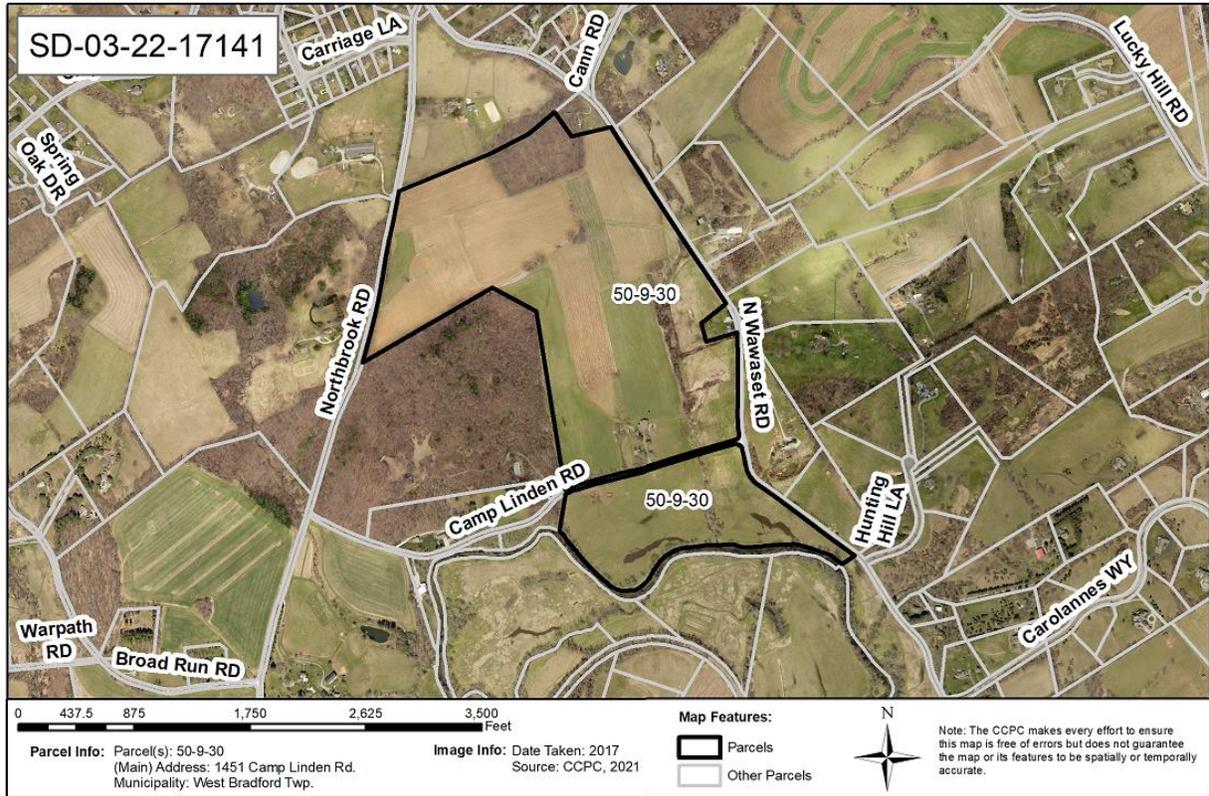
Under the **Preserve** Goal of [Landscapes3](#), preserving the county's farmlands, natural areas, and cultural resources is fundamental to protecting the county's quality of life, enhancing its economy, and maintaining the character that residents and visitors so highly value. Although 46 percent of the tract is open space preserved by the Brandywine Conservancy, the plan for 50 single-family lots in this location is inconsistent with the **Preserve** Goal and not in keeping with the surrounding context, which is generally undeveloped or developed at a very low density.

Under the **Protect** Goal of [Landscapes3](#), protecting the county's natural resources such as woodlands and riparian buffers, provides significant benefits to wildlife habitat and community health and well-being. Since the tract is partially wooded and contains areas of steep slopes any disturbance to these features would be inconsistent with the **Protect** Goal.

Under the **Appreciate** Goal of [Landscapes3](#), retaining cultural landscapes maintains the county's unique sense of place and positively impacts our economy and environment. Not only is the site identified within the "Resource Protection Areas and Areas of Development Constraints" in the 2020 West Bradford Township Comprehensive Plan and designated as having a significant viewshed in the Township's zoning ordinance, but it also is within the Worth-Jefferis Historic District and adjacent to the Trimbleville Historic District to the southwest. Both districts are identified in [Landscapes3](#) as "Significant Historic Overlay" areas. In addition, the Camp Linden Road area has historic significance relating to the Battle of the Brandywine. This road was the route of march by the British Crown Forces after their first ford crossing at Trimble's Ford and on their way to their second crossing at Jefferis' Ford in their northern flanking march to outmaneuver the Americans. As such, the development of this site may have significant effects on this historic landscape and would be inconsistent with the **Appreciate** Goal.

For these reasons, the proposed subdivision is inconsistent with County goals and **Rural Landscape** policies. We highly recommend that the Township and the applicant work together to preserve this important site and deed-restrict it from non-agricultural development. The applicant may contact the Chester County Department of Parks + Preservation regarding this matter, at: <https://www.chesco.org/4498/Parks-Preservation>.

If complete preservation of the tract cannot be achieved, we suggest the applicant and the Township consider the alternate designs shown in comments 3.a. and 3.b in this letter.



WATERSHEDS:

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

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

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

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 1451 Camp Linden Road
Preliminary Subdivision Plan*

PRIMARY ISSUES:

Alternative Designs:

3. We recommend that the applicant and the Township work together to preserve the entire tract. We note that portions of the tract are currently preserved by the Brandywine Conservancy.
- 3.a. If preservation of the entire tract cannot be achieved, we recommend that the applicant create a limited number of “estate” lots, as shown in the “**Option A**” conceptual illustration below.



Option A. This option involves a layout of “estate lots” containing lots four acres or greater. The new lots are accessed by a rural road engineered for low traffic volume. The existing farmhouse and associated barn remain intact on a 10-acre lot. The layout protects a deeper viewshed from North Wawaset Road and allows views through the site from Northbrook Road. The extent of grading and disturbance to existing trees is substantially less than the applicant’s proposal.

- 3.b. If the creation of “estate Lots” is not possible, we suggest that the applicant consider a cluster design as shown in the “**Option B**” conceptual illustration below.



Option B. This option involves a cluster design with a compact layout. The illustration shows 45 lots located along a road system approximately 20 percent shorter than the applicant's proposal. Each lot is approximately 12,000 square feet. A community sewage disposal system is represented on the east side of the site. The existing farmhouse and associated barn remain intact on a five-acre lot. The layout protects a deeper viewshed from North Wawaset Road and arranges the lots so backyards are private and out of public view. The extent of grading in this concept is substantially less than the applicant's proposal and existing trees are undisturbed by the development.

The Chester County Planning Commission will work with the Township to help draft a proposed residential cluster ordinance to facilitate this design. The Township can also review the Chester County Planning Commission's cluster design eTool, at: <https://www.chescoplanning.org/MuniCorner/eTools/26-ClusterDev.cfm>

Other Comments:

4. We recommend that the Township and the applicant verify the extent of the Brandywine Conservancy's conservation easement that applies to a portion of this tract, because a portion of the easement appears to be located on the north and south sides of Camp Linden Road, and the Act 247

Page: 7

Re: Preliminary Subdivision Plan - 1451 Camp Linden Road

West Bradford Township - SD-03-22-17141

referral form that was submitted to the County indicates that only one lot is included in this subdivision.

5. If the current design is retained, it appears that the proposed water well location on Lot 32 is located within this lot's secondary on-lot sewer disposal system location. The Township should verify that each lot can be provided with a water well that is properly isolated from both the primary and the secondary on-lot sewer disposal systems.
6. The plan indicates that a Homeowners' Association (HOA) will be responsible for the proposed common facilities/areas. Ownership, maintenance, use provisions, restrictions, and liability responsibilities associated with any commonly 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.
7. We suggest that the Township Engineer review the applicant's traffic impact study, as well as the designs of the proposed retaining walls.
8. If the current design is retained, the applicant should provide access to the open area at the eastern portion of the site, such as by creating a pedestrian corridor between one or more of the lots on the east side of "A" Road.

ADMINISTRATIVE ISSUES:

9. 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>.
10. 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.
11. A minimum of five copies of the plan should be presented at the Chester County Planning Commission for endorsement to permit recording of the final plan in accord with the procedures of Act 247, the Pennsylvania Municipalities Planning Code, and to meet the requirements of the Recorder of Deeds, the Assessment Office, and the Health Department.

Page: 8
Re: Preliminary Subdivision Plan - 1451 Camp Linden Road
West Bradford Township - SD-03-22-17141

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

Wes Bruckno, AICP
Senior Review Planner

cc: Apex Design & Engineering Group, LLC
Brandywine Land Holdings Trust
Chester County Health Department
Chester County Department of Parks + Preservation
Anthony Antonelli, District Permits Manager, PennDOT
Francis J. Hanney, PennDOT
Chester County Conservation District
Grant DeCosta, The Brandywine Conservancy
East Bradford Township



THE COUNTY OF CHESTER



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April 14, 2022

Kim Milane
Assistant Township Manager
West Caln Township
721 West Kings Highway
Coatesville, PA 19320

Re: Preliminary/Final Subdivision - 102 Morris Road Subdivision
West Caln Township - SD-03-22-17144

Dear Ms. Milane:

A preliminary/final subdivision plan entitled "102 Morris Road Subdivision", prepared by Vastardis Consulting Engineers LLC and dated February 25, 2022, was received by this office on March 15, 2022. 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 intersection of Morris Road and Lakeview Drive
Site Acreage: 2.02 acres
Lots: 2 lots proposed
Proposed Land Use: Single Family Residential
Municipal Land Use Plan Designation: Growth Area – Moderate Density Residential
UPI#: 28-9-38

PROPOSAL:

The applicant proposes the creation of two lots. The site, which includes one dwelling and will be served by on-site water and on-site sewer facilities, is located in the West Caln Township RC Rural Center zoning district. A dwelling is proposed on the new lot.

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

COUNTY POLICY:

LANDSCAPES:

1. The site is located within the **Suburban Landscape** designation of [Landscapes3](#), the 2018 County Comprehensive Plan. The vision for the **Suburban Landscape** is predominantly residential communities with locally-oriented commercial uses and facilities, accommodating

growth at a medium density that retains a focus on residential neighborhoods, with enhancements in housing diversity and affordability. Additionally, roads, sidewalks and paths with convenient access to parks and community facilities should be provided. The proposed subdivision consistent with the objectives of the **Suburban Landscape**.

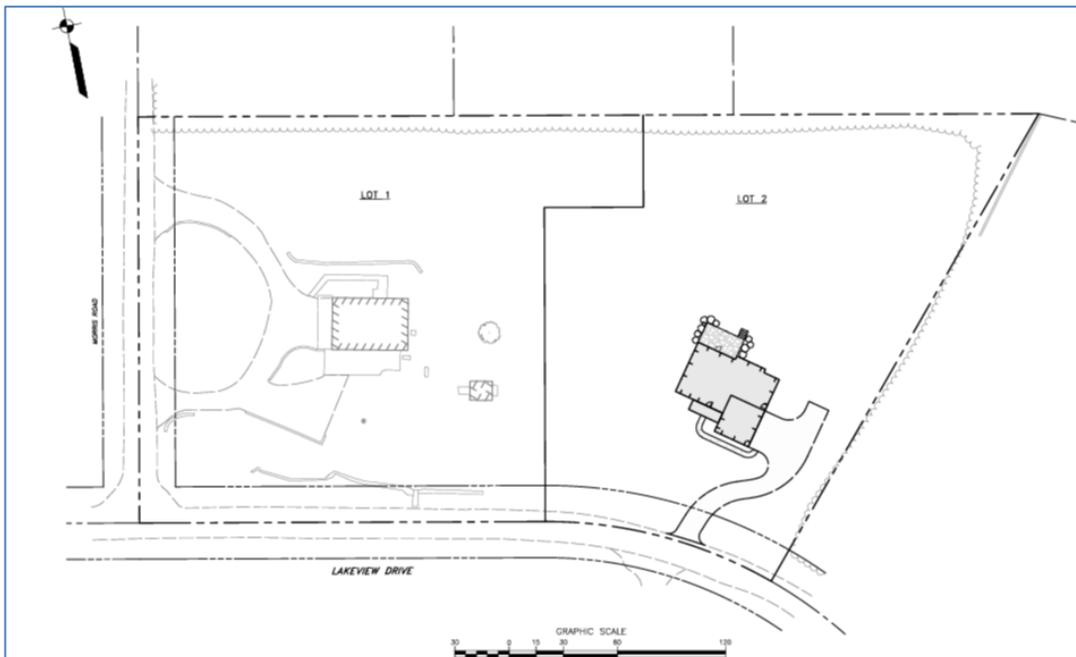
no[LOCATION MAP]yet

WATERSHEDS:

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

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

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
102 Morris Road Subdivision Plan***

Page: 3

Re: Preliminary/Final Subdivision - 102 Morris Road Subdivision

West Caln Township - SD-03-22-17144

PRIMARY ISSUE:

4. The Township may wish for the applicant to show the 100-foot separation distance from on-lot sewer systems for the existing water well on Lot 1.

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

Sincerely,

Wes Bruckno, AICP
Senior Review Planner

cc: Vastardis Consulting Engineers LLC
Dean Meyer
Chester County Conservation District



THE COUNTY OF CHESTER



COMMISSIONERS
Marian D. Moskowitz
Josh Maxwell
Michelle Kichline

Brian N. O’Leary, AICP
Executive Director

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

April 15, 2022

Christopher Bashore, Manager
West Goshen Township
1025 Paoli Pike
West Chester, PA 19380

Re: Preliminary/Final Subdivision - 981 N. New Street
West Goshen Township – SD-03-22-17154

Dear Mr. Bashore:

A Preliminary/Final Subdivision Plan entitled "981 N. New Street", prepared by InLand Design, and dated December 22, 2021, was received by this office on March 25, 2022. 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.

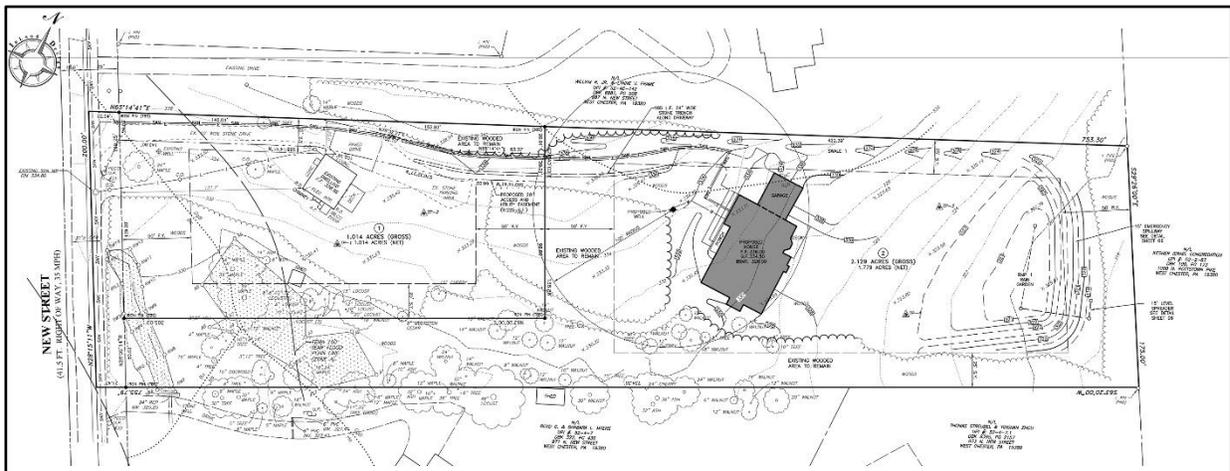
PROJECT SUMMARY:

Location:	east side of North New Street, north of Chrislena Lane
Site Acreage:	3.14
Lots/Units:	2 Lots
Non-Res. Square Footage:	0
Proposed Land Use:	Single Family Residential
Municipal Land Use Plan Designation:	Residential Infill Development
UPI#:	52-4-6

PROPOSAL:

The applicant proposes the creation of 2 single family residential lots. The existing residence will remain on Lot 1; the proposed residence on Lot 2 will be served by on-site water and public sewer. We note that two existing accessory buildings on the site will be removed. The project site is located in the R-2 Residential zoning district.

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



Site Plan Detail, Sheet 5: Preliminary/Final Subdivision - 981 N. New Street

COUNTY POLICY:

LANDSCAPES:

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

WATERSHEDS:

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

PRIMARY ISSUES:

3. Vehicular access to Lot 2 will be provided from a shared driveway entrance on Lot 1 (we note the site plan depicts the location of a 20 foot wide access and utility easement on Lot 1). The details of this shared access arrangement should be incorporated into the deeds of both parcels.
4. The plan and 2021 aerial photography indicate 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 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.
5. The site contains land within the 100 year flood plain. Although it does not appear that any development activity will encroach into the floodplain, we note that the County Planning Commission does not support development in the floodplain, and the Federal Emergency Management Agency and Pennsylvania Department of Environmental Protection regulate filling or development in the floodplain. Development within a floodplain can increase the magnitude and frequency of normally minor floods, and present health and safety problems.

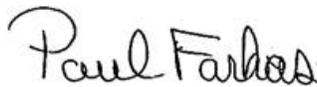
Page: 4
Re: Preliminary/Final Subdivision - 981 N. New Street
West Goshen Township – SD-03-22-17154

ADMINISTRATIVE ISSUES:

6. According to the Zoning Data table on Sheet 2, a variance is required for the proposed lot width at building line standard for Lot 1. The Township should not grant final plan approval prior to the Zoning Hearing Board granting any variance requests. The final plan should accurately note the Zoning Hearing Board's decision, including any conditions of approval issued by the Board.
7. Land disturbance and land development activities that occur within Chester County must comply with the *County-wide Act 167 Stormwater Management Plan for Chester County, PA* (July 2013) and the associated Act 167 stormwater management ordinance standards adopted by each municipality.
8. We acknowledge that the design of the proposed stormwater management facilities includes rain gardens. Ongoing efforts by the municipality may be needed to educate the homeowners so that they can fully understand and fulfill the operation and maintenance requirements for these facilities, particularly in regard to the on-going maintenance of the rain garden plantings.
9. A minimum of five (5) copies of the plan should be presented at the Chester County Planning Commission for endorsement to permit recording of the final plan in accord with the procedures of Act 247, the Pennsylvania Municipalities Planning Code, and to meet the requirements of the Recorder of Deeds, the Assessment Office, and the Health Department.

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

Sincerely,



Paul Farkas
Senior Review Planner

cc: InLand Design
Row 10 LLC
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
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West Chester, PA 19380-0990
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April 14, 2022

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

Re: Final Subdivision - Kevin P. & Susan R. Cosgrove and Mark & Kerry A. Angelo
Willistown Township – SD-03-22-17151

Dear Ms. Slook:

A Final Subdivision Plan entitled Kevin P. & Susan R. Cosgrove and Mark & Kerry A. Angelo, prepared by Edward B. Walsh and Associates, Inc. and dated March 9, 2021, and last revised on June 30, 2021, was received by this office on March 23, 2022. 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.

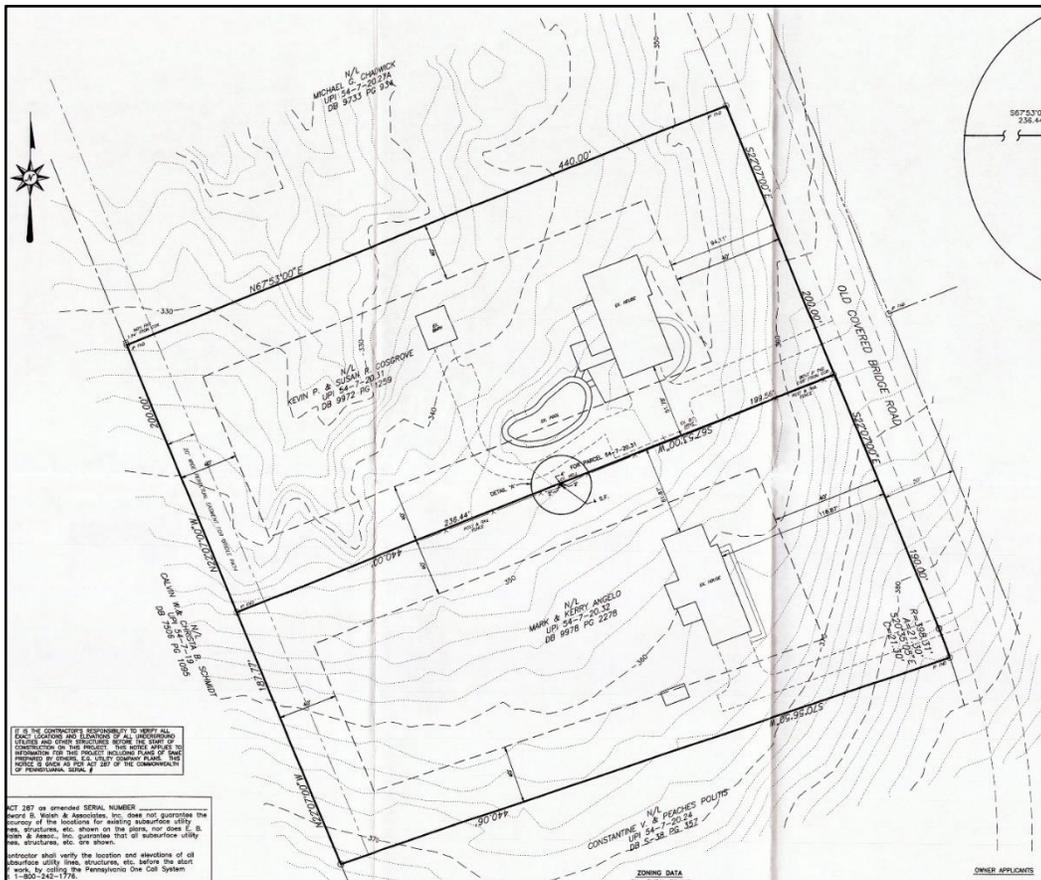
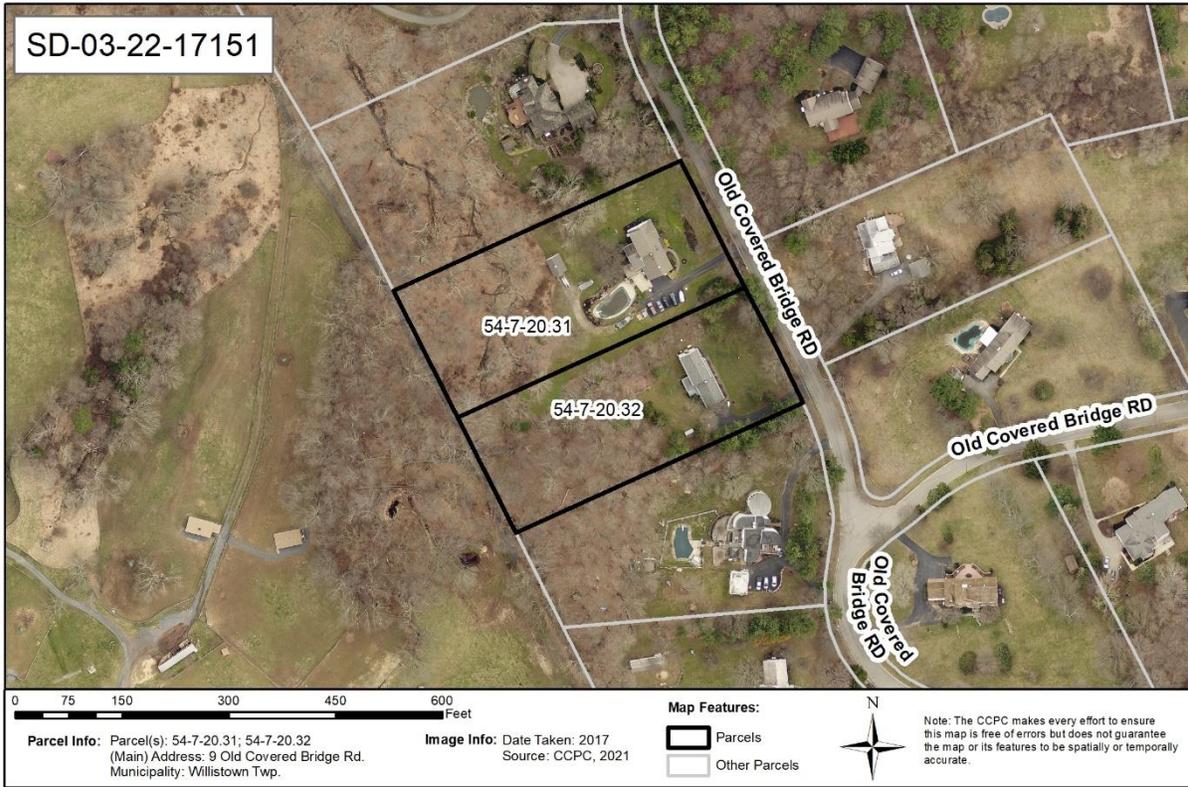
PROJECT SUMMARY:

Location:	west side of Old Covered Bridge Road, north of Goshen Road
Site Acreage:	4.04
Lots/Units:	2 Lots
Non-Res. Square Footage:	0
Proposed Land Use:	Single Family Residential
Municipal Land Use Plan Designation:	Rural/Agricultural/Preserved/Suburban Low Density
UPI#:	54-7-20.31, 54-7-20.32

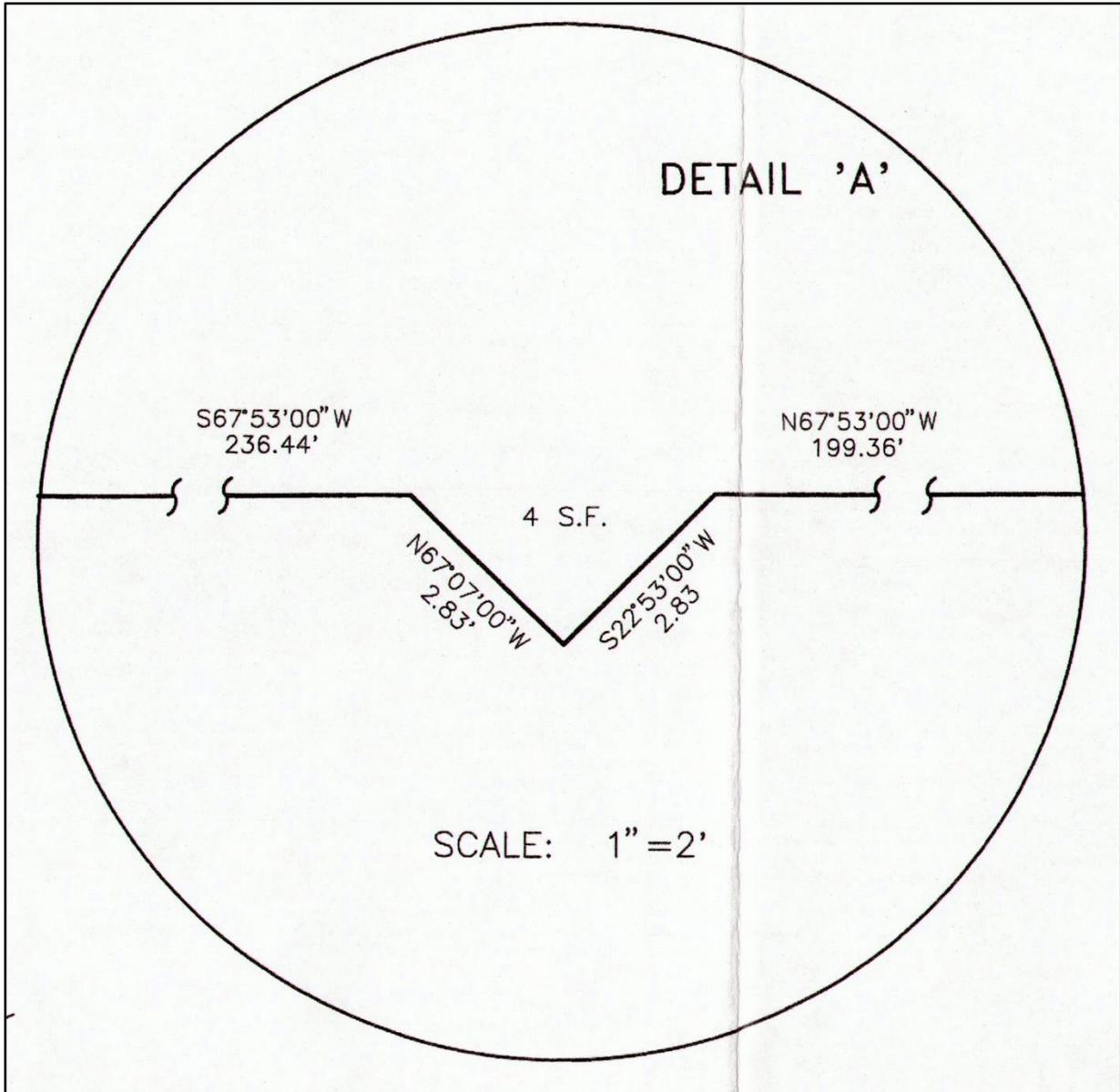
PROPOSAL:

The applicant proposes the conveyance of a four (4) square foot portion of UPI# 54-7-20.32 to UPI #54-7-20.31, so that the well serving UPI# 54-7-20.31 will be located on that parcel. No development activity is proposed as part of this plan. The project site is located in the RU Rural 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.



Site Plan Detail: Final Subdivision - Kevin P. & Susan R. Cosgrove and Mark & Kerry A. Angelo



Detail 'A': Final Subdivision - Kevin P. & Susan R. Cosgrove and Mark & Kerry A. Angelo

COUNTY POLICY:

LANDSCAPES:

1. The project site 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 subdivision is consistent with the objectives of the **Rural Landscape**.

Page: 4

Re: Final Subdivision - Kevin P. & Susan R. Cosgrove and Mark & Kerry A. Angelo

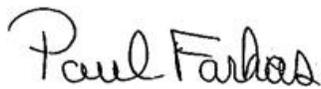
Willistown Township – SD-03-22-17151

ADMINISTRATIVE ISSUES:

2. We suggest that the Township determine, in its review of this plan submission, if the side yard setbacks depicted on the site plan need to be revised by the applicant in order to account for the proposed jog in the boundary line between the two parcels.
3. A minimum of four (4) copies of the plan should be presented at the Chester County Planning Commission for endorsement to permit recording of the final plan in accord with the procedures of Act 247, the Pennsylvania Municipalities Planning Code, and to meet the requirements of the Recorder of Deeds and the Assessment Office.

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

Sincerely,

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

Paul Farkas
Senior Review Planner

cc: Kevin & Susan Cosgrove
Edward B. Walsh & Associates, Inc.

Proposed Plan and Ordinance Reviews





ORDINANCE PROPOSALS

4/1/2022 to 4/30/2022

The staff reviewed proposals for:	Total
Comprehensive Plans	2
Zoning Ordinance Amendments	7
Zoning Ordinance Updates	1
TOTAL REVIEWS	10

MUNICIPALITY	FILE NO.	REVIEW DATE	TOPIC	LANDSCAPES3 CONSISTENCY
Birmingham Township	ZA-03-22-17126	4/1/2022	<p>Proposed - Zoning Ordinance Amendment</p> <p>The Township proposes to amend Article VIII A - Historic Preservation. New and amended definitions for historic preservation terminology are also provided, along with a list of Township Historic Resources, dated February 25, 2022.</p>	Consistent
City of Coatesville	ZA-03-22-17140	4/6/2022	<p>Proposed - Zoning Ordinance Amendment</p> <p>Adding definitions for "Indoor Recreation" and "Performing Arts Center"; and Article XXII, Flats Redevelopment District, §224-102, Flats Redevelopment District (FRD) Overlay District, by deleting and replacing the section in its entirety.</p>	Consistent
East Coventry Township	ZA-04-22-17168	4/15/2022	<p>Proposed - Zoning Ordinance Amendment</p> <p>Amendment to the C-1 district to permit the storage and production of mulch and revising screening requirements.</p>	Not Relevant
East Marlborough Township	ZA-03-22-17135	4/4/2022	<p>Proposed - Zoning Ordinance Amendment</p> <p>The proposed zoning ordinance amendment addresses: revised definitions, Indoor agriculture, restaurants, conservation of trees and natural resources, specimen trees, non-conforming lots, fences and walls, public hearing procedures and the life of a conditional use approval.</p>	Consistent

MUNICIPALITY	FILE NO.	REVIEW DATE	TOPIC	LANDSCAPES3 CONSISTENCY
East Pikeland Township	ZA-04-22-17164	4/26/2022	Proposed - Zoning Ordinance Amendment The proposed zoning ordinance amendment revises the provisions of Section 1707-Parking Standards and Section 1709 - Landscaping, Screening and Buffering of the General Regulations & Design Standards. Two Appendices (I. and J.) are added to the ordinance.	Consistent
East Whiteland Township	CP-03-22-17148	4/19/2022	Proposed - Comprehensive Plan The proposed Parks, Recreation and Open Space Plan (an update of the Township's 2003 Park and Recreation Plan) will be adopted as an amendment to the Township's Comprehensive Plan. This updated Plan was prepared under the Chester County Vision Partnership Program.	Consistent
Phoenixville Borough	CP-02-22-17108	4/1/2022	Proposed - Comprehensive Plan Updated Comprehensive Plan for Phoenixville Borough.	Consistent
Sadsbury Township	ZO-03-22-17156	4/26/2022	Proposed - Zoning Ordinance Update General zoning ordinance text amendment.	Consistent
Upper Oxford Township	ZA-03-22-17136	4/1/2022	Proposed - Zoning Ordinance Amendment The proposed zoning amendment addresses: additional definitions (41), adding Riparian Buffer Protection in the General Regulations, Identification of district boundaries for areas of steep slope and regulating the school population at Family Farm Related Schools.	Consistent
West Brandywine Township	ZA-04-22-17166	4/22/2022	Proposed - Zoning Ordinance Amendment Repeal Zoning Ordinance's Public Water Overlay District.	Consistent

TOTAL NUMBER OF ORDINANCE PROPOSALS WITH RELEVANCE TO LANDSCAPES3: 9
TOTAL NUMBER OF ORDINANCE PROPOSALS CONSISTENT WITH LANDSCAPES3: 9

Ordinance Review Letters





THE COUNTY OF CHESTER



COMMISSIONERS
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Executive Director

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April 1, 2021

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

Re: Zoning Ordinance Amendment - Historic Preservation
Birmingham Township – ZA-03-22-17126

Dear Ms. Nelling:

The Chester County Planning Commission has reviewed the proposed Zoning Ordinance Amendment as submitted pursuant to the provisions of the Pennsylvania Municipalities Planning Code, Section 609(e). The referral for review was received by this office on March 2, 2022, from the Township Solicitor. We offer the following comments to assist in your review of the proposed amendment.

DESCRIPTION:

1. The Township proposes the following amendments to its Zoning Ordinance:
 - A. Delete the existing definitions of the following terms in Section 122-6: Class I Historic Resource; Class II Historic Resource; Class III Historic Resource; and Historical Significance;
 - B. Amend the definitions of the following terms in Section 122-6: Historic Resource; and Inventory of Historic Resources;
 - C. Add a definition for the term "Site" to Section 122-6; and
 - D. Article VIIIA – Historic Preservation will be replaced with a new Article VIIIA. Based on our comparison between the existing and proposed standards, the proposed changes to Article VIIIA include the following:
 - (1) Amend the specific purposes of this Article provided in Section 122-36.1.E;
 - (2) Amend the functions and duties of the Township Historical Commission set forth in Section 122-36.3.E (this issue is further discussed in comment #11 on page 3);
 - (3) Section 122-36.4, which currently addresses the demolition, alteration or modification of historic resources, is being revised to solely address the demolition of historic resources;
 - (4) Existing Section 122-36.5, Violations and penalties; enforcement, will be renumbered as Section 122-36.8 (we note that the historic resource impact study requirements currently provided in Section 122-36.8 are not included in the draft ordinance language);
 - (5) Existing Section 122-36.6, Landscaping and screening, will be renumbered as Section 122-36.5; and
 - (6) A new Section 122-36.6, Minimum Building Setbacks, will be added (the existing building setback requirements currently provided within Section 122-36.6 will be removed).
2. The amendment submission included a list of Township Historic Resources, dated February 25, 2022.

COMMENTS:

3. The Township should ensure that consistent terminology is utilized throughout the proposed ordinance language. For instance, while the term “complex” is not included in the proposed definition of the term Historic Resource, it is included in the second sentence in Section 122-36.2.C, pertaining to the addition or removal of historic resources from the historic resources inventory. We recommend that the definition of historic resource include references to “district” and “object” (e.g., “Buildings, sites, districts, structures, or objects...”).
4. For clarity purposes, the Township should identify what is meant by the term “character” in the proposed definition of Historic Resource (“...historical significance of the character of Birmingham Township”).
5. We recommend that the definition of the term “site” include language pertaining to archaeological resources. We note that the definition of site set forth in the National Register Bulletin How to Apply the National Register Criteria for Evaluation is “the location of a significant event, a prehistoric or historic occupation or activity, or a building or structure, whether standing, ruined, or vanished, where the location itself possesses historic, cultural, or archeological value regardless of the value of any existing structure.”
This document is available online at: <https://www.nrc.gov/docs/ML1912/ML19120A529.pdf>.
6. We suggest that Section 122-36.1.E(5), pertaining to interior alterations reviewed by Board of Supervisors, be removed from the Ordinance. We are currently not aware of any historic resource ordinance in the County that allows for interior alteration review, nor are we aware of any such reviews conducted under Act 167.
7. The Township should clarify how “demolition” is defined within subsection (6) of Section 122-36.1.E, the specific purposes of this article. Alterations can be considered a form of demolition. We also suggest that the phrase “if possible and financially viable” be removed from the end of Section 122-36.1.E(6).
8. Section 122-36.2.C provides procedural standards for the addition or removal of historic resources from the Historic Resources Inventory. While it’s acceptable to have a procedure in place for adding or removing resources from the inventory, this section contains opt-in/opt-out provisions, which is not appropriate for a zoning ordinance. Any changes to the inventory should be processed in the same manner as any other amendment to a zoning ordinance.
9. For clarity purposes, the Township should indicate if the “designating organization” mentioned in Section 122-36.2.C(4) is supposed to be the US Department of the Interior, which manages the National Register.
10. For ease of use, the Township should consider whether Section 122-36.2.D and Section 122-36.E would be more appropriately located as a sub-section of Section 122-36.2.C, as these three sections all address the same subject, the procedure for addition or removal of historic resources from the Inventory of Historic Resources.

11. Based on our comparison of the existing and proposed ordinance language, the following functions and duties will no longer be carried out by the Township Historical Commission:
- Review and comment on subdivision or land development applications which affect historic resources, in accordance with the requirements and procedures of the Township Subdivision and Land Development Ordinance;
 - Advise the Board of Supervisors or Zoning Hearing Board on all requests for conditional uses or variances affecting historic resources;
 - Review applications for the rehabilitation, enlargement or alteration of historic resources for compliance with the Secretary of the Interior’s “Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings”; and
 - Perform any other lawful activities which shall be deemed necessary to further the purposes of this article.

While it is our understanding that one of the purposes of this amendment is to streamline the review process, these proposed revisions are a step backwards from the Township’s current historic preservation planning efforts.

Rather than adopting the ordinance as currently written, the Township should consider the development of a revised amendment that retains the current functions and duties of the Historical Commission. Additionally, we note that other duties of an historical commission often include assisting property owners with building alterations and historic information; and conducting education including website information, walking tours, and history or architecture programs.

12. While Section 122-36.4.C(2) and Section 122-36.7.C(2) both contain a reference to a “Cultural Resources Map,” there was no such map included in the zoning amendment submission received by the County Planning Commission on March 2, 2022. This should be clarified by the Township. The Township’s Inventory of Historic Resources appears to be the appropriate document to reference in these two instances.
13. We suggest that a list of practical alternatives to demolition be provided in Section 122-36.4.F(3) that the Historical Commission can consider in reviewing the application for a demolition permit include the sale of the property.
14. The criteria of whether an historic resource can be preserved with a reasonable economic return, that is currently provided in Section 122-36.4.F(10), has been removed. We recommend that these criteria be restored as a measure of relative economic hardship.
15. While the existing standards permit up to 90 days from the date of the first meeting where the demolition application is discussed to provide adequate opportunity for documentation of the historic resource, the proposed ordinance language (Section 122-36.4.G(1)) only allows an additional 60 days. Since historical resource classifications are being removed from these administration standards, it is not clear why a lesser time frame was chosen. This should be clarified by the Township.
16. While the Township’s current historic preservation standards provide a time frame when Board of Supervisors meetings will occur, the draft Ordinance (for instance, Section 122-36.4.H) does not have time frames. This should be clarified by the Township. Ordinances often have time frames as to when these meetings will occur.

17. Section 122-36.4.K, states that, in its review of an application to demolish a historic resource, the Historical Commission or the Board of Supervisors may require the applicant to prepare a financial analysis. We suggest that the proposed ordinance language be revised to indicate that this financial analysis should be conducted by a qualified professional.
18. For clarity purposes, the Township should identify who will be reviewing landscape plans, as set forth in Section 122-36.5.A. While the current zoning ordinance (Section 122-36.6.A) indicates that a landscape plan shall be submitted to the Historical Commission for review and comment, this requirement is not included in the draft Ordinance. The Historical Commission provides a level of expertise for ensuring that sufficient landscaping and screening is provided for retaining the integrity of the historical landscape setting, along with minimizing the impact of proposed development activity on existing historic resources through screening, buffering, building locations and orientations, and plant material selection.
19. While the requirements for a Historic Resource Impact Study (HRIS) are currently set forth in Section 122-36.8 of the Township Zoning Ordinance, there are no requirements for a HRIS in the draft Ordinance language. If this is correct, the Township should provide their rationale for eliminating this requirement.

The minimum building setbacks provided in Section 122-36.6 provide minimal protection for historic resources, as the required setbacks may be relatively small. These setback standards appear to replace the existing HRIS requirements, which is a key requirement that should be provided for in historic resource preservation regulations. Consideration should be provided for retaining the HRIS standards.

20. Section 122-36.7.B(ii) states that the provisions of this section shall not apply to any exterior or interior alteration that does not involve a change in or addition to the supporting or structural members of a building or structure such as the bearing walls, partitions, columns, beams, girder or means of egress. This means that most alterations to historic structures will not be reviewed, allowing the architecture to historic structures to be changed without review. This should be clarified by the Township.
21. The criteria provided in Section 122-36.7.E(1) for the Board of Supervisors to consider for a building permit for an addition or alteration of a Historic Resource is very general, and does not provide ample detail for a property owner to use to determine if they have met the requirements. We note that historic preservation regulations often use the Secretary of the Interior standards for their criteria.

RECOMMENDATION: The Chester County Planning Commission recommends that Birmingham Township not adopt the zoning amendment as currently written, but instead consider the development of a revised ordinance that retains the existing functions and duties of the Township Historical Commission. All other issues raised in this letter should also be addressed before acting on the proposed zoning ordinance amendment.

Page: 5
Re: Zoning Ordinance Amendment - Historic Preservation
Birmingham Township – ZA-03-22-17126

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, slightly slanted style.

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

April 6, 2022

Robert C. Jefferson, IV, Solicitor
City of Coatesville
1 City Hall Place
Coatesville, PA 19320

Re: Zoning Ordinance Amendment - Definitions of "Indoor Recreation" and "Performing Arts Center"; Comprehensively Amending the (FRD) Flats Redevelopment Overlay District
City of Coatesville - ZA-03-22-17140

Dear Mr. Jefferson:

The Chester County Planning Commission has reviewed the proposed City of Coatesville 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 March 9, 2022. We offer the following comments to assist in your review of the proposed Coatesville Zoning Ordinance amendment.

DESCRIPTION:

1. The City of Coatesville proposes the following amendments to its Zoning Ordinance:
 - A. Adding definitions for "indoor recreation" and "performing arts center";
 - B. Comprehensively amending Section 224-102: the FRD "Flats Redevelopment District",
 - C. Specific parcels are identified as comprising the FRD;
 - D. Specific land uses are identified as by-right uses in the FRD;
 - E. Bulk and lot regulations are included;
 - F. Parking and access regulations are amended, including pedestrian access;
 - G. Specific sections of the City Zoning Ordinance are specified to apply to developments in the FRD.

BACKGROUND:

The City of Coatesville is working with a consultant under a Vision Partnership Program grant on a full Zoning Ordinance update, including the Flats Redevelopment District. We commend the City for addressing potential development opportunities for the City in general, and for the Flats area in specific. The Flats is an important underdeveloped area and represents one of the "gateway" entrances into Coatesville, and its redevelopment can provide the City with important mixed use opportunities. We encourage the City to work in conjunction with the current zoning ordinance update to ensure consistency between the two efforts.

LANDSCAPES:

1. The Flats Redevelopment 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. While the uses and provisions of the proposed amendment are consistent with the objectives of the **Urban Center Landscape**, we encourage the City to include safeguards and design standards to ensure proposed developments are also consistent with the **Urban Center Landscape** planning principles and design elements of *Landscapes3* (see comments #11-13 for details).

COMMENTS:

Definitions:

2. Along with the examples of the activities included in the definition of “indoor recreation”, we suggest that the phrase “including but not limited to” be added.
3. We note that there is an existing definition of “indoor commercial recreation” in the Coatesville Zoning Ordinance, as shown on eCode360:

“A use which may involve a health/recreation spa or may involve indoor tennis, racquetball, handball, basketball, batting cages and rides and play areas for children.”
[Added 4-28-1997 by Ord. No. 1047-97]

We recommend that the City should use one definition of “indoor recreation” to avoid confusion in the interpretation of the ordinance. Or, alternatively, the City should clearly differentiate between the two types of recreation in the Ordinance’s definitions.

Commercial or non-commercial recreational activities may have similar consequences on land use, congestion, demand for emergency services, etc. Additionally, it may be difficult to determine whether an indoor recreational activity is a commercial activity or not; for example, whether a for-profit gym should be considered as a “commercial” activity, or whether a non-profit facility such as a YMCA should be considered as a “non-commercial” facility. We suggest that the City reconsider including the distinction between commercial or non-commercial recreational activities.

4. The City should consider whether outdoor recreational activities should also be defined. If so, additional issues should be considered in the text of the amendment, such as those relating to noise and times when outdoor recreational activities are permitted.
5. The definition of “performing arts center” should clarify whether both indoor and outdoor activities would be permitted.

General Comments:

6. The Purpose statement in Section 224-102.A.(2) of the FRD amendment includes: ... "Promote the revitalization and redevelopment of the City as a compact, mixed-use, pedestrian-oriented place." This is an important goal, therefore, the City should consider permitting the land uses in the FRD by conditional use or special exception so the City can offer more help and direction to an applicant to achieve this goal. Regulating land uses in the FRD by conditional use or special exception will permit the City Council when reviewing a conditional use (or the Zoning Hearing Board in the case of a special exception) to "...attach such reasonable conditions and safeguards, in addition to those expressed in the ordinance, as it may deem necessary to implement the purposes of ...the zoning ordinance." (Municipalities Planning Code, Section 913.2(a) for conditional uses, and Section 912.1 for special exceptions). This form of review would be particularly important if the general design standards are removed (see Comment #11).
7. The Purpose statement in Section 224-102.A.(1) of the FRD Overlay states that "Such redevelopment should be planned and constructed in a manner to encourage pedestrian circulation between the FRD Overlay District and the adjoining C-2 Central Business District." The C-2 District is located only to the east for the parcels abutting the north and south sides of Route 30/Lincoln Highway. We recommend that this provision also include the C-1 District. Alternatively, the text could state that the purpose of the FRD is to "encourage pedestrian and bicycle and multi-modal circulation between the FRD Overlay District and all surrounding areas."
8. Section 224-102.D.(1) requires a minimum lot area of five acres. This may preclude the development of individual pad sites, which are typically less than five acres (and often less than one acre). The City should determine whether the five acre minimum lot area may be too restrictive and inflexible.
9. Section 224-102.D.(5) includes minimum yard requirements. Some of the requirements for the City's other overlay districts require sidewalks (and setbacks) along Route 30/Lincoln Highway to be twelve feet. From an urban design perspective for a large building, a greater setback is preferable. These dimensions should be consistent along any City zoning district that is in proximity to Route 30/Lincoln Highway.
10. Section 224-102.E.(1)[a] should be clarified to indicate that the City Engineer (and others) should review the provisions in this Section, but they will only provide comments and recommendations to City Council for the Council's approval; i.e., the City Council has the sole authority to approve applications under the provisions of the Zoning Ordinance.

Design Considerations:

11. The FRD overlay area is located in a "gateway" into Coatesville City, particularly when entering from the north and west, and therefore occupies an important physical place in the City's redevelopment goals. However, the amendment removes references to the City's revitalization plan and other planning documents in the current Section 224-102.A., and removes the City's "General Design Principles" in Section 224-102.C. from the current FRD Overlay. The City should give consideration to all of Coatesville City's planning documents, including the 2020 Coatesville Region Economic Development Study. Creating a coherent and comprehensive and coordinated design environment is important, and we recommend that that

the City review and retain these current design principles.

12. Coatesville is within the **Urban Center Landscape** designation of [Landscapes3](#), and developments in the FRD will have significant effects on the City. We suggest that the City ensure that developments reflect appropriate urban design standards for future development. The Chester County Planning Commission’s “Urban Centers Design Guide” contains planning principles and design elements for **Urban Center Landscapes** to guide development in downtown areas; and is available at:
<https://www.chescoplanning.org/MuniCorner/PlanningGuides.cfm>

13. We suggest that the following design principles be considered in the FRD Overlay amendment:
 - a. Buildings should appropriately reflect and be compatible with the architectural character of Coatesville. This can include using compatible exterior materials and finishes, using compatible roof lines, and avoiding windowless walls.
 - b. Upper floor setbacks for floors above 35 or 40 feet could be considered to avoid creating a “canyon” environment, particularly for buildings that abut or are close to Lincoln Highway.
 - c. Front yard parking should be prohibited where a parcel abuts Lincoln Highway to create a walkable environment and reflect the character of the City. We suggest deleting the words "in front of the building line" from proposed Section 224-102.E.1.[c]. (We note that Section 224-102.F.(1) in the existing Flats Overlay District prohibits parking in front of the building line.)
 - d. The Chester County Planning Commission’s eTools on parking policies and design are available at: <https://www.chescoplanning.org/MuniCorner/Tools/ParkingPolicy.cfm> and at <https://www.chescoplanning.org/MuniCorner/Tools/ParkingDesign.cfm>
 - e. Bicycle racks and access should be provided in all proposed developments. We note that there are existing bike lanes on Lincoln Highway.
 - f. The Purpose statement for the FRD promotes mixed uses, therefore, we suggest that residential units be considered as secondary uses in Section 224-102.C., such as apartments on second floor or above. The Planning Commission’s eTool on mixed use developments is available at: <https://www.chescoplanning.org/MuniCorner/eTools/25-MixedUse.cfm>
 - g. Because of the importance of the Flats area within the context of an entry into Coatesville, the City should consider incorporating public spaces and amenities into developments. An eTool on the design of public spaces is at: <https://www.chescoplanning.org/MuniCorner/eTools/18-UniversalPublic.cfm> Urban green spaces can also be considered; an eTool on this topic is available at: <https://www.chescoplanning.org/MuniCorner/eTools/66-UrbanGreen.cfm>
 - h. Section 224-102.E.(2) of the amendment references pedestrian access. We recommend that this Section require connections to the C-1 District as well as require pedestrian connections to adjacent commercial and residential areas.
 - i. "Pathways" do not appear to be defined in the context of the FRD Overlay. The CCPC Multi-Modal Circulation Handbook can be consulted for guidance in this issue, at <https://www.chescoplanning.org/MuniCorner/PlanningGuides.cfm>.
 - j. We highly recommend that proposed plans take advantage of the proximity of the Brandywine Riverwalk and the nearby trail as site amenities. The City should consider how the ordinance should address the Riverwalk both as a land use and for its promotion as a site amenity. River access to the Brandywine should also be considered in proposed development plans. (Coatesville City participated in the Brandywine Creek

Page: 5

Re: Zoning Ordinance Amendment - Definitions of “Indoor Recreation” and “Performing Arts Center”; Comprehensively Amending the Flats Redevelopment Overlay District
City of Coatesville - ZA-03-22-17140

Strategic Action Plan 2014, at:

<https://www.brandywine.org/sites/default/files/media/Strategic%20Action%20Plan%20Part%201.pdf>

- k. Conceptual drawings should be encouraged showing planned developments. We encourage the City and applicant to submit a sketch plan for any future development. A sketch plan allows the applicant to take advantage of County and municipal expertise and consider design recommendations prior to preparing a fully engineered preliminary or final plan.

RECOMMENDATION: The City should consider the comments in this letter and the potential impact of the proposed overlay district as proposed before acting on the proposed zoning ordinance amendment.

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

Sincerely,



Wes Bruckno, AICP
Senior Review Planner



THE COUNTY OF CHESTER



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April 15, 2022

David Kraynik, Manager
855 Ellis Woods Road
Pottstown, PA 19465

Re: Zoning Ordinance Amendment – C-1 District: Landscape Supplies and Production, Outdoor Storage and Screening
East Coventry Township - ZA-04-22-17168

Dear Mr. Kraynik:

The Chester County Planning Commission has reviewed the proposed East Coventry Township Zoning Ordinance Amendment as submitted pursuant to the provisions of the Pennsylvania Municipalities Planning Code, Section 609(e). The referral for review was received by this office on April 12, 2022. We offer the following comments to assist in your review of the proposed Township Zoning Ordinance Amendment.

DESCRIPTION:

1. East Coventry Township proposes the following amendments to its Zoning Ordinance:
 - A. Structures and lots in the C-1 Commercial and Business Campus District may be used for the production and sale of landscape supplies such as mulch, soils, amendments, gravel, and sand, and the production of landscape supplies is permitted, provided that outdoor storage areas are buffered from surrounding properties;
 - B. All outdoor storage of finished products, supplies and equipment shall be fully screened from view, but industrial vehicles for sale shall not require screening;
 - C. All raw materials used for any permitted use shall be stored in a fully enclosed structure, but landscape supplies such as mulch, soils, amendments, gravel, and sand shall be exempt from this requirement.

COMMENTS:

2. The Township should be aware that the production and storage of mulch can create odors, noise and dust that may be objectionable to nearby residents. We also recommend that the storage of mulch and similar landscape materials should not be permitted in floodplain areas.
3. The Township should consider how it will interpret “amendments”, for example, whether manure, soils or fertilizers will be considered “amendments”.

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

Page: 2

Re: Zoning Ordinance Amendment – C-1 District: Landscape Supplies and Production, Outdoor Storage and Screening

East Coventry Township - ZA-04-22-17168

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

Sincerely,

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

Wes Bruckno, AICP
Senior Review Planner



THE COUNTY OF CHESTER



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April 4, 2022

Neil Lovekin, Manager
East Marlborough Township
721 Unionville Road
Kennett Square, PA 19348

Re: Zoning Ordinance Amendment – Various amendments
East Marlborough Township - ZA-03-22-17135

Dear Mr. Lovekin:

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 March 8, 2022. We offer the following comments to assist in your review of the proposed amendment.

DESCRIPTION:

1. The Township proposes the following amendments to its Zoning Ordinance:
 - A. Add one new definition and revise 4 existing definitions of Section 202.
 - B. Two of the Purpose statements of Section 401.A are expanded and the by Right uses of Section 402.A.1 are expanded to include Indoor Agriculture. The Uses by Right of Section 502.B.3 are amended to also include Indoor Agriculture.
 - C. The by Right uses in the C-1 Village Commercial district are expanded by adding a provision that permits a portable stand for the sale of locally grown fresh produces in Section 702.A.9.
 - D. The additional requirements for Restaurants, Drive-in of Section 804.9 in the C-2 Highway Commercial district are expanded to require all improvements and structures to be within 250 feet of the arterial road i.e., Route 1.
 - E. The area and bulk provisions for Two-Family Dwellings in the LMU-Limited Multiple Use district is revised to expand the minimum lot area and side yard provisions.
 - F. The use regulations in the ESI-Educational, Scientific and Institutional district are revised to include Indoor Agriculture in those uses that are not permitted in the district.
 - G. Parking standards for Indoor Agriculture and Restaurants, Take Out are added to the Parking Design Standards of Section 1812.
 - H. The title of the Woodland Reforestation plan outlined in Section 1821.E.2.b.iii is revised to be called a Forest Regeneration plan and subsection 1821.F.6.1 and .m are deleted. The following subsection 1821.G.3 is also deleted.

- I. In Section 1822 the introduction is expanded by listing the environmental advantages contributed by trees. The removal of Specimen trees is the topic of an expanded Section 1822.D.2. Replacement trees for removed Specimen trees is addressed in subsection 1822.D.4. The following subsections 1822.E.1 and .2 Woodlands and Forest Interior Habitats are revised related to how these resources can be utilized.
- J. The regulations pertaining to Fences and Walls of Section 1823.B.2 and .3 related to the design, location and buffering of fences over four feet in height are revised.

BACKGROUND:

2. Some of the topics addressed in this submission were part of previously reviewed ordinance amendments. Forestry and Timber Harvesting Section 1821, Conservation of Trees and Natural Resources Section 1822, and Fence and Wall Regulations Section 1823 were topics that were extensively reviewed in CCPC Review ZA-09-19-16062, dated October 15, 2019.

LANDSCAPES:

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

COMMENTS:

4. We commend the Township for its strong and comprehensive resource protection measures, we suggest the Township Solicitor review the proposed language related to Forestry and Timber Harvesting, and Indoor Agriculture for consistency with ACRE (Act 38) and the recent decisions of the State Attorney General's office related to timber harvesting which can be viewed at <http://www.attorneygeneral.gov/resources/acre/>. We note that the model ordinance in the recently updated publication "Forest Management and Timber Harvesting in Pennsylvania" by Penn State Extension has been determined by the Attorney General to be consistent with ACRE. This publication is available at: <https://extension.psu.edu/forest-management-and-timber-harvesting-in-pennsylvania>.
5. We endorse the addition of regulations pertaining to Indoor Agriculture. As a growing component of agricultural production, Indoor Agriculture, while it may not be as obvious in the viewshed, shares many of the issues associated with conventional agriculture. These include: extended hours of operation, use and movement of heavy equipment for the supply of materials and delivery of produce, extensive areas of impervious cover and associated stormwater management issues, water usage and agricultural runoff and labor issues such as worker housing and parking for a larger workforce.

We suggest revising the definition of the term "Indoor Agriculture" to better explain the practice. One example would be: "The indoor cultivation of fruits, vegetables, flowers, and

Page: 3
Re: Zoning Ordinance Amendment – Various amendments
East Marlborough Township - ZA-03-22-17135

ornamental plants, as well as the practice of aquaculture with limited outdoor composting. Indoor agriculture may include but is not limited to: the growing of mushrooms, greens, microgreens, vine crops, and nursery crops. Indoor agriculture does not apply to the production of medical marijuana.”. Some of these elements could be integrated into the new definition to better explain the use and to integrate mushroom farming as part of Indoor Agriculture.

6. We suggest that the purpose statement of proposed Section 403.A.3 include Riparian Buffers, with the environmental resources listed in the second sentence of the subsection.
7. The Township should research the Restaurant, Take out pick-up window procedure as presented in proposed Section 1812.F.5 to assess whether this format has been successfully used at other locations. Some of these provisions are confusing, such as whether an “ by-pass lane” adjacent to the pick-up window access lane is permitted. Also, the Township should consider how the on-line or app. ordering requirement or the 15 minute pick-up time will be enforced.

We also note that subsection 1812.F.4 (which is not included in this amendment) of the submitted text appears to have different wording from the copy of the current zoning ordinance that was included with submission, which refers to Drive-through windows, not Pick-up windows. If this language has not been previously adopted, it should be incorporated into this submission.

8. The proposed language in Section 2009.B.6 the word “year” in the first sentence should read “years”.

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

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

Sincerely,



Glenn Bentley
Senior Review Planner



THE COUNTY OF CHESTER



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April 26, 2022

Kimberly B. Moretti, Manager
East Pikeland Township
PO Box 58
Kimberton, PA 19442-0058

Re: Zoning Ordinance Amendment – Parking Lot Design Standards and Landscaping
East Pikeland Township - ZA-04-22-17164

Dear Ms. Moretti:

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 April 8, 2022. We offer the following comments to assist in your review of the proposed Zoning Ordinance Amendment.

DESCRIPTION:

1. The Township proposes the following amendments to its Zoning Ordinance:
 - A. Adding two definitions related to Solar Reflectance to Section 201.
 - B. Section 1707.1.B is revised to clarify where parking lots can be constructed in the front yard of a property.
 - C. The provisions related to pedestrian circulation within parking lots of Section 1707.4.A are clarified and expanded.
 - D. Bicycle rack requirements are added in Section 1707.4.A.3.
 - E. Requirements related to the Solar Reflectance Index of the paving in new and redeveloped parking lots are listed in Section 1707.4.A.6.
 - F. Revised Minimum Off-Street Parking Space Requirements are presented in the table of Section 1707.5, Maximum Off-Street Parking Space Requirements for lots with less than and more than 50 parking spaces are added, procedures for increasing and decreasing the number of spaces constructed and parking requirement determination for uses not listed in the table are added as Section 1707.5.D.
 - G. The General Applicability provisions of Section 1709.1 are revised to reduce the minimum size of a parking lot where these provisions would be applicable from 8,000 square feet to 4,000 square feet and add other applicability requirements.
 - H. Subsections 1709.3.D .1, .2 & .3 are revised to address the new minimum parking lot site of 4,000 square feet, placement of landscaping islands.
 - I. A new subsection 1709.8 is added to set Parking Lot Landscape Design Standards which addresses: Minimum Parking Lot Interior Greening Requirements including minimum percentage of area to be landscaped in parking lots of various sizes, planting areas, soil

volume and soil amendment; Shade Tree Quantity and Spaces; Perimeter and Buffer Area Parking Lot Planting; Bioretention and Rainwater infiltration; and Plant Diversity and Screening and Buffers that abut a sidewalk or street.

- J. The amendment also includes the addition of two appendices, Appendix I -Recommended Plant Lists for Green Parking Lots and Appendix J – Landscape Parking Design Diagrams, which are also to be added to the Zoning Ordinance Table of Contents.

COMMENTS:

2. We commend the Township for crafting revisions to its parking lot design standards that address long standing issues associated with this use, including adequate landscaping, design and heat island issues.
3. We suggest a minor revision to proposed Section 1707.4.A.1(b) to replace the word “or” with the word “and” to clarify the intent of the provision.
4. The Township should consider including Shared Parking, Shared Access Drive and Cross Access Agreements with these requirements. Shared parking permits two uses to share a parking lot, this is most successful when the uses have little or no overlap in their operating times, such as a church and an office building. Shared access drives permit two or more uses access across private land to access parking on their own lot, an example would be parking lots located behind two adjoining uses with a single access to the road frontage using private lane or alley. Cross access agreements usually involve multiple uses granting access across private land to create a unified parking arrangement. This can also be used to centralize access to multiple parcels thereby avoiding a series of individual access points onto the public road.
5. The Township should consider requiring a parking lot maintenance schedule to include periodic sweeping/vacuumping parking lots so that the required Solar Reflectance Index can be maintained at the 30 percent or greater figure. The removal of remnant salt, cinders and sand from winter ice removal treatments would have positive effects on traction, wind-blown dust, the landscaping, general cleanliness of the parking lot and effectiveness of pervious paving. The Township should also consider how the zoning officer will measure the Solar Reflectance Index of parking lot paving.
6. The Township should revise the Parking Lot Area categories used in the table at the bottom of page 8 entitled PARKING LOT INTERIOR PLANTING REQUIREMENTS. The first category should read 0 - 3,999 sq. ft, the third category should read 50,000 – 99,999 sq. ft. and the fourth should read 100,000 – 149,999 sq. ft.
7. The Township should consider requiring the applicant to install the subsurface infrastructure in parking lots for future electric vehicle charging stations.
8. We suggest that the Township consider alternatives to the standard molded concrete wheel stops commonly used in parking lots. These standard wheel stops often damage the front aerodynamics of vehicles and interrupt the sheet flow of runoff creating concentrated flows and promoting erosion at the perimeter of the lot. They also complicate snow removal activity.
9. We endorse the provisions that create a maximum number of parking spaces for particular use. The construction of excess parking is a common issue in commercial development design. We encourage the Township to work with applicants to avoid overbuilding parking lots by making

Page: 3

Re: Zoning Ordinance Amendment – Parking Lot Design Standards and Landscaping

East Pikeland Township - ZA-04-22-17164

them aware of the unnecessary costs in construction materials, additional costs related to stormwater management, lot maintenance and the reduction of greenspace for landscaping. Areas of the site could also be reserved for the construction of future additional parking as necessary.

10. We note that the landscaping provisions only mention the use of grasses in Section 1709.8.A.3(b) as a design option using shrubs and grasses. We suggest that the Township consider discouraging the use of lawn grass in parking lot landscaping, because it requires more intensive maintenance and care.
11. We endorse the inclusion of a bicycle rack requirement for all new retail and office/commercial development. We suggest that references to this requirement be added for those sections of the zoning ordinance that regulate development of new retail and office/commercial uses.

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

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

Sincerely,

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

Glenn Bentley
Senior Review Planner



THE COUNTY OF CHESTER



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April 19, 2022

John Nagel
East Whiteland Township Manager
209 Conestoga Road
Frazer, PA 19355

Re: East Whiteland Open Space, Parks, and Recreation Plan
Act 247 and Vision Partnership Program Review
VPP Contract #18703
Act 247 Review #: CP-03-22-17148

Dear Mr. Nagel:

The referral for review was received by this office on March 18, 2022. This letter serves as both the official Act 247 review pursuant to the provisions of Section 301.3 of the Pennsylvania Municipalities Planning Code, and the Vision Partnership Program (VPP) Review required by Section 7.3 of the VPP Grant Manual dated January 2018.

This review notes the project’s consistency with *Landscapes3*, with the VPP Grant Contract (dated December 12, 2018), and Scope of Work. Chris Patriarca served as the VPP Grant Monitor for this project. ***Consistency with Landscapes3 and the VPP Grant Contract are required prior to VPP grant reimbursement.***

DESCRIPTION:

East Whiteland Township has developed an updated Parks, Recreation, and Open Space (PROS) Plan that will be adopted as an amendment to the Township’s Comprehensive Plan. This plan provides goals, strategies, and recommendations that address the following future Township needs as they relate to parks, recreation, and open space:

- Land Use Regulations
- Open Space
- Trails
- Programs and Services
- Financing, Organization, and Operations
- Parks and Recreation Facilities

Each of these topical areas are addressed in chapters and arranged to provide additional context, identify challenges and opportunities, goals, strategies, and a series of implementable objectives for each. These topical areas are further supported with a detailed

inventory of existing conditions as part of Context and Inventory, assessments of all current parks facilities, and a series of appendices that provide a wide range of information. Overall, the plan is thorough and reflects the results of a public process.

CONSISTENCY WITH LANDSCAPES3:

Landscape3, the Chester County Comprehensive Plan, was adopted in November 2018. According to *Landscape3*, East Whiteland Township is classified within three separate designations: **Suburban**, **Suburban Center**, and **Urban Center**.

The vision for the **Suburban Landscape** is predominantly residential communities with locally-oriented commercial uses and facilities, accommodating growth at a medium density that retains a focus on residential neighborhoods, with enhancements in housing types and affordability. Additionally, roads, sidewalks and paths with convenient access to parks and community facilities should be provided. The **Suburban Landscape** is the dominant designation in East Whiteland encompassing the majority of the central and western portions of the Township.

The vision for the **Suburban Center Landscape** is regional economic, population, and transportation centers with varying land uses. Suburban Centers will accommodate substantial future growth of medium to high intensity with a mix of uses, including commercial, residential, and industrial. As Suburban Centers grow, repurposing obsolete structures and sites and encouraging sustainable development will be critical. Transportation infrastructure and amenities will need to expand with new development to create an integrated multimodal network for a variety of users. The **Suburban Center Landscape** is located along portions of the western end of Lincoln Highway in Frazer and along PA 29 (Atwater, Great Valley Corporate Center, and Worthington).

The vision for the **Urban Center Landscape** includes historic downtowns and established neighborhoods that serve as civic, economic, and population centers with a traditional town character. Urban Centers will accommodate substantial future growth at a medium to high intensity with a mix of uses, including commercial, institutional, and cultural destinations. Transportation infrastructure and amenities support a walkable community that is integrated into the public transportation and roadway systems. The **Urban Center Landscape** is very limited in the Township encompassing a small area immediately adjacent to Malvern Borough at its southeastern extent.

The draft East Whiteland Township PROS Plan is consistent with all three of these **Landscape** designations since it recognizes the individual and coordinated requirements for recreational and open space opportunities in each **Landscape** category.

The overall project goal of the plan as it relates to parks, recreation, and open space states it will: “Develop an action plan to enhance the quality of life in East Whiteland Township through Parks, Recreation, Open Space, and Trails over the next 10 years.” The plan further identifies six core values that should inform future Township decisions, policies, and actions as they relate to plan implementation. These values include: accessibility and equity, pride in clean water, maintenance standards, connections, neighbors, and conservation.

The plan provides the Township with a comprehensive and wide variety of options to best advance policies and initiatives as they relate to parks, recreation, and open space in East Whiteland. The plan further provides maps illustrating comprehensive multimodal connections throughout the Township as well as one identifying potential conservation opportunities of larger, open properties that remain in the Township.

The East Whiteland Township Parks, Recreation and Open Space Plan is consistent with all six goal areas (Preserve, Protect, Appreciate, Live, Prosper, and Connect) presented in *Landscapes3*. Although not an exhaustive listing, below are objectives from *Landscapes3*, followed by selected strategies from East Whiteland’s Plan, that implement County objectives. These objectives and strategies include:

- **Appreciate Objective A:** Preserve historic resources in their context while supporting appropriate reuse as a vital part of our community infrastructure and character.
 - Open Space Strategy 4 – Conserve parcels which are adjacent to existing parks and open spaces.

Specifically, subsection G references expanding the Gunkel Spring Mill historic site through additional land acquisition.

- **Connect Objective C:** 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.
 - Trails Strategy 1 – Continue to implement the existing trails plan.
 - Trails Strategy 2 – Plan for and implement trail connections between existing neighborhoods and key destinations.
 - Trails Strategy 3 – Enhance access and use of the Chester Valley Trail.
 - Trails Strategy 4 – Promote safe pedestrian and bicycle connections along the main vehicular corridors.

These four strategies include detailed trail connections that are all identified on the Multimodal Connections map included in the appendix. It further offers strategies to enhance Township access to the Chester Valley Trail.

- **Live Objective C:** Support safe and accessible places for people of all ages and abilities, from children to seniors, through development of appropriate housing, community facilities, and amenities.
 - Parks & Recreation Facilities Strategy 4 – Establish policies and procedures which will keep the parks safe and looking good.
 - Parks & Recreation Facilities Strategy 6 – Upgrade trails and parking to meet or come closer to meeting standards of the Americans with Disabilities Act.

These strategies specifically address needs as they relate to safety and access for all the various park's facilities in the Township.

- **Preserve Objective A:** Protect a significant portion of Chester County as preserved farms, open space, forests, public parks or nature preserves.
 - Open Space Strategy 3 – Conserve land in the southern (especially southwestern) portion of the Township, where there is currently a lack of parks or open space.
 - Open Space Strategy 4 – Conserve parcels which are adjacent to existing parks and open spaces.
 - Open Space Strategy 5 – Conserve the few remaining undeveloped large parcels for use as parks, open space with trails or natural areas.
 - Parks & Recreation Facilities Strategy 1 – Acquire more park land to fill the gaps and provide access to parks from neighborhoods which are currently isolated, especially in the southwestern portion of the Township.

All four of these strategies provide methods to preserve remaining areas of open space. They specifically call for specific areas to expand public park lands as well as preservation of key open space areas and corridors throughout the Township.

- **Prosper Objective C:** Support redevelopment and strategic infrastructure investment to maximize community assets, capitalize on existing infrastructure, and provide areas for residential and commercial growth.

- Land Use Strategy 3 – Prepare for the potential future development around a new SEPTA regional rail station.

This strategy encourages a proactive approach in the creation of a vision for the area where the proposed Frazer station is to be located and consider adoption of TOD ordinances encouraging higher-density, mixed-uses that are walkable to the station.

- **Protect Objective B:** Support comprehensive protection and restoration of the county's ecosystems including woodlands, wetlands, surface waters, riparian corridors, groundwater, floodplains, soil health, steep slopes, aquatic and wildlife habitats, and natural heritage areas.

- Land Use Strategy 1 – Adopt amendments to the Subdivision and Land Development Ordinance which will better protect existing trees during the land development process.

This strategy encourages amending sections of SALDO relevant to tree protections and further provides draft ordinance language as part of Appendices B and C.

- Open Space Strategy 2 – Conserve parcels which will protect or improve water quality in the Exceptional Value (EV) and High Quality (HQ) stream watersheds.

This strategy encourages preservation of corridors along EV and HQ designated streams throughout the Township to better protect water quality and ensure these streams retain their designations.

CONSISTENCY WITH VPP GRANT CONTRACT AND SCOPE OF WORK:

Except for items related to the Board of Supervisors public hearing and deliverables to the Township after its adoption, the plan is consistent with the VPP Grant Contract and has addressed the tasks listed in the Scope of Work (Appendix B, dated October 18, 2018).

In addition, the plan appears to be in conformance with the Municipalities Planning Code, Section 301.

OTHER COMMENTS:

1. As part of the overall document review, several non-substantive, suggested corrections were identified. These corrections can be found under a separate memorandum, attached to this letter.

2. To assist in the Plan's implementation, we recommend all members of the Board of Supervisors, the Planning Commission, and Parks and Recreation Board be provided with copies of the plan after adoption.

RECOMMENDATION:

Based on our review, the proposed plan is consistent with *Landscapes3* and the VPP Scope of Work. The PROS Task Force was thoughtful in their decision-making throughout the update, resulting in a proposed Parks, Recreation, and Open Space Plan that should serve the Township well over the course of the plan's implementation horizon. We look forward to seeing implementation of the Plan's various recommendations. Upon adoption, the Township may apply for reimbursement under Section 9.0 of the VPP Grant Manual, January 2018.

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

Sincerely,



William Deguffroy, AICP
Community Planning Director

WD/NCS

CC: Rick Tralies, Natural Lands
Steven Brown, Assistant Township Manager, East Whiteland Township
Zachary Barner, AICP, Director of Planning & Development, East Whiteland Township



MEMORANDUM

From: Chris Patriarca, AICP – Chester County Planning Commission

Date: April 14, 2022

Re: PROS Plan Update – Non-substantive revisions

Below are suggested non-substantive revisions proposed for incorporation into the draft PROS Plan, resulting from the Act 247 review.

- A word search for “township” should be done as its capitalization is inconsistent throughout the document
- P. 5 – Resource Requirements and Resources bullet point needs to be combined with the one that immediately follows
- p. 7 – First paragraph “North” should not be capitalized; “East Goshen Townships” should be “East Goshen Township”
- P. 8 – First paragraph, Route 29 is not a “County” route
- P. 25 – Still has a visible “DRAFT” watermark
- P. 33 – First paragraph, second sentence “Open” should not be capitalized
- P. 46 – Second column, first paragraph it notes Immaculata properties are in the “southeastern” and not “southwestern” portion of the Township
- P. 67 – Photo caption needs to be updated as it references two images and only one is present
- P. 84 – last paragraph references Valley Creek Park instead of Battle of the Clouds
- P. 111 – Left column, last sentence, “As” is typed twice
- P. 113 – Second sentence should read “During the COVID-19 pandemic...” instead of “current pandemic”
- P. 122 – Second column, first bullet point, “Exton” should be “West Whiteland”
- P. 124 – First column, section a., are the references to Westtown intended to be for West Whiteland as Westtown does not border East Whiteland
- P. 146-147 – The numbering for the Goal 1 recommendations is off as there are two number “2” actions



THE COUNTY OF CHESTER



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April 1, 2022

E. Jean Krack
Phoenixville Borough Manager
351 Bridge Street, 2nd Floor
Phoenixville, PA 19460

Re: Borough of Phoenixville Comprehensive Plan
Act 247 and Vision Partnership Program Review
VPP Contract #19795
Act 247 Review #: CP-02-22-17108

Dear Mr. Krack:

The referral for review was received by this office on February 16, 2022. This letter serves as both the official Act 247 review pursuant to the provisions of Section 301.3 of the Pennsylvania Municipalities Planning Code, and the Vision Partnership Program (VPP) Review required by Section 8.5 of the VPP Grant Manual dated January 2020.

This review notes the project’s consistency with *Landscapes3*, with the VPP Grant Contract (dated July 30, 2020), and Scope of Work. Chris Patriarca served as the VPP Grant Monitor for this project. ***Consistency with Landscapes3 and the VPP Grant Contract are required prior to VPP grant reimbursement.***

DESCRIPTION:

The Borough of Phoenixville has developed an updated Comprehensive Plan using an issue focused approach that provides goals and recommendations that address the following future Borough needs:

- Parks and Recreation
- Affordable Housing
- Environmental Innovation
- Economic Competitiveness
- Connectivity

Each of these areas are addressed as part of five identified Performance Areas that include a variety of goals and objectives, and include: Active, Connected, Growing, Sustainable, and Vibrant.

Each of the Performance Areas are addressed in chapters and arranged to both provide additional background and identify key issues first, followed by goals and a series of implementable objectives for each. These topical areas are further supported with a detailed inventory of existing conditions as part of Community Background and Data Trends sections of the introductory chapter. Overall, the plan is thorough and reflects the results of a public process.

CONSISTENCY WITH LANDSCAPES3:

Landscapes3, the Chester County Comprehensive Plan, was adopted in 2018. According to *Landscapes3*, Phoenixville Borough is classified as an Urban Center.

*The vision for the **Urban Center Landscape** includes historic downtowns and established neighborhoods that serve as civic, economic, and population centers with a traditional town character. Urban Centers will accommodate substantial future growth at a medium to high intensity with a mix of uses, including commercial, institutional, and cultural destinations. Transportation infrastructure and amenities support a walkable community that is integrated into the public transportation and roadway systems. The proposed comprehensive plan is consistent with the objectives of the **Urban Center Landscape**.*

The overall vision of the plan states: “In 2031, Phoenixville residents will have a community that is a model for sustainability, equity and innovation. They will have more affordable choices of housing in close proximity to the jobs, shopping and recreation. Residents will safely walk to stores and offices, past new mixed-use buildings, and familiar landmarks. Parks and open space will provide green, tranquil places for the residents, their families, and friends to gather, socialize and relax.”

Borough future land use areas incorporate elements of the Urban Center *Landscapes3* designation. Specifically, the future land use map depicts areas of Mixed-Use Growth and Mixed-Use Infill radiating out from the Town Center. The established residential areas of the northern and southern ends of the Borough encompass the Residential Infill designation. Designations of Corridor Development along Nutt Road and Neighborhood Center at the vicinity of the North Main Street and High Street intersection provide areas of measured, commercial development away from the Town Center. An Industrial designation is also depicted for the remaining areas of the Borough that include industrial uses.

The Borough of Phoenixville Comprehensive Plan is consistent with all six goal areas (Preserve, Protect, Appreciate, Live, Prosper, and Connect) presented in *Landscapes3*. Although not an exhaustive listing, selected recommendations from plan, in conjunction with their associated objectives, will specifically promote achievement of the following County objectives include:

- **Appreciate Objective A:** Preserve historic resources in their context while supporting appropriate reuse as a vital part of our community infrastructure and character.
 - Goal G.4 – Strengthen and enhance Bridge Street character with contextually compatible development.
 - Goal V.1 – Phoenixville’s sense of place is derived from its historic structures and natural areas in concert with its place within the overall Schuylkill Highlands Landscape. Continue to work to preserve and where possible feature these resources.
- **Appreciate Objective B:** Protect historic town centers and villages for continued prominence in our future growth and sense of place.
 - Goal G.4 – Strengthen and enhance Bridge Street character with contextually compatible development.
- **Connect Objective A:** Meet travel needs and reduce congestion through transportation demand management, roadway improvements, and expanded public transportation.
 - Goal C.3 – Expand public transit options within the Borough.
- **Connect Objective C:** 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.
 - Goal A.1 – Implement regional trail plans.
 - Goal C.2 – Promote and support Complete Streets Standards using alternative modes of transportation through an enhanced network.
- **Connect Objective E:** Promote safe, sustainable, and resilient energy and communications systems at the local, regional, and national level.
 - Goal S.1 – Invest in infrastructure to encourage more sustainable choices.
- **Live Objectives A & B:** Provide opportunities for a diverse housing mix that complements community character and contributes to vibrant, safe, and inclusive

neighborhoods. Accommodate housing at costs accessible to all residents in locations close to job opportunities.

- Goal G.1 – In partnership and collaboration with the entire region, and area developers, work to define what affordability is to the Phoenixville Region and set a goal to increase the supply of affordable housing units annually for the next decade.
- Goal G.2 – Review ordinance requirements and solicit broad feedback to provide ordinance provisions to increase affordable housing supply and not place prohibitive or onerous recommendations.
- Goal G.3 – Provide for a variety of housing of types that meets the needs of present and future Phoenixville Borough residents that are suitable for every stage of life.
- Goal G.11 – Encourage innovative and moderate density housing for infill development in proximity to downtown Phoenixville.
- **Live Objective C:** Support safe and accessible places for people of all ages and abilities, from children to seniors, through development of appropriate housing, community facilities, and amenities.
 - Goal A.2 – Magnify the power of Phoenixville's Parks by making open space exciting, inviting, and ecologically dynamic.
- **Live Objective D:** Maintain and support coordinated systems and organizations for emergency services, human services, and public health to protect and enhance individual and community well-being.
 - Goal S.3 – Continue to provide exemplary emergency services through regular assessments and updates to address evolving community needs.
- **Preserve Objective A:** Protect a significant portion of Chester County as preserved farms, open space, forests, public parks or nature preserves.
 - Goal A.3 – Create well rounded parks and recreation opportunities within the Borough.
- **Prosper Objective A:** Promote a diverse industry base and flexible workplaces that can adapt to rapidly evolving market, demographic, and technological trends.

- Goal G.7 – Continue to strengthen the Borough’s economy.
- **Prosper Objective F:** Support the redevelopment of traditional main streets while encouraging other commercial areas to incorporate the walkability, sense of place, and human-scale of these existing main streets.
 - Goal C.1 – Identify and market Phoenixville Borough as a 15 Minute Community where residents can safely access all their needs within a 15-minute walk.
 - Goal G.4 – Strengthen and enhance Bridge Street character with contextually compatible development.
 - Goal G.5 – Support Phoenixville Borough’s prominent role as a hub for culture, dining, entertainment, tourism, events, and employment.
- **Protect Objective E:** Promote groundwater recharge, stormwater runoff and pollution reduction, flood mitigation and resiliency, and water quality improvement and protection to support safe and healthy communities.
 - Goal V.2 – Work towards incorporating green infrastructure providing bioretention and infiltration services that are interconnected to increase the Borough’s green infrastructure and land area to support a healthy community.

CONSISTENCY WITH VPP GRANT CONTRACT AND SCOPE OF WORK:

Except for items D and E in Phase 5 and Section 2.0 relevant to the MPC required public hearing, and deliverables to the Borough after its adoption, the plan is consistent with the VPP Grant Contract and has addressed the tasks listed in the Scope of Work (Appendix B, dated May 8, 2020).

In addition, the plan appears to be in conformance with the Municipalities Planning Code, Section 301.

OTHER COMMENTS:

1. To assist in the Plan’s implementation, we recommend all members of Borough Council, the Planning Commission, and Zoning Hearing Board be provided with copies of the plan after adoption.

2. The proposed document covers all of the Borough's policy issues in an organized fashion with well-presented text and appropriate graphics. However, we recommend that the document undergo a thorough proofreading prior to adoption to address word choice, grammar and layout errors. This review will ensure the Plan will best serve the Borough through its implementation in the coming years.

RECOMMENDATION:

Based on our review, the proposed plan is consistent with *Landscapes3* and the VPP Scope of Work. The Comprehensive Plan Update Task Force was thoughtful in their decision-making throughout the update, resulting in a proposed Comprehensive Plan that should serve the Borough well over the course of the plan's implementation horizon. Upon adoption, the Borough may apply for reimbursement under Section 8.7 of the VPP Grant Manual, January 2020.

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

Sincerely,



William Deguffroy, AICP
Community Planning Director

WD/NCS

CC: Tim Staub, AICP, Herbert, Rowland & Grubic, Inc.



THE COUNTY OF CHESTER



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April 26, 2022

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

Re: Zoning Ordinance and Map Amendment
Sadsbury Township - ZO-03-22-17156

Dear Ms. Shank:

The Chester County Planning Commission has reviewed the proposed Sadsbury Township Zoning Ordinance and Zoning Map amendment as submitted pursuant to the provisions of the Pennsylvania Municipalities Planning Code, Section 609(e). The referral for review was received by this office on March 31, 2022. We offer the following comments to assist in your review of the proposed Township Zoning Ordinance and Map amendment.

DESCRIPTION:

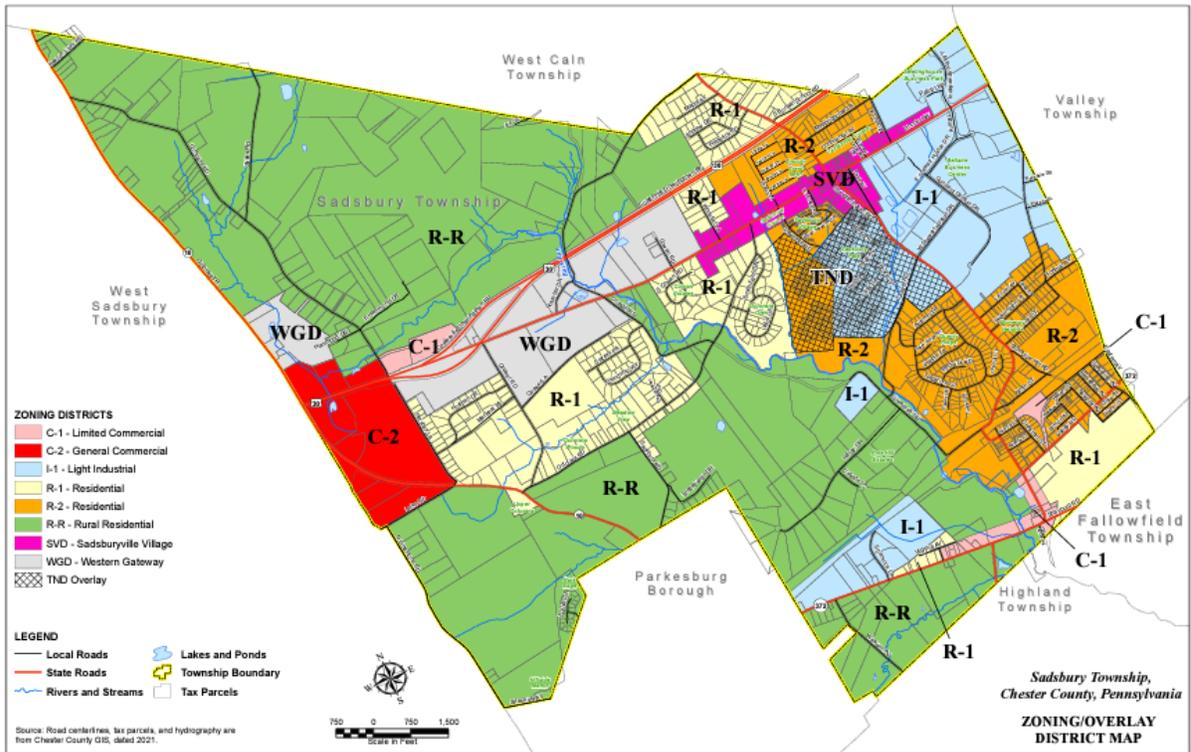
1. Sadsbury Township proposes to update its "Zoning/Zoning Overlay District Map" and revise portions of the Zoning Ordinance text. The proposed Zoning/Zoning Overlay District Map does not include a revision date, but references a Chester County GIS map dated 2021. The proposed text amendments focus on a proposed WGD – Western Gateway District.

The amendment also includes minor changes in other portions of the text, notably including:

- a. Relocating commercial day care in the R-1 District from a special exception to a conditional use,
- b. Relocating two-family attached dwellings as a by-right use in the Sadsburyville Village District to a conditional use,
- c. Adding sign design standards to the Sadsburyville Village District,
- d. Limiting the "footprint" size of accessory structures in the Supplemental Land Use Regulations,
- e. Adding regulations for domestic pets and chickens in the Supplemental Land Use Regulations,
- f. Minimum interior drive access cartway widths are revised,
- g. Off-street parking lot design dimensions and use requirements are revised,
- h. Landscaping standards for parking areas that exceed 6000 square feet are deleted, and
- i. Billboards shall be set apart a minimum of five hundred feet from any other Billboard (a change from 100 feet).

LANDSCAPES:

- Sadsbury Township contains portions of the **Rural, Suburban, Suburban Center** and **Agricultural Landscape** designations in [Landscapes3](#), the 2018 County Comprehensive Plan. It appears that the most significant areas of proposed amendment in the Township’s Zoning Map are located in the central portion of Sadsbury Township, generally to the south of State Route 30 and north of Quaker Lane; another area of change is located to the east of the municipal boundary with West Sadsbury Township, northwest of Hammond Drive. These areas are 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 concepts promoted by the proposed Zoning Ordinance amendment are consistent with the objectives of the **Suburban** and **Suburban Center Landscapes**, but the Township should review and consider the comments in this letter to achieve greater consistency.



*Proposed Sadsbury Township
“Zoning/Zoning Overlay District Map” Update*

COMMENTS:

Overall Concepts and Design Considerations:

3. The proposed amendments focus on a proposed WGD – Western Gateway District. We agree that the area that comprises the WGD is an important entry point into the Township, and should receive special attention in the Zoning Ordinance. The Chester County Planning Commission’s **Suburban Design Guides** offer policies, best design practices, and examples of regulations that can help achieve high quality developments, located under “Design Guide Series” at: <https://www.chescoplanning.org/MuniCorner/PlanningGuides.cfm> Additional guidance and examples of main street design are included in: <https://www.chescoplanning.org/MuniCorner/eTools/50-MainStreetDesign.cfm>

Specific design elements to consider include:

- i. Form-based designs. Form-based codes often reflect and complement the traditional design fabric of a neighborhood, corridor, or specific area, encourage a less automobile-dependent development pattern, and prioritize pedestrian and bicycle facilities. Form-based codes may also result in developments that reflect a particular aesthetic character refer to: <https://www.chescoplanning.org/MuniCorner/eTools/38-FormBasedCodes.cfm> This will be especially important in the Sadsburyville Village area.
- ii. Limited parking in front of buildings. Reorienting parking from the fronts of buildings to their side and rear yards, can create a sense of neighborhood
- iii. Consistent setbacks and streetscape designs. Developments should strive to avoid car-centric designs.
- iv. Walkability. Pedestrian activity adds vitality to a neighborhood.
- v. Connection between adjacent commercial parking areas. Developments should incorporate compatible designs that include building heights, pitched roofs, colors, and surface textures.
- vi. Coordinated design. A "design palette" of design elements should be used to guide the design of signs, street furniture, lighting fixtures, and other elements to create a unified appearance.
- vii. Outside activities, such as curbside dining. Outdoor activities can increase the vibrancy of the streetscape. Auto-oriented land uses such as drive-through facilities should be controlled to ensure that these facilities will not reduce the development’s pedestrian orientation.
- viii. Parking flexibility. The Township should allow parking design flexibility with varied or reduced parking requirements. The use of flex-parking and multi-use parking facilities can increase design flexibility and make better use of surface parking areas. Limitations on the massing of parking spaces can make surface parking lots less intimidating to pedestrians and can provide more opportunities for landscaping. The Township can also consider reducing the amount of required parking when appropriate; this can reduce

stormwater runoff and decrease construction costs. Surface parking areas should be located behind the buildings fronting on the internal roadways.

- ix. Integrated stormwater management facilities. Stormwater facilities should be incorporated into the overall design as amenities and not be separated from pedestrian access and enjoyment. Note that the stormwater management basin at the West Sadsbury Commons is separated from pedestrian access by a large parking area and is fenced to restrict access, thus limiting its use as a design amenity. Stormwater facilities can be converted into water features that can help define a commercial area.
- x. Public transit shelters. Development designs should provide for future bus stop locations even if public transit is not immediately offered. Also, weather shelters should be provided. Public transit is an important part of commercial and retail developments, and the County's policies regarding public transportation can be found here: <http://www.landscapes2.org/publications/transportation/PubTransPlan.cfm>
- xi. Pedestrian access facilities. Additional policy guidance on pedestrian access and multi-modal transportation can be found at: <http://www.landscapes2.org/transportation/circulation/ch1-intro.cfm>
- xii. Temporary land uses. Some municipalities have permitted "pop-up" retail facilities, food trucks or other food establishments, or other similar transient facilities in parts of parking areas. Such pop-ups can offer opportunities for testing local market conditions and can increase the vibrancy of parking areas. We suggest that the Township allow these activities as part of the WGD, and require the provision of temporary utility connections.

The Chester County Planning Commission will be happy to provide further guidance and assistance to the Township in creating ordinance language to implement these concepts.

4. The Township should consider conducting a "build-out analysis" to conceptually show how proposed WGD developments would look if implemented and to determine if they will reflect the Township's desired land use policies.
5. We suggest that the Township incorporate additional land use and design controls to help achieve the "Gateway" concept that is implied by the proposed amendment. The Township should consider the following:
6. Mixed use developments. Mixed-use developments can provide a community with opportunities for live, work, and play. Infill mixed-used can also complement an area's existing architectural character and development patterns to retain an area's traditional sense of place; the Township can refer to Chester County Planning Commission's Mixed Use development eTool at: <https://www.chescoplanning.org/MuniCorner/eTools/25-MixedUse.cfm>
7. We suggest that the Township strive to promote the WGD by encouraging density bonuses, flexibility in parking standards or a reduction in required parking when appropriate, increasing the range of permitted uses, and facilitating modifications to respond to changing market conditions.

For more information on how density bonuses are implemented, refer to the County Planning Commission's [Affordable Housing Bonuses](#) eTool, which is available online at:

<https://www.chescoplanning.org/MuniCorner/eTools/22-AffordableHousingBonus.cfm>. “Live” Objectives A and B of *Landscapes*3, the 2018 County Comprehensive Plan, support the provision of diverse and affordable housing to meet the needs of all residents. Additionally, the County has established the A+ Homes initiative, which 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>.

8. If the Township is considering age-restricted housing in the WGD, the Chester County Planning Commission’s eTool should be consulted, at: *Age-Restricted Housing*:
<https://www.chescoplanning.org/MuniCorner/eTools/21-AgeRestHousing.cfm>
9. Significant land uses that may have effects that extend beyond a parcel’s boundaries such as those that create traffic impacts or high vehicle counts, extensive earthmoving, increased demands on public services and infrastructure, should be regulated by conditional use. The conditional use process will permit the Board of Supervisors to “...attach such reasonable conditions and safeguards, in addition to those expressed in the ordinance, as it may deem necessary to implement the purposes of ...the zoning ordinance.” (Municipalities Planning Code, Section 913.2(a)). The Township should consider the conditional use process for higher-impact land uses.
10. Any development near the Business Route 30 and State Route 10 area should be coordinated with PennDOT’s redesign for this interchange. PennDOT’s “preferred alternative” is:
<http://www.us30-chesco.com/project-information/western-section/pa-10-interchange-area-2/>
11. WGD developments should also be accompanied with an overall circulation plan that includes the entire Business Route 30 and State Route 10 areas, as applicable. Traffic signals should be coordinated. All developments in the WGD should be coordinated with PennDOT to ensure that adequate rights-of-way and designs are compatible with proposed improvements to Route 30 and State Route 10. Adjacent parking lots should also be connected to avoid the need for vehicles to exit a site and re-enter an adjacent site; this is particularly important for package delivery vehicles. Roadway connectivity is discussed in the following:
<https://www.chescoplanning.org/MuniCorner/Tools/connectivity.cfm>

Procedural Comments:

12. The “Zoning/Zoning Overlay District Map” shows a “C-2 – General Commercial” district, but the text of the Zoning Ordinance as submitted by the Township identifies this District as “C-2, Town Center District” in Article IX. Article III Establishment of Districts also references a C-2 Town Center district. The “SVD Sadsburyville Village” district is shown on the Zoning Map, but Article XII of the Ordinance identifies this District as an overlay district; the Township should clarify whether the SVD Sadsburyville Village District is an overlay, or whether it is a conventional zoning district. Also, the “Zoning/Zoning Overlay District Map” references the WGD – Western Gateway: district, but Article III Establishment of Districts does not include this district.
13. The proposed zoning map expands non-residential zoning in the area along Route 10 and along the municipal boundary with West Sadsbury and places it within the WGD – Western Gateway District. This designation is consistent with the **Suburban Center Landscape**, but we strongly recommend that the Township coordinate land use planning in this area with West Sadsbury Township.

Page: 6
Re: Zoning Ordinance and Map Amendment
Sadsbury Township - ZO-03-22-17156

Minor Comments:

14. The Township should ensure that landscaping standards for parking areas that exceed 6000 square feet are addressed in other portions of the Ordinance.
15. The paragraph sequence in Section 1330 contains a sequential typographical error.
16. Section 1514c: Permits and Applications contains a sequential typographical error.
17. We endorse the revision to the billboard separation requirement.
18. The “Zoning/Zoning Overlay District Map” should include a revision date.
19. The Township should ensure that the terminology in the proposed zoning map is consistent with the text of the ordinance.

Administrative Comment:

20. Prior to taking action on this amendment, the Township should ensure that the draft zoning map amendment is generally consistent with the Township Comprehensive Plan, as set forth in Section 603(j) of the Pennsylvania Municipalities Planning Code. Prior to taking action on this amendment, the Township should also ensure that they have met the posting and notification requirements for zoning map amendments as set forth in Section 609 of the Planning Code.

RECOMMENDATION: The WGD – Western Gateway District encompasses a very important area of entry into the Township, and we recommend that Sadsbury Township give more consideration to how the WGD will reflect and help implement the Township’s land use policies. The Township should consider the comments in this letter before acting on the proposed zoning ordinance and map amendment.

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

Sincerely,



Wes Bruckno, AICP
Senior Review Planner

cc: Max O’Keefe, Township Solicitor
West Sadsbury Township



THE COUNTY OF CHESTER



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April 1, 2022

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

Re: Zoning Ordinance Amendment – Riparian Buffer Protection, Definitions, Steep Slope, etc.
Upper Oxford Township - ZA-03-22-17136

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 March 8, 2022. We offer the following comments to assist in your review of the proposed Zoning Ordinance Amendment.

DESCRIPTION:

1. The Township proposes the following amendments to its Zoning Ordinance:
 - A. Adding 41 definitions to Section 201.
 - B. Adding subsection 1432 Riparian Buffer Protection to the General Regulations of Article XIV.
 - C. Removing and replacing Section 1101 addressing the Identification of District Boundaries in the Steep Slope District.
 - D. Limiting the population of family farm related schools to the occupancy limit of the school building.

BACKGROUND:

2. The Chester County Planning Commission has reviewed two previous zoning ordinance amendments addressing Riparian Buffer Protection. Those reviews were ZA-11-20-16547, dated December 23, 2020 and ZA-07-21-16821, dated August 10, 2021.

LANDSCAPES:

3. As noted in our prior reviews, the proposed amendments are consistent with **Landscapes3** and the Oxford Region Multimunicipal Comprehensive Plan.

Page: 2

Re: Zoning Ordinance Amendment – Riparian Buffer Protection, Definitions, Steep Slope, etc.

Upper Oxford Township - ZA-03-22-17136

COMMENTS:

4. We have identified some minor changes to the provisions of Section 1432.E.2 of the Riparian Buffer Protection provisions between this submission and the previously reviewed amendment ZA-07-21-16821. These revisions are appropriate, as are the revisions to Sections 1101 and 1420.C.

RECOMMENDATION: The Chester County Planning Commission has no planning issues with this zoning amendment submission. All Township issues should be resolved before action is taken on these amendments.

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

Sincerely,

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

Glenn Bentley
Senior Review Planner



THE COUNTY OF CHESTER



COMMISSIONERS
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

April 22, 2022

Formica, Linda, Secretary
West Brandywine Township
198 Lafayette Road
Coatesville, PA 19320

Re: Zoning Ordinance Amendment – Repeal of the Public Water Overlay District
West Brandywine Township - ZA-04-22-17166

Dear Ms. Formica:

The Chester County Planning Commission has reviewed the proposed West Brandywine Township Zoning Ordinance amendment as submitted pursuant to the provisions of the Pennsylvania Municipalities Planning Code, Section 609(e). The referral for review was received by this office on April 11, 2022. We offer the following comments to assist in your review of the proposed Zoning Ordinance amendment.

DESCRIPTION:

1. West Brandywine Township proposes to repeal Zoning Ordinance Article XXIV, Public Water Overlay District.

COMMENT:

2. The Public Water Overlay District, which is not shown on the Township Zoning Map or otherwise identified in the Zoning Ordinance as an overlay District except in Article XXIV, appears to be unnecessary. The provision of public water is addressed elsewhere in the Township's ordinances.

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

Sincerely,

Wes Bruckno, AICP
Senior Review Planner

Act 537 Reviews

Chester County Planning Commission
May 11, 2022

ENVIRONMENTAL PLANNING ACTIVITIES

Sewage Facilities Planning

MAJOR REVISIONS TO MUNICIPAL PLANS:

Freedoms Foundation Special Study – Schuylkill Township

MINOR REVISIONS TO MUNICIPAL PLANS:

Lower Oxford Township, Brenda & Ronald Butt

The applicant is proposing a residential development of 1 lots on 10 acres. The site is located on Kimble Road, at, approximately ½ mile from the intersection with Baltimore Pike. The amount of wastewater for the project is 400 gpd. The project is to be served by an on-lot sewage disposal system. This project is designated as a Suburban Landscape and is consistent with *Landscapes3*.

Lower Oxford Township, Farwell

The applicant is proposing a residential development of 1 lots on 4.37 acres. The site is located on Jackson School Road. The amount of wastewater to be generated for the project is 500 gpd. The project is to be served by an individual on-lot sewage disposal system. This project is designated as an Agricultural Landscape and is consistent with *Landscapes3*.

West Caln Township, 102 Morris Road

The applicant is proposing a residential development of 1 lot (one existing) on 2.2 acres. The site is located on Morris Road at the intersection with Lakeview Drive. The amount of wastewater to be generated for the project is 800 gpd. The project is to be served by an individual on-lot sewage disposal system. This project is designated as a Suburban Landscape and is consistent with *Landscapes3*.

West Nantmeal Township, Wyebrook Farm

The applicant is proposing a Farm to Table food establishment on 178.3 acres. The site is located on Wyebrook Road at the intersection with Creek Road. The amount of wastewater for the project is 3,030 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: Freedoms Foundation Special Study- Consistent

Background

This Plan Update was prepared to decommission the Freedoms Foundation at Valley Forge Wastewater Treatment Plan and to connect to the Valley Forge Sewer Authority's public sewer system.

Discussion

The Act 537 Plan is consistent with the goals of *Landscapes3*, as no new development is being proposed, and the connection to the public system will alleviate a potential public health issue, as the current system is again and has a history of past violations. Further, while the connection to the public sewer is not located within a growth area, it is on an eased parcel, which is consistent with the Protect Objective E, which promotes water quality improvement and protection.

Watersheds objective 7.2 of Goal 7 states, "concentrate planned utility service areas to support designated growth areas." While the project proposed is located outside of a designated growth area, it is immediately adjacent to it, and is also consistent with the *Watersheds* guidelines that support the provision of public sewer service to address septic system failures.

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.

5/11/2022

Act 537 Reviews for Chester County

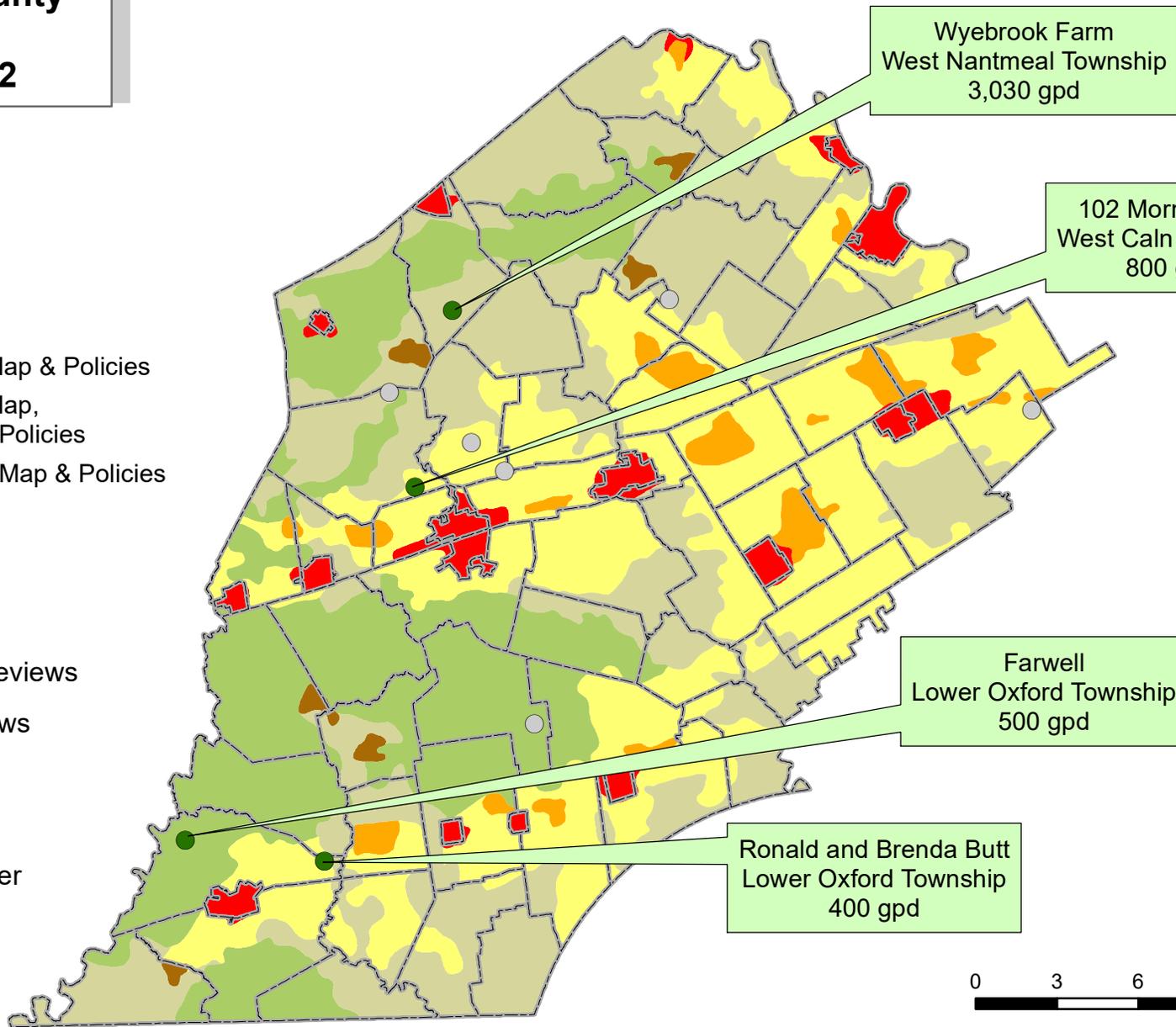
April 2022



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

Legend

- April Act 537 Reviews
- Previous Reviews
- Agricultural
- Rural Center
- Suburban Center
- Urban Center
- Rural
- Suburban



Map prepared May 2022

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.



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

April 14, 2022

Justin Mocer, PE
Wilkinson & Associates, Inc.
1220 Valley Forge Road, Suite 22
Phoenixville, PA 19460
jmocer@wilkinsonassoc.com

Re: Freedoms Foundation at Valley Forge Act 537 Special Study, Schuylkill Township

Dear Mr. Mocer:

The Chester County Planning Commission (Planning Commission) has reviewed the Draft 537 Special Study for Freedoms Foundation at Valley Forge, dated December 2021 as required by Section 71.31(b) of the Pennsylvania Sewage Facilities Act (Act 537). The Plan was prepared by Wilkinson & Associates, Inc. and was received on April 5, 2022. As proposed, the selected alternative is to decommission the Freedoms Foundation at Valley Forge Wastewater Treatment Plan and connect to the Valley Forge Sewer Authority public sewer system.

The following comments are offered based on review of the document as it relates to Chester County municipalities:

A. Consistency of the Act 537 Plan Update with the County Comprehensive Plan –
Landscapes3:

1. *Landscapes3* Map:

Landscapes3 designates the area requesting to connect into the Valley Forge Sewer Authority as being located within the Rural Landscape. We recognize that the current system is aging and has a history of past violations. As no new development is proposed, and the proposal is to alleviate a potential public health issue, the Planning Commission finds the proposal to be consistent with the Map of *Landscapes3* (2018).

2. *Landscapes3* Plan:

The proposed public sewer connection is not located in a designated growth area. Also, according to our records, Schuylkill Township has purchased the development rights, protecting it from future development. Therefore, the proposal is consistent with *Landscapes3* Preserve Goal, which supports advancing the protection and stewardship of open space...and cultural features, as well as Protect Objective E, which promotes water quality improvement and protection.

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

The selected alternative for the Freedoms Foundation is to connect to the Valley Forge Sewer Authority System, and to decommission their current on-site system, which is aging and has had a history of malfunctions. 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 Special Study, 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.” While the Freedoms Foundation is located outside of, but immediately adjacent to the growth area and public sewer service area, it is consistent with the guidelines that support the provision of public sewer service to address areas with septic system failures, which this site has experienced. Thus, the connection of the Freedoms Foundation to the Valley Forge Sewer Authority, is consistent with the objectives of *Watersheds*.

D. General Comment:

According to the National Pipeline Mapping System (NMPS), the parcel proposed for connection to the VFSA system contains a pipeline operated by Transco/Williams crossing along the northern corner of the parcel. While the location of these corridors does not preclude development along the pipeline corridor itself, there may be special steps that can avoid negative impacts or interactions between the public and the pipeline. The Planning Commission recommends contacting the pipeline operator to coordinate any future construction activities. Contact information for Transco can be found on the Chester County Pipeline Information Center website <http://www.landscapes2.org/pipeline/Operators.cfm> and linking to the corresponding company.

Thank you for the opportunity to offer comments on this Plan. We hope that these comments will be of assistance as you prepare for submission of this proposed Special Study to the PA DEP. If you have any questions, please contact me at 610-344-6285 or cconwell@chesco.org.

Sincerely,



Carrie J. Conwell, AICP
Senior Environmental Planner

cc: Elizabeth Mahoney, PaDEP
Ryan Oxenford, Chester County Health Department
Edward Mentry Jr., Schuylkill Township

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 Alison Farwell, Jr., Lower Oxford Township

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

1. Date plan received by county planning agency. April 06, 2022
2. Date plan received by planning agency with areawide jurisdiction N/A Agency name N/A
3. Date review completed by agency April 27, 2022

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

- | Yes | No | |
|-------------------------------------|-------------------------------------|--|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 1. Is there a county or areawide comprehensive plan adopted under the Municipalities Planning Code (53 P.S. 10101 et seq.)? <u>Landscapes3, the Chester County Comprehensive Plan, was adopted in 2018. Watersheds, the Chester County Comprehensive Plan Integrated Water Resources Element, was adopted in 2002.</u> |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 2. Is this proposal consistent with the comprehensive plan for land use?
<u>According to the Landscapes map adopted in 2018, the proposed subdivision/land development includes land designated as the Agricultural Landscape. The vision for the Agricultural Landscape is very limited development occurring at very low densities to preserve prime agricultural soils and farm operations. On-lot sewage disposal is supported in this landscape, except where public health requires alternatives.</u> |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 3. Does this proposal meet the goals and objectives of the plan?
If no, describe goals and objectives that are not met |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 4. Is this proposal consistent with the use, development, and protection of water resources?
If no, describe inconsistency |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 5. Is this proposal consistent with the county or areawide comprehensive land use planning relative to Prime Agricultural Land Preservation? If no, describe inconsistencies: |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 6. Does this project propose encroachments, obstructions, or dams that will affect wetlands?
If yes, describe impact: |
| <input type="checkbox"/> | <input type="checkbox"/> | 7. Will any known historical or archaeological resources be impacted by this project? Not Known.
If yes, describe impacts |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 8. Will any known endangered or threatened species of plant or animal be impacted by the development project? |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 9. Is there a county or areawide zoning ordinance? |
| <input type="checkbox"/> | <input type="checkbox"/> | 10. Does this proposal meet the zoning requirements of the ordinance? N/A |

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

18.

Name, Title and signature of person completing this section:

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

Signature: _____

Date: 4/27/2022Name of County or Areawide Planning Agency: Chester County Planning CommissionAddress: Government Services Center, Suite 270601 Westtown RoadP.O. Box 2747West Chester, PA 19380-0990Telephone Number: (610) 344-6285**SECTION D. ADDITIONAL COMMENTS (See Section D of instructions)**

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

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

PC53-04-22-17186

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
Alison E. Farwell, Jr., Site Contact
Deborah Kinney, Lower Oxford Township
Edgar Jeffris, Concord Land Planners & Surveyors, Inc.



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

Note to Project Sponsor: To expedite the review of your proposal, one copy of your completed planning package and 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 Ronald A. & Brenda S. Butt, Lower Oxford Township

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

1. Date plan received by county planning agency. March 04, 2022
2. Date plan received by planning agency with areawide jurisdiction N/A Agency name N/A
3. Date review completed by agency April 06, 2022

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>Landscape3, 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 Big Elk Creek. These streams are given high priority when considering watershed protection measures. The applicant may need to conduct further coordination with DEP or other agencies in order to comply with the water quality standards set forth in this regulation.</u>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	5. Is this proposal consistent with the county or areawide comprehensive land use planning relative to Prime Agricultural Land Preservation? If no, describe inconsistencies:
<input type="checkbox"/>	<input checked="" type="checkbox"/>	6. Does this project propose encroachments, obstructions, or dams that will affect wetlands? If yes, describe impact:
<input type="checkbox"/>	<input type="checkbox"/>	7. Will any known historical or archaeological resources be impacted by this project? Not Known. If yes, describe impacts
<input type="checkbox"/>	<input checked="" type="checkbox"/>	8. Will any known endangered or threatened species of plant or animal be impacted by the development project?
<input type="checkbox"/>	<input checked="" type="checkbox"/>	9. Is there a county or areawide zoning ordinance?
<input type="checkbox"/>	<input type="checkbox"/>	10. Does this proposal meet the zoning requirements of the ordinance? N/A

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

18.

Name, Title and signature of person completing this section:

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

Signature: _____

Date: 4/6/2022Name of County or Areawide Planning Agency: Chester County Planning CommissionAddress: Government Services Center, Suite 270601 Westtown RoadP.O. Box 2747West Chester, PA 19380-0990Telephone Number: (610) 344-6285**SECTION D. ADDITIONAL COMMENTS (See Section D of instructions)**

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

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

The lot line change for this parcel was reviewed under Act 247 as Case Number SD-08-21-16862.

PC53-04-22-17159

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
Brenda Butt, Site Contact
Deborah Kinney, Lower Oxford Township
Tiffany Parry, Concord Land Planners & Surveyors, Inc.



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

Note to Project Sponsor: To expedite the review of your proposal, one copy of your completed planning package and 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 102 Morris Road, West Caln Township

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

1. Date plan received by county planning agency. March 15, 2022
2. Date plan received by planning agency with areawide jurisdiction N/A Agency name N/A
3. Date review completed by agency April 25, 2022

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
<input checked="" type="checkbox"/>	<input type="checkbox"/>	5. Is this proposal consistent with the county or areawide comprehensive land use planning relative to Prime Agricultural Land Preservation? If no, describe inconsistencies:
<input type="checkbox"/>	<input checked="" type="checkbox"/>	6. Does this project propose encroachments, obstructions, or dams that will affect wetlands? If yes, describe impact:
<input type="checkbox"/>	<input type="checkbox"/>	7. Will any known historical or archaeological resources be impacted by this project? Not Known. If yes, describe impacts
<input type="checkbox"/>	<input checked="" type="checkbox"/>	8. Will any known endangered or threatened species of plant or animal be impacted by the development project?
<input type="checkbox"/>	<input checked="" type="checkbox"/>	9. Is there a county or areawide zoning ordinance?
<input type="checkbox"/>	<input type="checkbox"/>	10. Does this proposal meet the zoning requirements of the ordinance? N/A

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

18.

Name, Title and signature of person completing this section:

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

Signature: _____

Date: 4/22/2022Name of County or Areawide Planning Agency: Chester County Planning CommissionAddress: Government Services Center, Suite 270601 Westtown RoadP.O. Box 2747West Chester, PA 19380-0990Telephone Number: (610) 344-6285**SECTION D. ADDITIONAL COMMENTS (See Section D of instructions)**

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

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

PC53-04-22-17182

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
Dean Meyer, Site Contact
Thomas Siedenbuehl, West Caln
Michael Lane, Brickhouse Environmental



**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 WYEBROOK FARM, West Nantmeal Township

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

1. Date plan received by county planning agency. March 15, 2022
2. Date plan received by planning agency with areawide jurisdiction N/A Agency name N/A
3. Date review completed by agency April 12, 2022

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

Yes	No	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	1. Is there a county or areawide comprehensive plan adopted under the Municipalities Planning Code (53 P.S. 10101 <i>et seq.</i>)? <u>Landscapes2, the Chester County Comprehensive Plan, was adopted in 2009. Watersheds, the Chester County Comprehensive Plan Integrated Water Resources Element, was adopted in 2002.</u>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	2. Is this proposal consistent with the comprehensive plan for land use? <u>According to the Landscapes map adopted in 2018, the proposed subdivision/land development includes land designated as the Rural Landscape. The vision for the Rural Landscape is the preservation of significant areas of open space, critical natural areas, and cultural resources with a limited amount of context sensitive development permitted to accommodate residential and farm needs. On-lot sewage disposal, or very limited public or community sewer service to serve cluster development or concentrations of failing on-lot sewage systems, is supported in this landscape.</u>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	3. Does this proposal meet the goals and objectives of the plan? If no, describe goals and objectives that are not met
<input checked="" type="checkbox"/>	<input type="checkbox"/>	4. Is this proposal consistent with the use, development, and protection of water resources? If no, describe inconsistency <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 East Branch Brandywine Creek. These streams are given high priority when considering watershed protection measures. The applicant may need to conduct further coordination with DEP or other agencies in order to comply with the water quality standards set forth in this regulation.</u>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	5. Is this proposal consistent with the county or areawide comprehensive land use planning relative to Prime Agricultural Land Preservation? If no, describe inconsistencies:
<input type="checkbox"/>	<input checked="" type="checkbox"/>	6. Does this project propose encroachments, obstructions, or dams that will affect wetlands? If yes, describe impact:
<input type="checkbox"/>	<input type="checkbox"/>	7. Will any known historical or archaeological resources be impacted by this project? Not Known. If yes, describe impacts
<input type="checkbox"/>	<input type="checkbox"/>	8. Will any known endangered or threatened species of plant or animal be impacted by the development project? <u>Not Known. The applicant's submission indicates there are one or more sites of concern, but it does not demonstrate that potential conflicts have been resolved with the PA Fish and Boat Commission and the US Fish and Wildlife Services.</u>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	9. Is there a county or areawide zoning ordinance?
<input type="checkbox"/>	<input type="checkbox"/>	10. Does this proposal meet the zoning requirements of the ordinance? N/A

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

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

18.

Name, Title and signature of person completing this section:

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

Signature: _____

Date: 4/12/2022Name of County or Areawide Planning Agency: Chester County Planning CommissionAddress: Government Services Center, Suite 270601 Westtown RoadP.O. Box 2747West Chester, PA 19380-0990Telephone Number: (610) 344-6285**SECTION D. ADDITIONAL COMMENTS (See Section D of instructions)**

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

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

PC53-04-22-17162

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
Scott Simpson, Wyebrook Land Holdings LLC
Deborah Kolpak, West Nantmeal Township
Jeff Miller, Evans Mill Environmental LLC

Agricultural Security Area Reviews





THE COUNTY OF CHESTER



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

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

TO:

William R. Shoemaker, Chair
 Willistown Township
 Board of Supervisors
 688 Sugartown Road
 Malvern, PA 19355

Date:

April 28, 2022

Parcel:

54-3-221

Acreage*:

2.1 acres

Owner(s)*:

Brian Conicella

*According to County Tax Assessment Records

Review Timetable

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

Soils

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

Comments:

Local Planning

1. Does the municipal zoning for the parcel allow agriculture? Yes No

Comments: **The zoning ordinance permits Farm Use per Section 139-12.D.**

2. Does the proposed agricultural use of the parcel comply with the future land use of the parcel, as mapped in the municipal comprehensive plan? Yes No

Comments: **The parcel is designated Suburban – Low – Medium Density.**

3. Does the proposed agricultural use of the parcel comply with *Landscapes3*, the Chester County Comprehensive Plan? Yes No

Comments: **While the parcel is located in the Suburban Landscape, the location, size and existing use of this parcel is not amenable to active agriculture.**

Agricultural Lands

1. Is the parcel enrolled in a farmland protection program? Act 515 Act 319 None

2. What is the Chester County Real Estate System land use code?

3. Is the parcel “viable farmland” as defined by Act 43? Yes No

Comments: **We recommend the applicant review the Agricultural Area Security Law, Act of Jun. 30, 1981, P.L. 128, No. 43, which is posted on the Pennsylvania General Assembly web page <https://www.legis.state.pa.us/>.**

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

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


Glenn Bentley
Senior Review Planner

GPB/ncs

cc: Cathy Rubenstone, Willistown Township P.C. Chair
Jake Michael, CCPC
Geoff Shellington, Chester County Open Space Preservation Department

**Vision Partnership
Program 2022
Round I Grants**

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Vision Partnership Program - 2022 Round 1 Reimbursable Cash Grant Requests - Project Descriptions
(in staff ranking order)

<p>Downingtown Borough – Comprehensive Plan Update The Borough wishes to update its comprehensive plan that was last updated in 2013 and amended in 2015. The borough has not yet selected a project consultant.</p>	<p>VPP Grant Request \$45,000.00 (50%) Municipal Match \$45,000.00 (50%) Total Project Cost \$90,000.00</p>
<p>West Caln Township – Zoning Ordinance Update This project will update and overhaul the Township’s 2006 Zoning Ordinance to make it more user friendly and to implement the recently adopted (2021) Comprehensive Plan, to the extent possible. The 2021 Comprehensive Plan was partially funded by a VPP grant. The extent of its implementation with respect to these zoning ordinance updates will be based on the level of public support for proposed changes. The township has selected a project team consisting of Sarcinello Planning and Ray Ott & Associates.</p>	<p>VPP Grant Request \$36,972.00 (45%) Municipal Match \$45,188.00 (55%) Total Project Cost \$82,115.00</p>
<p>Upper Uwchlan Township – Active Transportation Plan This project will identify priority recommendations and implementation strategies to create a more complete active transportation network in the fast-growing township of Upper Uwchlan. The project team will employ a robust public engagement process in its effort to identify key gaps and priority opportunities. Upon completion, the township will have a clear and specific roadmap for achieving its vision for a connected network of active transportation facilities. The township has selected McMahon Associates as the lead project consultant with support from the Brandywine Conservancy.</p>	<p>VPP Grant Request \$30,000.00 (43%) Municipal Match \$40,000.00 (57%) Total Project Cost \$70,000.00</p>
<p>East Fallowfield Township – Open Space, Recreation, and Environmental Resource Plan Update The township will update its 1993 Open Space, Recreation, and Environmental Resources Plan. The revised plan will identify opportunities for future open space preservation, identify the current and potential future demands for recreational parks and facilities, and provide a vision for a bicycle and pedestrian transportation network that connects neighborhoods to parks, schools, and businesses. The township has selected Recreation and Parks Solutions as the consultant for this project.</p>	<p>VPP Grant Request \$30,000.00 (47%) Municipal Match \$33,900.00 (53%) Total Project Cost \$63,900.00</p>
<p>Tredyffrin Township – Strategic Preservation Plan Tredyffrin Township seeks to engage a consultant to create a Strategic Preservation Plan to complement their recently adopted Comprehensive Plan. This plan will focus heavily on public outreach and next steps regarding Township preservation actions. This project consists of two distinct phases: Historic Preservation Plan and Historic Zoning Ordinance Update. The township has not yet selected a consultant.</p>	<p>VPP Grant Request \$30,000.00 (60%) Municipal Match \$5,000.00 (10%) Other Grant Funds \$15,000.00 (30%) Total Project Cost \$50,000.00</p>

Staff Recommendations:

Fully Fund

Discussion and Information Items



Design and Technology



THE COUNTY OF CHESTER



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Marian D. Moskowitz
Josh Maxwell
Michelle Kichline

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Executive Director

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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: April 30, 2022
Re: Planning Commission Board Meeting Monthly Report

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

The 247 planners reviewed and processed plan and ordinance submittals. Preparation of eTool updates continued and research related to the work program's Village Preservation Guide was initiated.

The GIS staff continued to assist Community Planning's mapping requests, historic atlas updates, and work program projects, including interactive maps for the Non-residential Construction Report and the Housing Report. Maps for county partners were also produced.

The Graphics team assisted with various work program projects, including the layout of the Borough of Modena Comprehensive Plan, images associated with the online Solar Power Guide, and promotional materials for the Town Tours and Village Walks events.

Community Planning

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Community Planning Municipal Assistance Projects

May 2022

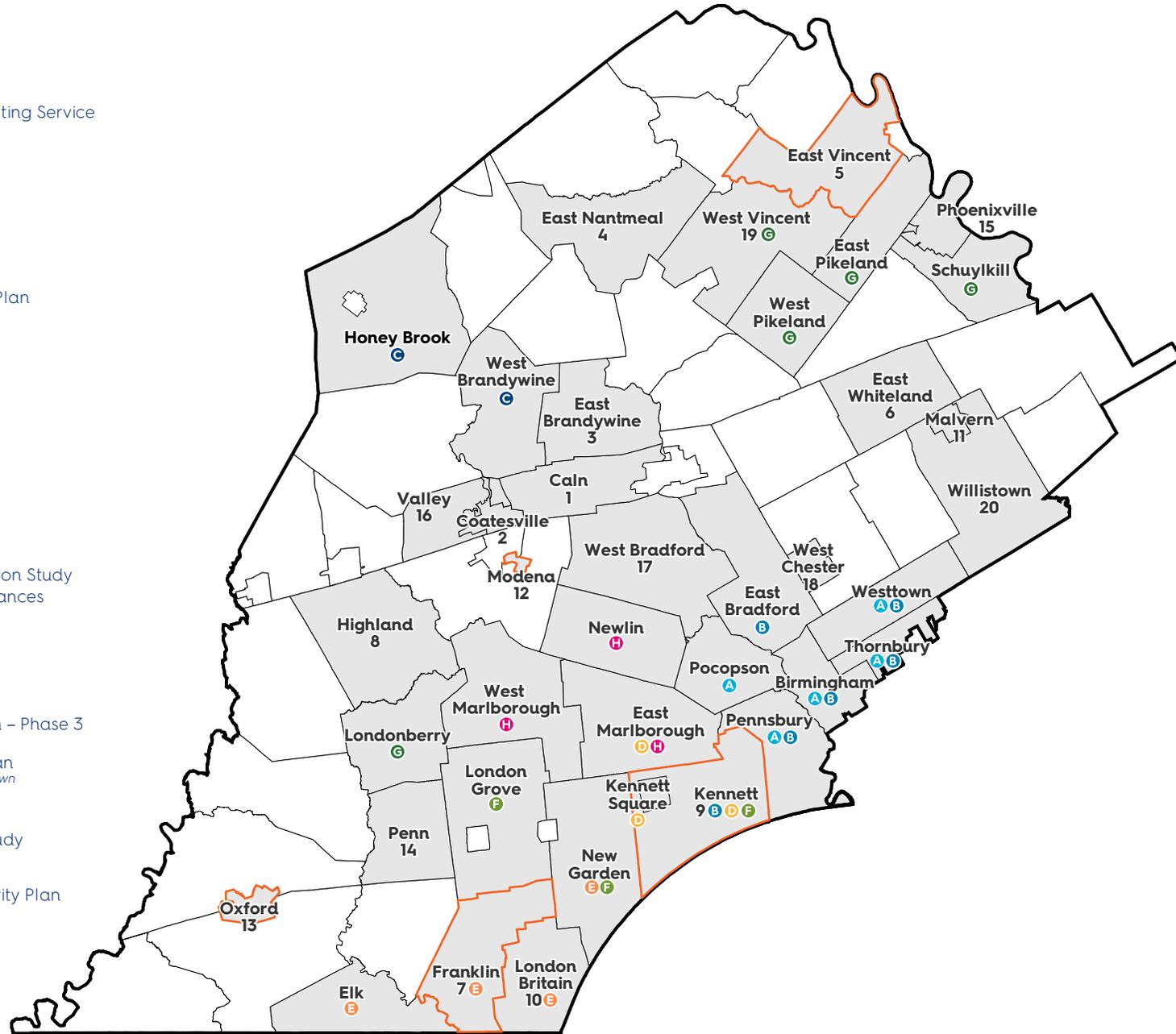
- Municipality with Ongoing VPP Project
- Municipality with Planning Commission Consulting Service

Single-Municipality Projects

1. Caln Zoning Ordinance
2. Coatesville Zoning Ordinance
3. East Brandywine Comp Plan & Official Map
4. East Nantmeal Historic Resource Survey
5. East Vincent Zoning Ordinance
6. East Whiteland Open Space, Parks, & Recreation Plan
7. Franklin Comprehensive Plan
8. Highland Comprehensive Plan
9. Kennett Zoning Ordinance
10. London Britain SLDO
11. Malvern Comprehensive Plan
12. Modena Comprehensive Plan
13. Oxford Comprehensive Plan
14. Penn Comprehensive Plan
15. Phoenixville Comprehensive Plan
16. Valley – W. Lincoln Highway Corridor Master Plan
17. West Bradford Open Space, Recreation, & Environmental Resources Plan
18. West Chester – Economic Benefits of Rail Restoration Study
19. West Vincent Forest/Woodlands Protection Ordinances
20. Willistown Comprehensive Plan

Multi-Municipal Projects

- A** Brandywine Battlefield Strategic Landscapes Plan – Phase 3
Birmingham, Pocopson, Pennsbury, Thornbury, Westtown
- B** Brandywine Battlefield Heritage Interpretation Plan
Birmingham, East Bradford, Kennett, Pennsbury, Thornbury, Westtown
- C** Icedale Trail Feasibility Study
Honey Brook, West Brandywine
- D** Longwood Gardens Connector Trail Feasibility Study
East Marlborough, Kennett, Kennett Square
- E** Mason-Dixon Line/
Arc Corner Heritage Interpretation and Connectivity Plan
Elk, Franklin, London Britain, New Garden
- F** Route 41 Corridor Improvement Study
Kennett, Londonberry, London Grove, New Garden
- G** Clean Energy Transition Plan
East Pikeland, Schuylkill, West Pikeland, West Vincent
- H** Unionville Area Regional Comprehensive Plan
East Marlborough, Newlin, West Marlborough



COMMUNITY PLANNING REPORT

May 2022 (Activities as of 4/30/22)

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: 75% 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 pulled together the full draft of the zoning ordinance and distributed it to the Task Force for review at their February meeting. The next meeting of the Task Force is scheduled for June 7, 2022. The Township will likely require a six-month extension to finalize the ZO and complete the adoption process.

2. City of Coatesville – Zoning Ordinance Update

Percent Completed: 30% 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. The Sept. and Oct. 13th meetings were spent reviewing potential changes to the various TND Overlay Districts. The Nov. meeting covered Natural, Historic, and Floodplain overlay districts. The January 12 and Feb. 7, 2022 meetings discussed some recommended changes to the TND Districts. Future meetings will change from making revisions to the text to review of and recommendations of items/issues to consider for each section. The March and April meetings will focus on Signs.

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

Percent Completed: 40% 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. Project meetings have begun. Survey and a public input meeting have been completed. Inventory and land use have been discussed. Draft chapter outlines and review is underway. Chapter drafts are anticipated to begin being reviewed in April or May.

4. East Nantmeal Township – Historic Resource Survey

Percent Completed: 90% Contract Term: 9/20 – 8/22 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 follow those established in the CC Historic Resource Atlas. A 6-month extension has been approved to accommodate final township and county VPP grant review of project materials. Survey mapping is being completed, a VPP grant review has been requested.

5. East Vincent – Zoning Ordinance

Percent Completed: 0% Contract Term: 4/22 – 3/24 Consultant: Chester County Planning Commission Monitor: Kate Clark

The Township will be developing an updated zoning ordinance with the Planning Commission acting as the consultant through the county consulting services portion of the Vision Partnership Program. The kick-off meeting will be held in May 2022.

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

Percent Completed: 90% Contract Term: 12/18 – 5/22 Consultant: Natural Lands Monitor: Chris Patriarca

The Board of Supervisors has scheduled a public hearing for possible plan adoption in May.

7. Franklin Township – Comprehensive Plan

Percent Completed: 85% Contract Term: 4/20 – 9/22 Consultant: Chester County Planning Commission Lead Planner: Jeannine Speirs

This is an implementable Comp Plan having six priority subject areas - agricultural retention, trails/pedestrian connections, resources as green infrastructure, roads/other community infrastructure, and Kemblesville as a destination. 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 has been funded. Full draft of the Comp Plan document is completed and being reviewed by the Township Planning Commission and Board of Supervisors at public meetings as the beginnings of the 247 review process. A 6-month extension has been approved to accommodate the 247 review process and adoption.

8. Highland Township – Comprehensive Plan Update

Percent Completed: 80% Contract Term: 2/21 – 1/23 Consultant: Brandywine Conservancy Monitor: Chris Patriarca

A full, draft plan will be presented for review and recommendation from the Task Force in May.

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: 90% Contract Term: 7/20 – 12/22 Consultant: Brandywine Conservancy Monitor: Kate Clark

Specific sections of the ordinance are being edited by the Township Solicitor and Planning Commission. The ordinance will be submitted for Act 247 Review once the review is completed by the Township Planning Commission and Board of Supervisors. A 6-month extension has been approved to accommodate the final township and county VPP review as well as municipal acceptance of the plan.

11. Malvern Borough – Comprehensive Plan

Percent Completed: 80% 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. A full draft plan was provided which was discussed at the November 17, 2021 and January 19, 2022 meetings. The grant monitor provided written comments (via PDF). The April 2022 meeting will be to review requested and additional revisions to the full draft plan which will be a fully formatted draft provided prior to the next meeting. *At the April meeting the plan task force voted to recommend the draft plan to the borough planning commission for review.*

12. Modena Borough – Comprehensive Plan

Percent Completed: 80% Contract Term: 4/21 – 3/23 Consultant: Chester County Planning Commission Lead Planner: Chris Patriarca

A public information meeting was held in late-April. *The Act 247 process is expected to commence in early summer with formal adoption anticipated for late summer.*

13. Oxford Borough – Comprehensive Plan

Percent Completed: 45% 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 Borough presented the draft Plan Objectives and Actions at a public open house on April 28, 2022.

14. Penn Township – Comprehensive Plan Update

Percent Completed: 0% Contract Term: TBD Consultant: Brandywine Conservancy Monitor: Mark Gallant

The township is proposing a major update to the Penn Township Comprehensive Plan (2012) to better align the township plan with Landscapes3, incorporate recommendations from their Act 209 plan, consider zoning changes from 2019, and account for significant growth and development over the last decade.

15. Phoenixville Borough – Comprehensive Plan

Percent Completed: 90% Contract Term: 8/20 – 7/22 Consultant: Herbert, Rowland, and Grubic Monitor: Chris Patriarca

The Planning Commission made a positive recommendation on the plan at their April meeting. A public hearing on the plan with Borough Council is scheduled for May.

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

Percent Completed: 45 % 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 last Task Force meeting was held on April 21, 2022 and the consultant presented draft goals, recommendations and Actions. *The Task Force asked for additional time to review and comment on the draft policies so the consultant scheduled a meeting for May 24, 2022.*

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

Percent Completed: 90% Contract Term: 5/20 – 10/22 Consultant: Brandywine Conservancy Monitor: Kate Clark

The full draft plan was reviewed at the April task force meeting. *The plan will be presented at the May Planning Commission meeting and then forwarded to the Board of Supervisors for their consideration.* A 6-month extension has been approved to accommodate the final township and county VPP review as well as municipal acceptance of the plan.

18. West Chester Borough – Economic Benefits of Rail Restoration

Percent Completed: 90% 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 of work were signed August 12, 2021. The kick-off meeting was held on October 13th. A presentation of the draft study was made at the 2/9/2022 Borough meeting. Additional modifications were made based on task force input prior to a final report being issued. The draft report is awaiting presentation to Borough Council prior to authorization for VPP review.

19. West Vincent Township – Forest Protection Ordinances

Percent Completed: 5% Contract Term: 3/22 – 2/23 Consultant: Theurkauf Design & Planning Monitor: Kate Clark

The township is proposing Zoning and SLDO amendments to enhance protection of critical forest resources within the Hopewell Big Woods and within EV and HQ designated watersheds. *At the April kickoff meeting, the task force reviewed sections of municipal ordinances which are targeted for revision to better protect natural resources and to regulate timber harvesting in a manner acceptable to the state. Future meetings will review proposed timber harvesting ordinance language.*

20. Willistown Township – Comprehensive Plan

Percent Completed: 45% Contract Term: 1/21-12/22 Consultant: Gaadt Perspectives Monitor: Kate Clark

The Task Force met in March to receive a project status update and to review introductory draft plan chapters. The next Task Force meeting will be held in May and will review additional draft plan chapters and mapping.

MULTI-MUNICIPAL

21. Brandywine Battlefield Strategic Landscapes Plans – Phase 3

Percent Completed: 40% 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. Field work is underway. Technical report is being drafted.

22. Brandywine Battlefield Group – BB Heritage Interpretation Plan

Percent Completed: 90% Contract Term: 2/20 – 7/22 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. Last Advisory Committee meeting occurred in November. Last public meeting was in December. A 6-month extension has been approved to accommodate final townships and county VPP review and municipal acceptance of the plan. A VPP grant review is requested.

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

Percent Completed: 100% Contract Term: 3/20 – 2/22 Consultant: Brandywine Conservancy Monitor: Mark Gallant

The draft of the Study was completed and forwarded to the Task Force for their review and comment in mid-January. The Study was accepted by West Brandywine and Honey Brook Township in March and April, respectively.

24. Kennett Township, Kennett Square Borough, and East Marlborough Township – Longwood Gardens Connector Trail Feasibility Study

Percent Completed: 0% Contract Term: TBD Consultant: McMahan Associates Monitor: Kevin Myers

The three municipalities are proposing to perform an analysis and recommend bicycle and/or pedestrian facilities to connect the Kennett area to Longwood Gardens. This project builds off of the Southern Chester County Circuit Trail Feasibility Study (completed by CCPC) to better refine and determine the feasibility of constructing community connections. This project also is timed well with Longwood Gardens undertaking a master plan exercise. Longwood Gardens is also committed to provide match for the project.

25. London Britain, Franklin, Elk, and New Garden Townships – Mason-Dixon Line/Arc Corner Heritage Interpretation and Connectivity Plan

Percent Completed: 0% Contract Term: TBD Consultant: Brandywine Conservancy Monitor: Jeannine Speirs

The four townships are proposing to prepare a plan that will promote thematic and physical heritage interpretation and connectivity between key natural, cultural, historic, and agricultural sites within the Mason-Dixon Planning area. This project specifically builds on Franklin's Comp Plan policy as well as policy in the other three communities. Scope of work is being prepared.

26. London Grove, New Garden, Londonderry, and Kennett Townships – Route 41 Corridor Improvement Study

Percent Completed: 0%

Contract Term: TBD

Consultant: TBD

Monitor: TBD

The five municipalities are proposing a corridor plan which places community needs and values at its center. The project would begin with a regional visioning process. Then, conceptual design solutions would be identified to address traffic and safety issues to help the communities achieve their vision.

27. Phoenixville Area Townships – Clean Energy Transition Plan

Percent Completed: 25%

Contract Term: 11/21 – 4/23

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. *The consultant has been completing interviews with municipal administration and analysis of existing municipal facilities as related to energy use. The municipal representatives have been discussing outreach strategies that include tabling at municipal events through the Spring, Summer, and Fall of 2022.*

28. Unionville Area Region – Comprehensive Plan Update

Percent Completed: 0%

Contract Term: 4/22 – 3/24

Consultant: Brandywine Conservancy

Monitor: Chris Patriarca

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.

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

Cash Grant Inquiries (or VPP channel not established yet)

- West Vincent Township – Park and Trail Plan (July 2018, January 2020)
- Pennsbury Township – Historic Project (January 2020)
- West Nottingham Township – Transportation Study (January 2020)
- South Coatesville Borough – Comprehensive Plan (February 2020/July 2021)
- Londonderry Township – (May and August 2020)
- New London Township – Comprehensive Plan (May 2020)
- Pocopson Township – Regulatory Amendments (Fall 2020)
- East Fallowfield – Historic Resource Ordinance (November 2020)
- West Whiteland Township – Streetscape Plan (September 2021)
- Downingtown Borough – Comprehensive Plan Update (September 2021/March 2022)
- West Caln – Zoning (October 2021)
- West Nottingham – Corridor Study (November 2021)
- Upper Uwchlan – Trail Master Plan (January 2022)
- Tredyffrin – Historic Preservation Plan (February 2022)

HISTORIC PRESERVATION

- **Town Tours** – A series of free educational programs on historic towns, neighborhoods, and other items on interest in Chester County.
Staff: Bill Deguffroy, support from Nancy Shields, along with Jeannine Speirs.
External Partners: CCHPN and individual site organizers/municipalities/municipal historical commissions
Status: Planning for 2022 Town Tours is completed, and tour brochure is currently being designed. Town Tours are to be in-person events in 2022. Municipalities received applications for the 2022 tours on November 22nd with a January 14, 2022 deadline to apply. There will be 9 Town Tours in 2022. The Tours will kick-off in West Chester on June 9th and finish in West Bradford Township (Marshallton) on August 18th.
- **Training** – Conduct and support training for historical commissions, committees, and HARBs, often in coordination with CCHPN.
Staff: support from Nancy Shields and Jeannine Speirs.
External Partners: CCHPN, PHMC
Status: There are ongoing meetings to coordinate responses to Preservation concerns and prepare for activities in 2022.

- **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: Jeannine Speirs (interim lead) 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: Jeannine Speirs serves on this committee. Reviews are ongoing for renovations to apartments for homeless families at 128 E. Chestnut Street, in West Chester Borough, for the CYWA, at 423 Lincoln Highway East, in Coatesville, and for a senior housing development in Phoenixville that involves proposed building demolition. Preliminary approval letters have been sent to DCD for the Coatesville and West Chester projects. Final approval for these projects is contingent on receiving design detail and final drawings.
 - County-owned Bridges/Facilities: in coordination with the CCPC Environment and Infrastructure Division (Eric Quinn). Multiple bridges are active: Mill Road #167; Elkview Road/Lincoln #35; Seven Stars Road #190; Old Schuylkill Road/Pigeon Creek #207, Allerton Road #111, NorthReed Road #134. Cultural Review reports are completed for Warwick Furnace Road #199 and Dutton Mill Road #157. The Camp Bonsul/Rudolph and Arthur Covered Bridge, #26, in Elk Township, was destroyed in the heavy floods caused by hurricane Ida.
 - 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 for the Hatfield House in Hibernia Park.
 - Non-County affiliated Section 106: Darlington Corners at 926/202 (PennDOT interaction widening); Manor Road Improvements, the Roundabout and State Road 41/State Road 841, Roundabout in Chatham Village, London Grove Twp. and an expanded parking lot at the Parkesburg train station.
 - Other activity (planning /technical assistance) with potential regulatory element: Fricks Lock/Schuylkill River/Parkerford Trailhead Development and resources impacted by work on the Coatesville-Downingtown Bypass in the vicinity of its intersection with PA Rt. 10 in Sadsbury Township .
 - 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: Various Staff
 External Partners: Vary by project
 Projects with ongoing activity:
 - Gardner-Beale House (Coatesville)
 - Kemblesville demolition by neglect
 - Friends of Barnard House/Barnard House
 - 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: Brian O’Leary 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:
 - America’s 250th: Commissioner Kichline serves on the statewide committee. A Resolution has been approved by the County Commissioners. Applications to serve on the 250th Commission are being accepted. A web page, CHESCO.org/America250 has been created on the Chester County web site. Applications to be appointed to the 250th Commission were due by the end of the day on February 28th.
 - Iron and Steel Heritage Partnership: The partnership is focusing on coordination with Heritage Tourism planning. The group will hold its Annual Meeting in mid-May.
 - Underground Railroad: Long-term effort regarding Harriet Tubman Byway/walking trail
 - Rural History Confederation: no current activity.
 - Heritage Centers: Along with Marshallton Heritage Center, Kennett Heritage Center is now open, and plans are underway for one at Strode’s Barn, as well as discussion of an agricultural-themed heritage center and possible heritage interpretation Center at the Glenmore Reserve on Lees Bridge Road in West Nottingham Township and a connectivity planning effort. A regional Heritage Interpretive and Connectivity Plan is funded under VPP (Above #28) for the Mason-Dixon/Delaware Arc Corner area, which will identify possible places for Heritage Centers and Interpretive Sites along with connections between them and other amenities.

- **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
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), Kennett (VPP).
- **Adaptive Reuse Design Guide** – development of a guide specific to adaptive reuse
Staff: Mark Gallant led with support from Jeannine Speirs and Joe Shanley
External Partners: Advisory Committee for the project
Status: A second Advisory Committee meeting was held in June 2021. 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
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 and Connectivity Plan (VPP funded). Also assisting on a PHMC/CLG funded project (Driving Tour) that East Marlborough received funding for, and Battlefield Park Associates is managing. Project is being completed with the support of the Task Force and to mesh with and tie together the Battlefield Heritage Interpretive Signage Project (that the Sons of the Revolution is funding and CCPC is helping to lead) and Battlefield Heritage Centers and Interpretive Sites (that were identified through CCPC’s battlefield planning work and refined via the above referenced Heritage Interpretation and Connectivity Plan).

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. 2021 data collection complete. 2021 report complete and being prepared for online publication.
- **State of the County Economy Report** –2021 report posted. Presented at the Chester County Economic Development Council breakfast on February 25th, 2022.

HOUSING

- **Housing Choices Committee** – Spring meeting scheduled for May 3.
- **Costs of Housing** – Final report is available on the CCPC website as of November 2021.
- **Housing for an aging population** – Final report is available on the CCPC website as of November 2021.
- **Missing Middle Housing** – Finalizing draft text, completed analysis of area allowing Missing Middle Housing.
- **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 was held on November 18th 4pm-6pm and focused on Missing Middle housing.
- **Residential Construction Report** – 2021 (2020 data) report posted. 2022 (2021 data) report drafted and under review.
- **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.
- **Workforce Housing** – Initiating research of county programs to support workforce housing. Scoping meeting held in early March.
- **Presentations** – A+ Homes presentations scheduled in April at Valley Township and Phoenixville Regional Planning Committee, May for Oxford Borough, and June for Kennett Township.

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); TMAcc (design); Coatesville (coordination between the City, 2nd Century, CDC, and CCPC); West Grove – potential assistance with PA DCNR C2P2 Grant for parks master plan. 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 (now Kennett Collaborative), the Western Chester County Chamber of Commerce, and 2nd Century Alliance. Attended the Western Chester County COG 1/26/2022 and 2/23/2022.
- **Tools** – Supporting the update of multiple online etools. Supporting and advocating for County access to ArcUrban GIS application. Note that CCPC should be gaining availability to test ArcUrban software through coordination with CCDCIS and ESRI.

- **Urban Center Webpage** –No recent activity. The 2021 UCF video was added to the website.
- **Urban Center Forum** –The agenda and video of the 2021 Urban Centers Forum has been added to the website.
- **Urban Centers Improvement Inventory** –The 2022 UCII update is underway. A draft 2022 UCII was made available in early February 2022. *All 2022 UCII coordination is complete and the final 2022 UCII has been posted.*
- **Urban Centers Survey** – A SurveyMonkey survey has been completed. Working on outreach to urban centers managers, staff, council, and planning commission. Due to last quarter budgets, UCII update, and new elected officials, stronger messaging and communication regarding the survey will likely wait until after the new year.
- **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. CRP awards were approved by the Commissioners and letters were sent on November 9, 2021. 2022 CRP discussions are underway prior to the program getting underway later this year.
- **DVRPC TCDI representative** – Coordinated with representatives for both Chester County awarded projects regarding status and progress. The kick-off meeting for the 2022 DVRPC TCDI was held at 9:30am, on September 27th, 2021. There was discussion amongst the Review Committee about administrative and programmatic changes to the TCDI program. The PA TCDI request for proposals will be on January 3, 2022. CCPC should assist with messaging to municipalities regarding the TCDI program. Note that DVRPC staff will be taking over more aspects of grant administration and there will be no match, which should assist with municipal interest and ability to apply, particularly for municipalities that have fiscal and capacity limitations. DVRPC will provide additional announcements about the upcoming TCDI round on February 1st. A webinar for the upcoming TCDI round was held February 14th at 9:30am on Zoom. Project review and scoring will begin after the April 27, 2022 submission deadline.
- **Presentations:** Attended the Western Chester County COG 1/26/2022 and presented a CCPC overview on 2/23/2022. *Requested to attend the 5/3/2022 Avondale Borough Council meeting along with Brian O’Leary.*

Agricultural Development Council Update



Sustainability Division

Monthly Activities Report – April 2022

Summary: The division is working on a GIS inventory of existing sewer facilities, planned extensions, and existing capacity within these systems. Planning for the 2022 Open Space Summit is underway, as well as for a series of tours of preserved farms, all occurring in May. CCPC has been collaborating with the major land trusts to develop an outreach strategy to help municipalities strengthen their open space preservation work. Meetings were held with land trusts to identify an outreach strategy.

An update of CCPC's 2002 Cluster Subdivision Design Guide is underway in conjunction with the Community Planning, Design and Technology and Communications divisions and is expected to be completed in June. This guide will be included in municipal open space preservation outreach.

Environmental and Energy Advisory Board: The Environmental and Energy Advisory Board held their second board meeting of the year on 4/27. The two subcommittees each met in April. The Environmental subcommittee will provide input on the scope of work for CCPC's upcoming work on woodland and tree protection guidelines, and other work program initiatives as needed. The Clean Energy subcommittee brainstormed a list of potential outreach actions and will identify priorities at their next meeting.

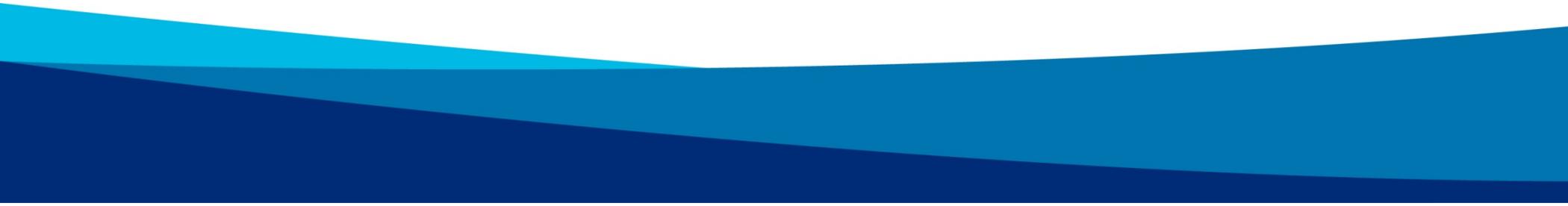
Pipelines:

In mid-April, Enterprise Products was to begin purging their 8" pipeline across a 50-mile span from Marcus Hook to Sinking Springs and fill the line with nitrogen. The line is intended to transport product in the future, but no date has been identified.

Transco has submitted their Erosion and Sedimentation permitting applications to PA DEP and the Chester County Conservation District for review.

Chester County submitted comments to the PA PUC regarding their Notice of Proposed Rulemaking regarding Hazardous Liquids.

**Multimodal
Transportation
Planning Division
Update**



Multimodal Transportation Planning Division

April 2022

Schuylkill River Trail Ribbon Cutting Ceremony

On Earth Day - Friday, April 22nd – the last four miles of the Schuylkill River Trail in Chester County were opened to the public at a ribbon cutting ceremony held at the new Frick’s Lock Trailhead in East Coventry Township. Well, almost – the two mile northern section between Sanatoga Road and the US 422 bridge which will carry the SRT into Montgomery County remains closed until a final few work items are completed by the contractor. The ceremony served as an opening for both the trail and the Township’s new Trailhead / restroom facility at Frick’s Lock.

It was a beautiful sunny and warm afternoon, and the ceremony was emcee’d by Dave Stauffer, now the Director of Parks + Preservation – who overaw much of the project’s development. Dignitaries that spoke at the event include: Commissioners Josh Maxwell and Michelle Kichline; Acting PennDOT District Executive (6-0) Lou Belmonte; Bicycle Coalition of Greater Philadelphia Executive Director Sarah Clark Stuart, as well as an East Coventry Township Supervisor and a representative from PA DCNR. For more information regarding the event, please refer to the Chester County [press release](#).



TA Set Aside – Statewide Awards

As reported to the Board back in January, one of the three Transportation Alternatives Set Aside (TASA) applications submitted in Chester County - Penn Township’s Jennersville Sidewalk Connections project - was placed on the ‘highly recommended’ list for its full \$845,000 request at the statewide level.

On Wednesday, April 20th, PA Governor Wolf announced the Statewide TASA awards and Penn Township did indeed capture the the full amount of their \$845,000 request. For more information including the full listing of statewide awards, please refer to the governor’s [press release](#).



TA Set-Aside

Funding Applications Submitted

During the month of April, the Multimodal Transportation Planning Division submitted a total of three separate funding applications:

- On Friday April 15th (Good Friday), an application was submitted to the **US Representative Chrissy Houlahan FY 2023 Community Funding Project Request Program** (earmark) requesting \$1.5M in construction funding to the extend the Chester Valley Trail West / Enola Low Grade Trail extension one mile into the Borough of Atglen;
- On Monday April 25th, the same request for \$1.5M in construction funding for the CVT West / ELG Trail extension into Atglen was made to the (also an earmark); and
- On Wednesday April 27th, an application was submitted to the **DVRPC Transportation Community Development Initiative (TCDI) Program** seeking \$60,000 to perform Phase Two of the Public Transportation Plan Update, one of our Division's Work Program items scheduled for the second half of 2022.

Notables

Other notable news:

- On Wednesday, April 27th, the Chester County Board of Commissioners passed a resolution to allow the formation of the **Schuylkill River Passenger Rail Authority**. This newly formed Authority with Berks and Montgomery Counties - who passed the same resolution with their boards the previous week – wil be the primary entity to work with outside agencies such as Amtrak, SEPTA ,a nNorfolk Southern toward reestablishing passenger rail service between Philadelphia and Reading, including stops in Phoenixville and Pottstown. For more information, please refer to the county's [press release](#).
- On Friday April 29th, Chester County received one of **TMACC's Annual Member Awards for the Chester County Complete Streets Policy**. This award was handed out at an event held that morning at the West Chester Golf & Country Club at which Planning Director Brian O'Leary delivered an update on the status of all things Chester County, and accepted the award along with Chester County Commissioner and TMACC Board member Josh Maxwell.

Director's Report

Public Comment