



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 – Suite 351 East

Hybrid Meeting
August 10, 2022

AGENDA

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

A. Chairman’s Welcome

Chair

2:05 p.m. 2. ACTION ITEMS

B. Public comment

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

Commission

D. Act 247 Reviews – July 2022 Applications

Act 247 Team

1) Subdivision and Land Development Plan Reviews (16)

- | | |
|------------------------------|-----------------------------|
| 1) Caln Township | SD-05-22-17214 |
| 2) East Bradford Township | SD-06-22-17244 |
| 3) East Marlborough Township | LD-05-22-1755 (June Letter) |
| 4) East Pikeland Township | LD-06-22-17249 |
| 5) East Pikeland Township | SD-06-22-17246 |
| 6) Kennett Square Borough | LD-06-22-17233 |
| 7) Kennett Township | SD-06-22-17254 |
| 8) Penn Township | LD-07-22-17265 |
| 9) Schuylkill Township | SD-07-22-17264 |
| 10) Tredyffrin Township | SD-06-22-17236 |
| 11) Upper Oxford Township | SD-06-22-17241 |
| 12) Upper Oxford Township | SD-06-22-17242 |
| 13) West Chester Borough | LD-06-22-17247 |
| 14) West Nottingham Township | SD-06-22-17255 |
| 15) West Sadsbury Township | LD-06-22-17251 |
| 16) Westtown Township | LD-06-22-17248 |

2) Comprehensive Plan, Zoning and Subdivision Ordinance
Amendment, Miscellaneous Reviews (5)

- | | |
|---------------------------|----------------|
| 1) Franklin Township | CP-06-22-17235 |
| 2) Phoenixville Borough | ZA-06-22-17252 |
| 3) Tredyffrin Township | ZA-06-22-17238 |
| 4) Tredyffrin Township | ZM-06-22-17237 |
| 5) West Pikeland Township | ZA-06-22-17253 |

2:15 p.m. 3. DISCUSSION AND INFORMATION ITEMS

E. Sustainability Division Update *Rachael Griffith*
1) Cluster Guide

F. Multimodal Transportation Planning Division Update *Brian Styche*

G. Design & Technology Division Update *Paul Fritz*

H. Community Planning Division Update *Mark Gallant*
1) Franklin Township Comprehensive Plan Update *Jeannine Speirs*
2) Adaptive Reuse Guide *Mark Gallant, Joe Shanley*

I. Agricultural Development Council Update *Hillary Krumrich*

J. Director's Report *Brian O'Leary*

4:00 p.m. 4. ADJOURNMENT

Action Items



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MINUTES: Regular Monthly Meeting
Chester County Planning Commission

Hybrid - GSC Suite 270
July 13, 2022

MEMBERS PRESENT IN PERSON: Michael Heaberg, Chair; Roberta Cosentino; Matt Hammond;
Angie Thompson Lobb.

MEMBERS PRESENT VIA ZOOM: Dr. Doug Fasick.

STAFF PRESENT IN PERSON: Brian O'Leary, Executive Director; Carol Stauffer, Assistant
Director; Beth Cunliffe; Bill Deguffroy; Paul Fritz; Rachael Griffith; Gene Huller; Eric Quinn; Brian
Styche; Suzanne Wozniak.

STAFF PRESENT VIA ZOOM: Glenn Bentley; Chris Bittle; Wes Bruckno; Kate Clark; Carrie
Conwell; Paul Farkas; Mark Gallant; Hillary Krummrich; Jake Michael; Benny Nein; Chris
Patriarca; Marina Rullo, Intern; Diana Zak.

VISITORS PRESENT IN PERSON: There were no visitors.

VISITORS PRESENT VIA ZOOM: There were no visitors.

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, July 13, 2022 was
called to order at 2:00 P.M. by Chair Michael Heaberg.

ACTION ITEMS:

Public Comment: There were no public comments

Approval of Meeting Minutes:

A MOTION TO APPROVE THE MINUTES FOR THE JUNE 8, 2022 MEETING OF THE
CHESTER COUNTY PLANNING COMMISSION WAS MADE BY MR. HAMMOND,
SECONDED BY MS. THOMPSON LOBB, AND PASSED BY UNANIMOUS VOTE OF THE
COMMISSION.

Act 247 Reviews:

Subdivision and Land Development Reviews – June 2022:

There were twelve (12) Subdivision and Land Development Reviews prepared in June.

A MOTION TO APPROVE THE NINETEEN (12) SUBDIVISION AND LAND DEVELOPMENT REVIEWS WAS MADE BY MR. HAMMOND, SECONDED BY MS. COSENTINO, AND PASSED BY UNANIMOUS VOTE OF THE COMMISSION.

Mr. Hammond recused himself from the following applications: SD-05-22-17220; LD-05-22-17224.

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

There were twelve (12) Comprehensive Plan, Zoning and Subdivision Ordinance Amendment, and Miscellaneous Reviews prepared in June.

A MOTION TO APPROVE THE TEN (12) COMPREHENSIVE PLAN, ZONING AND SUBDIVISION ORDINANCE AMENDMENT, AND MISCELLANEOUS REVIEWS WAS MADE BY MR. HAMMOND, SECONDED BY MS. COSENTINO, AND PASSED BY UNANIMOUS VOTE OF THE COMMISSION.

Act 537 Reviews:

There was one (1) major Act 537 review for the month of June 2022.

A MOTION TO APPROVE THE ONE (1) MAJOR ACT 537 REVIEW FOR JUNE 2022 WAS MADE BY MS. THOMPSON LOBB, SECONDED BY MS. COSENTINO, AND PASSED BY UNANIMOUS VOTE OF THE COMMISSION.

There were three (3) minor Act 537 reviews for the month of June 2022.

A MOTION TO APPROVE THE THREE (3) MINOR ACT 537 REVIEWS FOR JUNE 2022 WAS MADE BY MS. COSENTINO, SECONDED BY MR. HAMMOND, AND PASSED BY UNANIMOUS VOTE OF THE COMMISSION.

DISCUSSION AND INFORMATION ITEMS:

Agricultural Development Council Update:

Ms. Krummrich mentioned that staff are planning to hold several farm tours this Fall and would like to coordinate a tour specifically for Planning Commission members.

Sustainability Division Update:

Ms. Griffith reported that staff continued work on the municipal open space outreach initiative: draft outreach materials were prepared and sent to the land conservancies for comment.

Work also continued on the following projects:

- Climate Action Plan metrics, executive summary, and implementation guides
- Cluster Subdivision Design Guide
- Sewer Service Area interactive map

The Sustainability Division also organized a staff training on Conservation Subdivision Design and Ordinances, which was led by staff of Natural Lands. Other county and municipal planners attended the training, as well.

The Sustainability Division is working to establish a county affiliate group of Keep PA Beautiful. We are in the process of defining the scope of this group and formalizing the agreement with Keep

PA Beautiful. In the coming months we will develop a webpage and social media and will form a Working Group / Steering Committee to contribute to the initiative.

The Environmental and Energy Advisory Board Clean Energy Subcommittee held a meeting on 6/15. The group has developed a prioritized list of potential projects that they will present to the full EEAB at the July meeting. The Environmental Subcommittee held a meeting on 6/22 to provide feedback and ideas for CCPC's Tree and Woodland Protection work program item.

Pipeline dredging activities related to the August 2020 incident, where drilling fluid and mud were discharged into Ranger Cove at Marsh Creek Lake, are continuing and are anticipated to be completed in the next few weeks. Restoration will occur in phases starting from lake access and leading up to the dewatering area. Dredged material is being removed from the site, and as restoration occurs, it is anticipated that the land will be turned back over to the farming activity that had been taking place on the site.

On June 16, the PA Public Utility Commission fined Sunoco \$51,000 for violations related to disruptions as part of pipeline construction through the Glen Riddle Station Apartments in Middletown Township, Delaware County.

Multimodal Transportation Division Update:

On June 23rd, the DVRPC Board approved the list of projects selected to receive awards from the FY23 Transportation & Community Development Initiative (TCDI) program. Thirty-three (33) applications were received requesting \$2.8M from an available \$1.2M in program funds. Thirteen (13) of those submissions were selected for awards, including two in Chester County:

- Chester County Planning Commission - Public Transportation Plan Update, Phase Two - \$60,000
- Borough of Oxford – SALDO and Zoning Update - \$100,000

The Federal Highway Administration (FHWA) released a Notice of Funding Opportunity (NOFO) on June 10th for the Bridge Investment Program (BIP), a competitive funding program created by the passage of the Infrastructure Investment and Jobs Act / Bipartisan Infrastructure Law (IIJA/BIL). The program has three categories: Planning; Large Bridge Projects (>\$100M); and Bridge Projects (<\$100M). The Facilities Department and their consultant bridge engineer through the county Bridge Management Program are investigating the potential to submit for a Planning project, which has an application deadline of July 25th. One of the primary goals of the BIP is to reduce the number of poor condition bridges. Chester County owns 91 roadway bridges, 29 of which are currently rated in poor condition.

The MTP Division has been working for the past few months on the development of a social media bicycle/pedestrian safety campaign. This CCPC Work program project is the result of a concept that MTP planner Eric Quinn proposed and was approved by Commissioner Josh Maxwell following a cyclist fatality.

Mr. Quinn reported that between 2015 and 2020, there were 521 reported crashes and 25 deaths involving pedestrians and bicycles. The National Highway Traffic Safety Administration (NHTSA) reports that in 2021 traffic fatalities show an increase of about 10.5% as compared to reported fatalities in 2020.

The purpose of this campaign will be to reduce accidents and severity through social media with transportation alternatives and highlighting equity between pedestrians, vehicles, and bicyclists. Together with the County Commissioners, media kits will be distributed to municipalities and partners to share. Staff plan to launch the campaign in July 2022.

Design and Technology Division Update:

Mr. Fritz reported that for the month of May the Design & Technology Division performed recurring 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, including a new eTool about retaining walls. Research for the work program's Village Preservation Guide also continued.

The GIS staff assisted Community Planning with mapping requests, historic atlas updates, and work program projects.

The Graphics team assisted with various work program projects, including imagery for the County's Pedestrian and Bicycle Safety Campaign and materials for Clean and Sustainable Energy outreach.

Mr. Fritz then presented information about two eTools, Landscaping with Native Plants and Retaining Walls. All the eTools can be found on the Municipal Corner page of the Planning Commission website <https://chescoplanning.org/MuniCorner/AllTools.cfm>

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

The Missing Middle Housing Report is currently being finalized. Staff are researching potential strategies for the County Workforce Housing Initiative as well. Collaboration and presentations have occurred over the last two months in Kennett Square and Ms. Horwitz participated in a presentation on a webinar hosted by the FDIC that was focused on accessory dwelling units. On July 19th the Municipal Managers Consortium will be held at the GSC, and on July 20th, staff will participate in an affordable housing development collaborative with CCDCD.

The Town Tours and Village Walks kick-off was in West Chester on June 9, 2022. Five tours are remaining for 2022 with the last one scheduled for August 18. Information can be found here <https://chescoplanning.org/Historic/TownTours/Introduction.cfm>

The second round of the Vision Partnership Program for 2022 will open on August 1st with applications due by September 2nd, and awards will be announced on November 9th.

Director's Report:

The official organizational meeting of the America250 PA Chester County Commission was held on July 12, 2022, at the Government Services Center. Officers were chosen and subcommittees were discussed. The County has hired a consultant to work on the Heritage Tourism Plan.

The Schuylkill River Passenger Rail Authority (SRPRA) met for the first time in early July and has a second meeting scheduled on July 25. SRPRA will help facilitate the restoration of passenger rail service between Reading and Philadelphia and will be supported with equal representation from Berks, Montgomery, and Chester Counties.

A new trail planner, Stephen Buck will be starting in the Multimodal Transportation Division on Monday, July 18th.

Mr. O'Leary and Mr. Styche will be attending the Commissioner's meeting on July 14th to present the TMACC award recently received.

Mr. O'Leary discussed the current 2022 work program. Shifts will include the removal of the economic development plan with CCEDC, and the addition of the PA Beautiful affiliate initiative and the solar ordinance inventory and outreach.

Public Comment:

There were no public comments.

ADJOURNMENT

THERE BEING NO FURTHER BUSINESS, A MOTION TO ADJOURN AT 3:27 PM. WAS MADE BY MR. HAMMOND, SECONDED BY MS. THOMPSON LOBB, AND PASSED BY UNANIMOUS VOTE OF THE COMMISSION.

Respectfully submitted,



Brian N. O'Leary, AICP
Secretary

BNO/slw

DRAFT

Act 247 Reviews



Subdivision & Land Development



Subdivision and Land Development Reviews 7/1/2022 to 7/31/2022

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)
Caln Township	SD-05-22-17214	Travaglino Subdivision	7/13/2022	8.41	Single Family Residential	2		Residential Single Family Residential			Yes
East Bradford Township	SD-06-22-17244	815 Guthrie Road	7/8/2022	4.40	Single Family Residential	2		Residential Single Family Residential		0	Yes
East Pikeland Township	LD-06-22-17249	Proposed Financial Institution, Office & Retail Store	7/26/2022	1.99	Commercial	1	6,745	Commercial Retail	1	0	Yes
East Pikeland Township	SD-06-22-17246	Proposed Financial Institution, Office & Retail Store	7/26/2022	1.99	Commercial	1		Commercial Retail		0	Yes
Kennett Square Borough	LD-06-22-17233	Land Development Plan St Patrick's Church	7/6/2022	0.83	Institutional	1	1,073	Institutional Religious Organization	1	0	Yes
Kennett Township	SD-06-22-17254	The Bishop Nursing Home	7/12/2022	6.23	Commercial Commercial	2		Commercial Medical Building Commercial Unique			Yes
Penn Township	LD-07-22-17265	Jenner's Commons Minor Land Development	7/27/2022	7.30	Commercial	1		Commercial Parking Lot/Garage	0		Yes
Schuylkill Township	SD-07-22-17264	Alfonsi Residential Subdivision	7/22/2022	7.11	Single Family Residential	3		Residential Single Family Residential			Yes
Tredyffrin Township	SD-06-22-17236	Forde-Cooper Lot Line Change	7/8/2022	18.70	Single Family Residential	2		Residential Single Family Residential		0	Yes
Upper Oxford Township	SD-06-22-17241	Sarah B. Fisher - Final Lot Add on	7/21/2022	120.11	Agricultural	7		Agricultural Lot Consolidation			Yes
Upper Oxford Township	SD-06-22-17242	Daniel S. & Mary S. Stoltzfus - Final Minor Subdivision	7/14/2022	60.76	Single Family Residential	2		Residential Single Family Residential			Yes
West Chester Borough	LD-06-22-17247	East Nields Industrial Center	7/21/2022	29.76	Industrial	1	523,653	Industrial Warehouse	2		Yes
West Nottingham Township	SD-06-22-17255	Daniel Stoltzfus	7/22/2022	34.95	Agricultural	2		Agricultural Farm/Pasture Land			Yes

Subdivision and Land Development Reviews 7/1/2022 to 7/31/2022

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)
West Sadsbury Township	LD-06-22-17251	Roller Derby Skate, Corp.	7/21/2022	13.79	Industrial	1	64,252	Industrial Addition to Existing	1		Yes
Westtown Township	LD-06-22-17248	Westtown School - Lane House	7/8/2022	170.50	Institutional	1	2,562	Institutional Addition to Existing	1	0	Yes
Grand Totals of Subdivision and Land Development Reviews		15 Reviews		486.83 Acres		29 Lots/Units	598,285 Non-Res. Sq. Feet		6 Non-Res. Bldgs.	0 Linear Feet Roadway	

There are **15** plans consistent, **0** plans inconsistent, and **0** plans with no relevance to *Landscapes3*.

Unofficial Sketch Plan Evaluations

7/1/2022 to 7/31/2022

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

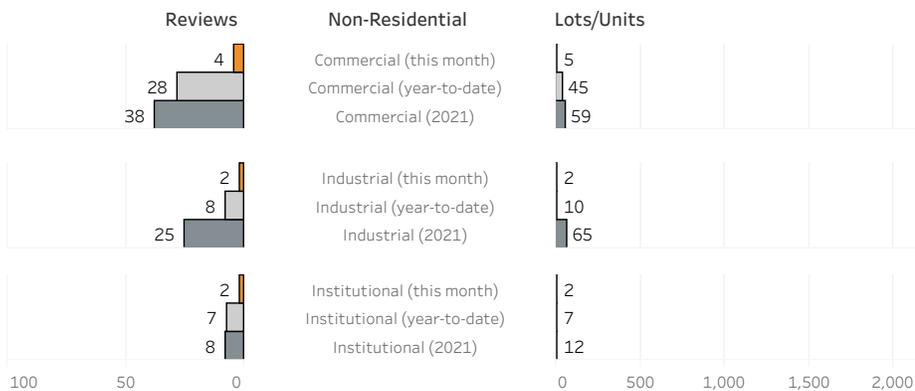
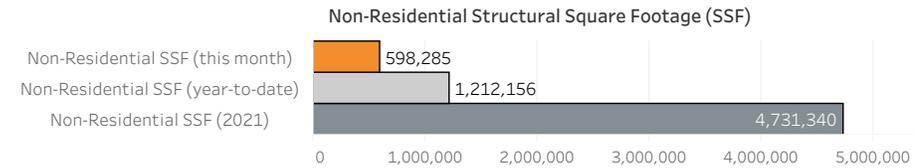
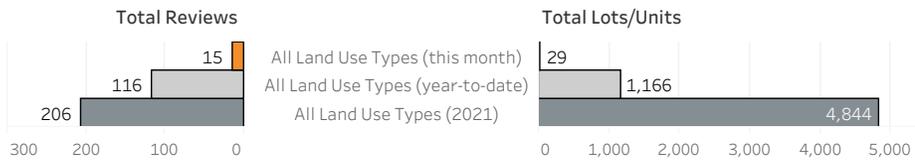
7/1/2022 to 7/31/2022

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 and Land Development Applications

July 2022



Act 247 Reviews of Proposed Development

during July 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
-  Not Consistent with Landscapes3

Landscapes3

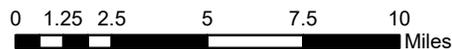
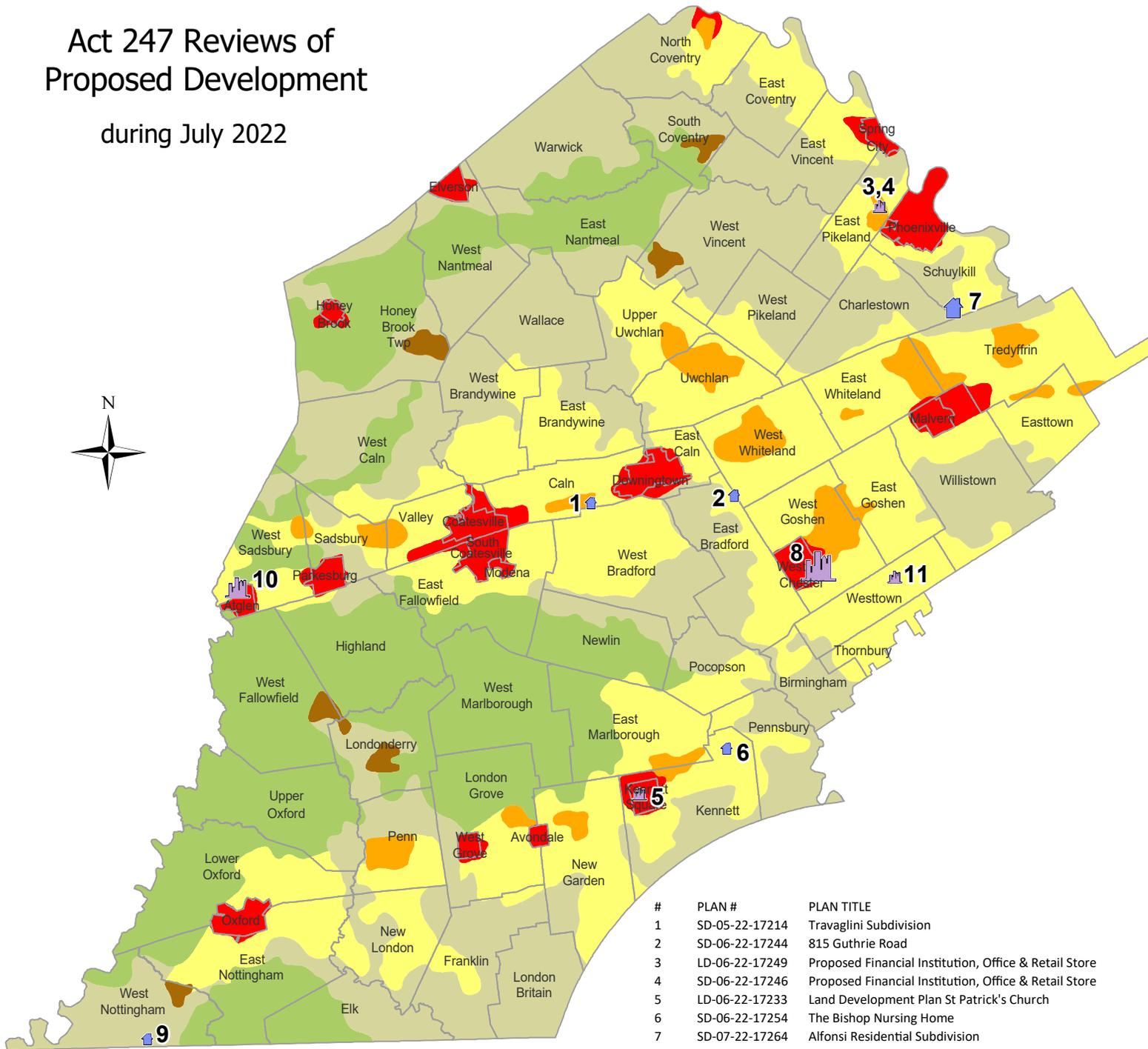
Growth Areas

-  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	SD-05-22-17214	Travaglino Subdivision
2	SD-06-22-17244	815 Guthrie Road
3	LD-06-22-17249	Proposed Financial Institution, Office & Retail Store
4	SD-06-22-17246	Proposed Financial Institution, Office & Retail Store
5	LD-06-22-17233	Land Development Plan St Patrick's Church
6	SD-06-22-17254	The Bishop Nursing Home
7	SD-07-22-17264	Alfonsi Residential Subdivision
8	LD-06-22-17247	East Nields Industrial Center
9	SD-06-22-17255	Daniel Stoltzfus
10	LD-06-22-17251	Roller Derby Skate, Corp.
11	LD-06-22-17248	Westtown School - Lane House

Subdivision & Land Development Letters





THE COUNTY OF CHESTER



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July 13, 2022

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

Re: Preliminary/Final Subdivision - Travaglini Subdivision
Caln Township - SD-05-22-17214

Dear Ms. Denne:

A preliminary/final subdivision plan entitled "Travaglini Subdivision", prepared by Edward B. Walsh and Associates and dated January 6, 2022, was received by this office on May 20, 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:	South side of Hazelwood Avenue, east of Marshallton-Thorndale Road
Site Acreage:	8.41 acres
Lots:	2 lots
Proposed Land Use:	Residential
Municipal Land Use Plan Designation:	Low Density Residential
UPI#:	39-4-139

PROPOSAL:

The applicant proposes the creation of two lots. The site, which will be served by public water and public sewer facilities, is located in the R-1 Residential zoning district. The site currently contains one dwelling.

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**.

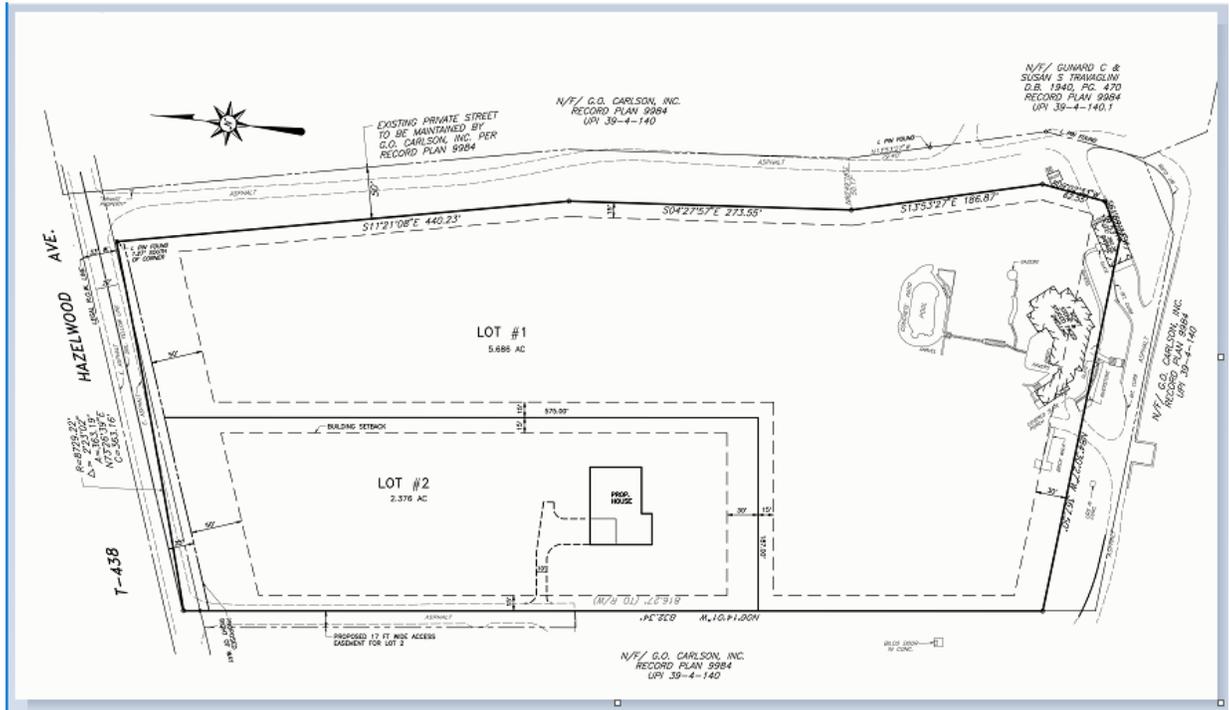


WATERSHEDS:

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.

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 Travaglini
Preliminary/Final Subdivision Plan**

PRIMARY ISSUES:

3. We suggest that the applicant show the existing and proposed public water and sewer facilities for both lots.
4. Access to Lot 2 is from a proposed 17 foot-wide access easement on UPI # 39-4-140. We suggest that the Township's first responders review the location and design of the access easement, and the deeds to the affected lots reflect the terms of the easement.
5. We encourage the applicant to submit a sketch plan for any future development on the remainder of the site. 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.

ADMINISTRATIVE ISSUE:

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.

Page: 4
Re: Preliminary/Final Subdivision - Travaglini Subdivision
Caln Township - SD-05-22-17214

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,

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: Whitney Travaglini and Craig Kilpatrick
Letitia Travaglini
Edward B. Walsh and Associates
Chester County Conservation District



THE COUNTY OF CHESTER



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July 8, 2022

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

Re: Final Subdivision - 815 Guthrie Road
East Bradford Township – SD-06-22-17244

Dear Ms. Cantlin:

A Final Subdivision Plan entitled "815 Guthrie Road", prepared by Manley Engineering & Associates, Inc., and dated June 10, 2022, was received by this office on June 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.

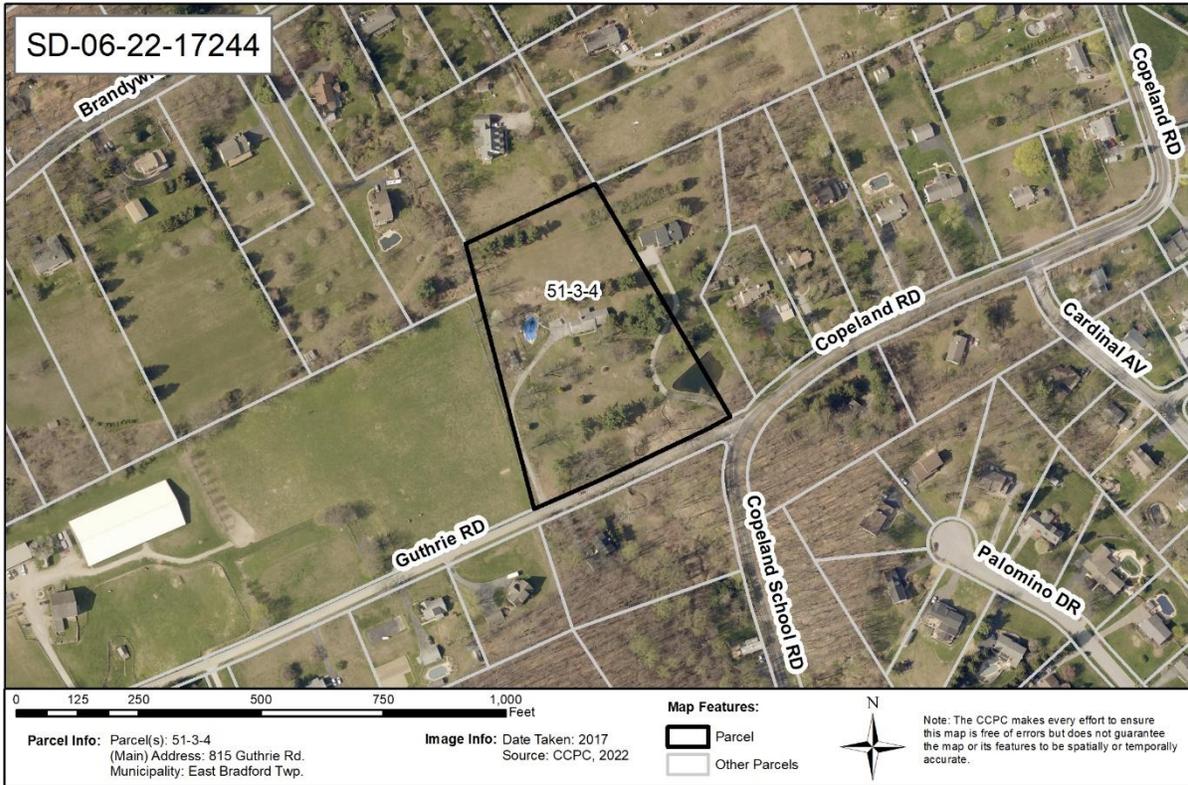
PROJECT SUMMARY:

Location:	north side of Guthrie Road, west of Copeland School Road
Site Acreage:	4.40
Lots/Units:	2 Lots
Non-Res. Square Footage:	0
Proposed Land Use:	Single Family Residential
Municipal Land Use Plan Designation:	Low Density Residential
UPI#:	51-3-4

PROPOSAL:

The applicant proposes the creation of 2 single family residential lots. The existing residence will remain on Lot 1. The project site, which will be served by onsite water and onsite sewer, is located in the R-2 Residential zoning district. A note on Sheet 1 states that the lots created by this subdivision shall be deed restricted from further subdivision. The project site adjoins West Whiteland 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 subdivision plan.



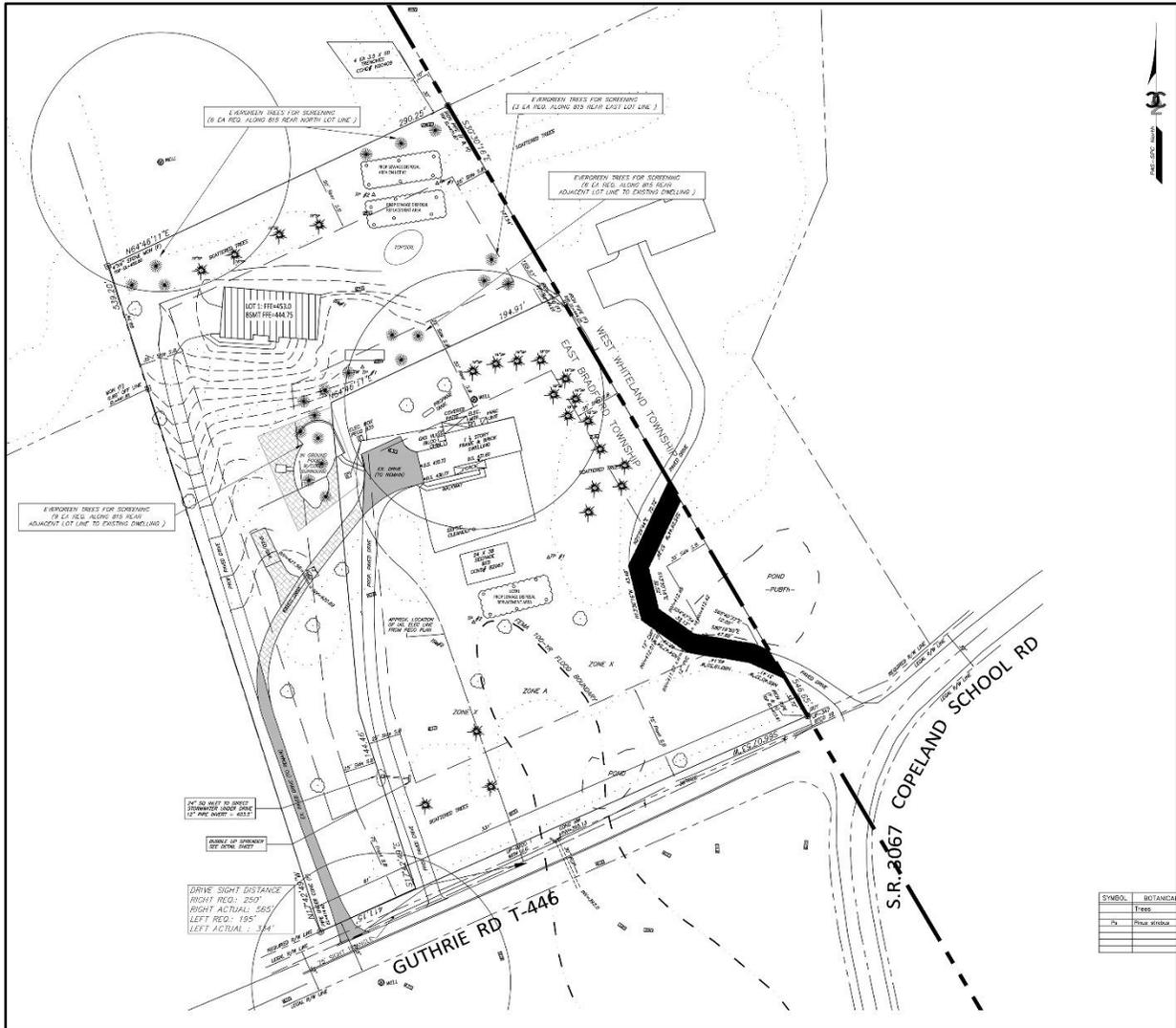
COUNTY POLICY:

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. 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 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 6: Final Subdivision - 815 Guthrie Road

PRIMARY ISSUES:

3. While the existing driveway entrance on Guthrie Road will provide vehicular access to Lot 2, a new driveway entrance will be provided for the existing residence on Lot 1. We suggest that the applicant and the Township consider the use of a shared driveway entrance. Shared driveways can reduce the number of new access points on public roads, limit impervious coverage, reduce earth disturbance and lower construction costs.
4. 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.

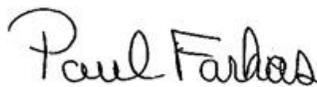
Page: 4
Re: Final Subdivision - 815 Guthrie Road
East Bradford Township – SD-06-22-17244

ADMINISTRATIVE ISSUES:

5. Land disturbance and land development activities that occur within Chester County must comply with the *County-wide Act 167 Stormwater Management Plan for Chester County, PA* (July 2013) and the associated Act 167 stormwater management ordinance standards adopted by each municipality.
6. The signature blocks on Sheet 1 should be revised to identify County Planning Commission review, and municipal approval dates, in the correct calendar year (20__, rather than 2018).
7. The site plan depicts that a portion of the existing driveway for the adjoining parcel to the east is located on proposed Lot 1. The details of this access arrangement should be incorporated into the deeds of both lots.
8. A copy of the plan should be submitted to the Chester County Health Department for their review and comment on the proposed sewage disposal and/or water supply. The municipality should receive confirmation on the availability of sufficient sewer and water capacity from the appropriate authority and/or company prior to final plan approval. Additional information on this topic is provided online at: <https://www.chesco.org/365/Sewage-Water>.
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 East Bradford Township. However, we appreciate the opportunity to review and comment on this plan. The staff of the Chester County Planning Commission is available to you to discuss this and other matters in more detail.

Sincerely,



Paul Farkas
Senior Review Planner

cc: Russell Stump
Turnkey Management Inc.
Manley Engineering & Associates, Inc.
Steve Schmidt
Chester County Health Department
John Weller, AICP, Director of Planning & Zoning, West Whiteland Township



THE COUNTY OF CHESTER



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Brian N. O'Leary, AICP
Executive Director

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

June 21, 2022

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

Re: Preliminary/Final Land Development - Longwood Gardens-Sanitary Sewer Improvements
East Marlborough Township - LD-05-22-17225

Dear Mr. Lovekin:

A preliminary/final land development plan entitled "Longwood Gardens-Sanitary Improvements", prepared by RETTEW Associates, Inc., and dated May 25, 2022, was received by this office on May 31, 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: south side of Longwood Road, west of Greenwood Road
Site Acreage: 206.60
Lots/Units: 2 lots
Proposed Land Use: Unique
Municipal Land Use Plan Designation: Institutional
UPI#: 61-6-94, 61-6-54

PROPOSAL:

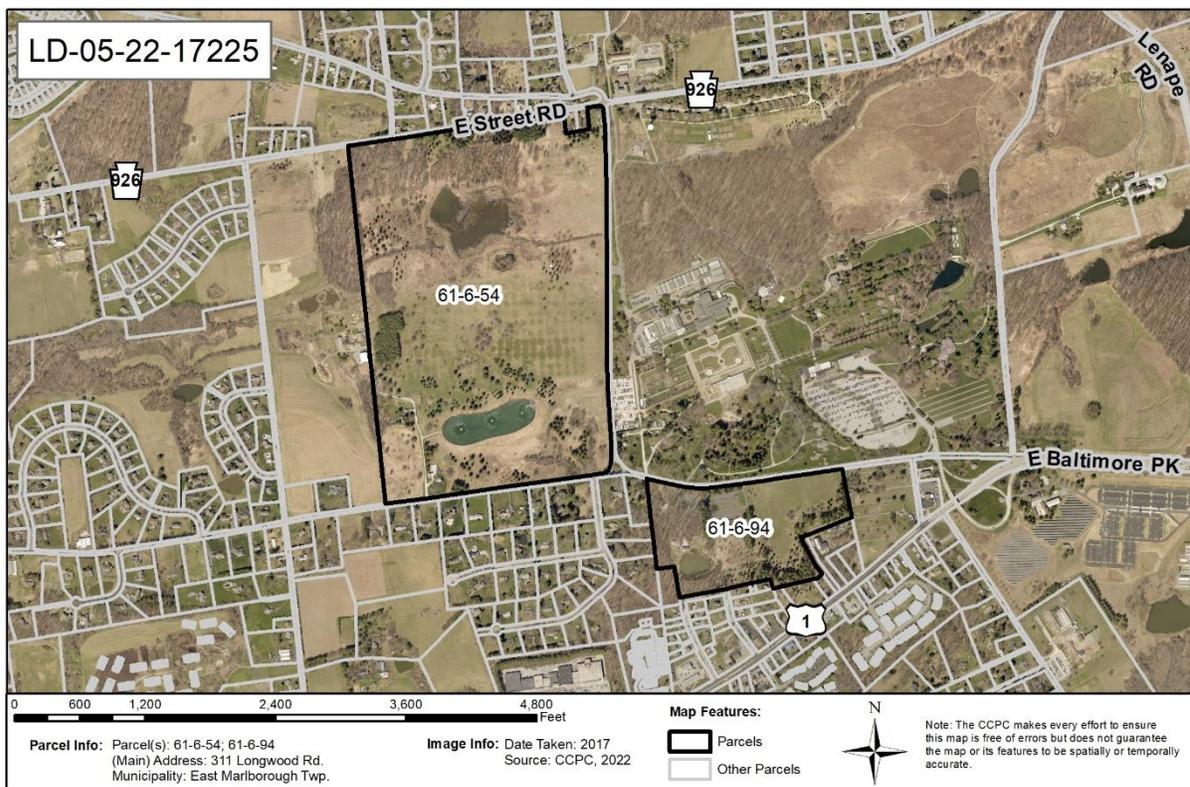
The applicant proposes the construction of an additional sanitary sewer treatment lagoon and associated improvements at the filter system building located at the treatment plant. The project site is served by onsite water and sewer, and is located in the ESI-Educational, Scientific, Institutional zoning district.

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

COUNTY POLICY:

LANDSCAPES:

1. The project site is located within the **Suburban 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 land development is consistent with the objectives of the **Suburban Landscape**.

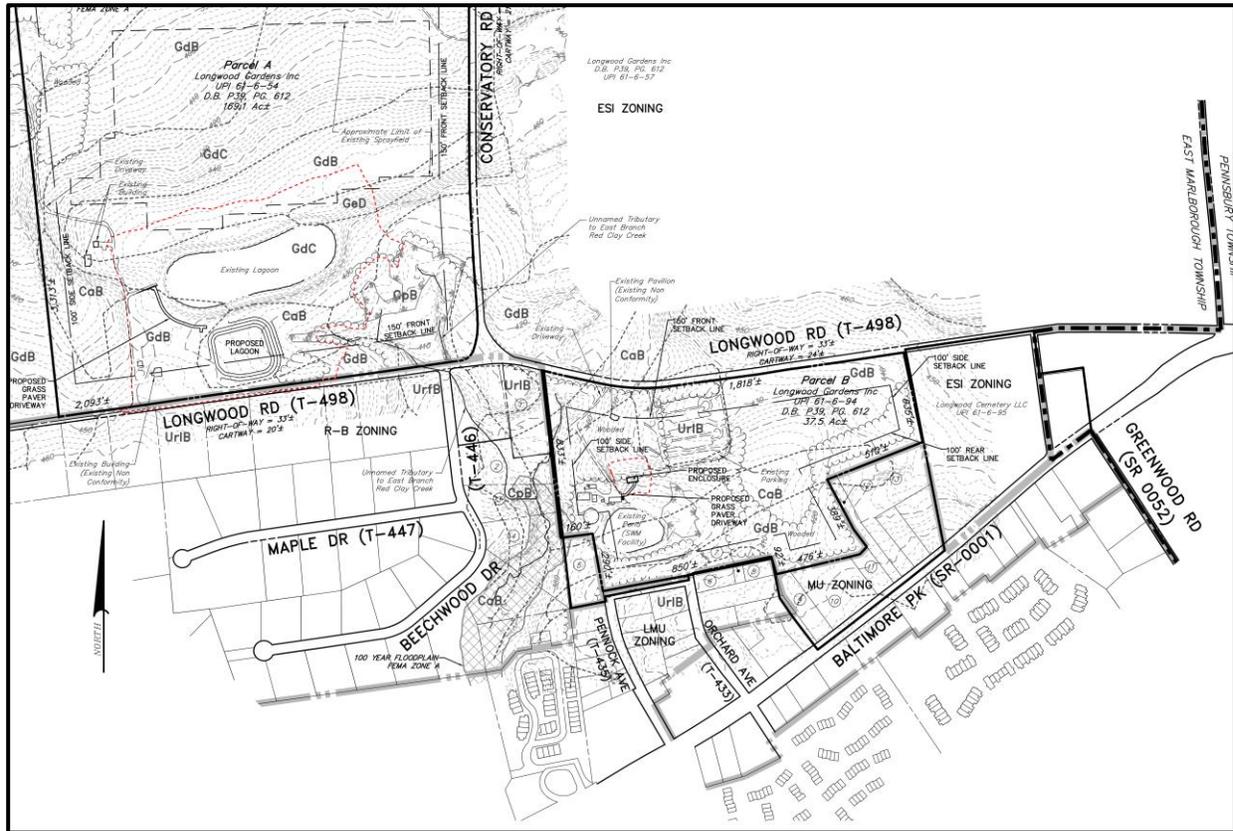


WATERSHEDS:

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

ADMINISTRATIVE ISSUES:

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



Location of proposed improvements

4. The plan indicates that a variance has been requested by the applicant. 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.
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 five (5) copies of the plan should be presented at the Chester County Planning Commission for endorsement to permit recording of the final plan in accord with the procedures of Act 247, the Pennsylvania Municipalities Planning Code, and to meet the requirements of the Recorder of Deeds, the Assessment Office, and the Health Department.

Page: 4

Re: Preliminary/Final Land Development - Longwood Gardens-Sanitary Sewer Improvements
East Marlborough Township - LD-05-22-17225

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,

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: Longwood Gardens, Inc. Attn: Kenneth Grablewski
Rettew Associates, Inc. Attn: Kevin Ember
Chester County Health Department
Chester County Conservation District



THE COUNTY OF CHESTER



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Michelle Kichline

Brian N. O'Leary, AICP
Executive Director

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West Chester, PA 19380-0990
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July 26, 2022

Kimberly Moretti, Township Manager
East Pikeland Township
1158 Rapps Dam Road
Phoenixville, PA 19460

Re: Preliminary/Final Subdivision and Land Development Plan - Proposed Financial Institution,
Office & Retail Store
East Pikeland Township - SD-06-22-17246 & LD-06-22-17249

Dear Ms. Moretti:

A preliminary/final subdivision and land development plan entitled "Proposed Financial Institution, Office & Retail Store", prepared by Dynamic Engineering, and dated June 2, 2022, was received by this office on July 14, 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:	northeast corner of Mowere Road and Schuylkill Road
Site Acreage:	1.99
Lots/Units:	1 lot- 2 units
Non-Res. Square Footage:	6,745
Proposed Land Use:	Retail
New Parking Spaces:	39
Municipal Land Use Plan Designation:	Mixed Use
UPI#:	26-3-36.9, 26-3-33

PROPOSAL:

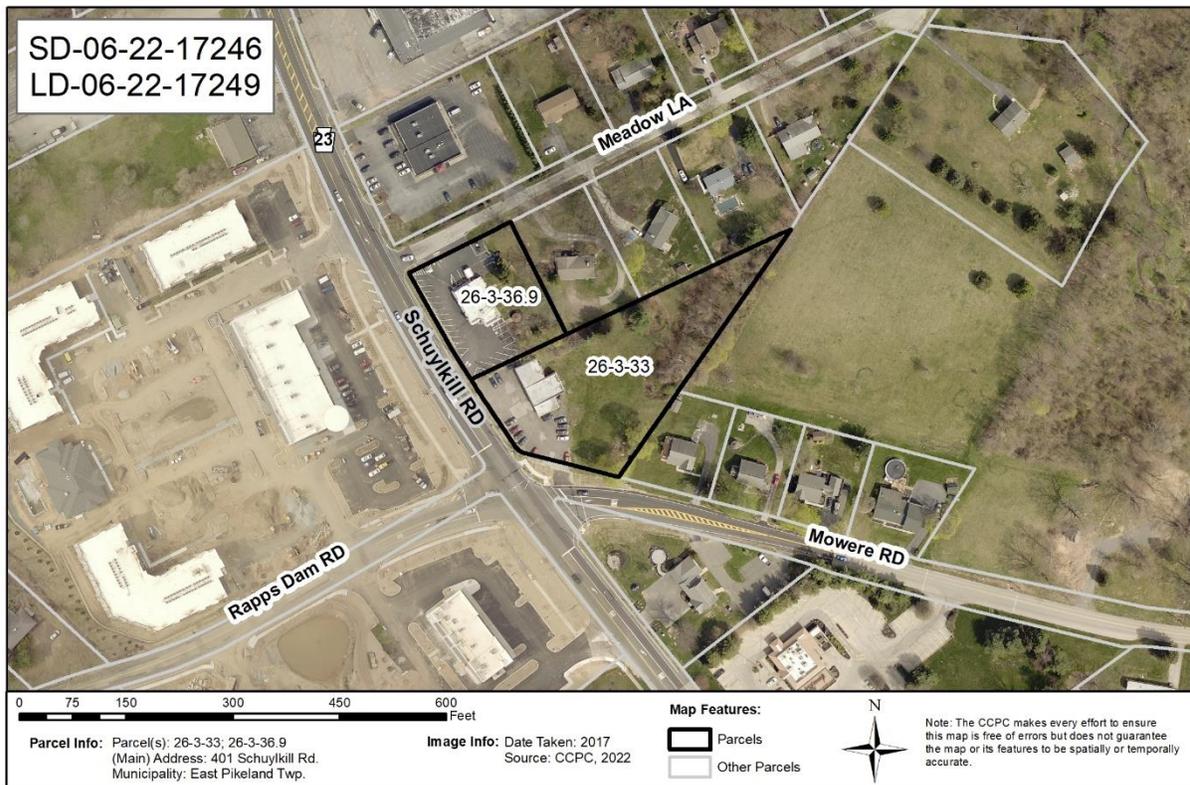
The applicant proposes the consolidation of 2 existing lots into a single commercial lot, the construction of a 6,745 square foot building accommodating a financial institution with drive through facilities, office space, retail space and 39 parking spaces. The project site, which will be served by public water and sewer, is located in the MU-Mixed Use zoning district

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

COUNTY POLICY:

LANDSCAPES:

1. The project site is located within the **Suburban Center Landscape** designation of [Landscapes3](#), the 2018 County Comprehensive Plan. The vision for the **Suburban Center Landscape** is regional economic, population and transportation centers with varying land uses, accommodating substantial future growth of medium to high intensity. The proposed subdivision/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 French Creek watershed. **Watersheds'** highest priority land use objectives within this watershed are: implementation of comprehensive stormwater management, protection of water quality from nonpoint source pollutants, and protection of vegetated riparian corridors. **Watersheds** can be accessed at www.chesco.org/water.

PRIMARY ISSUES:

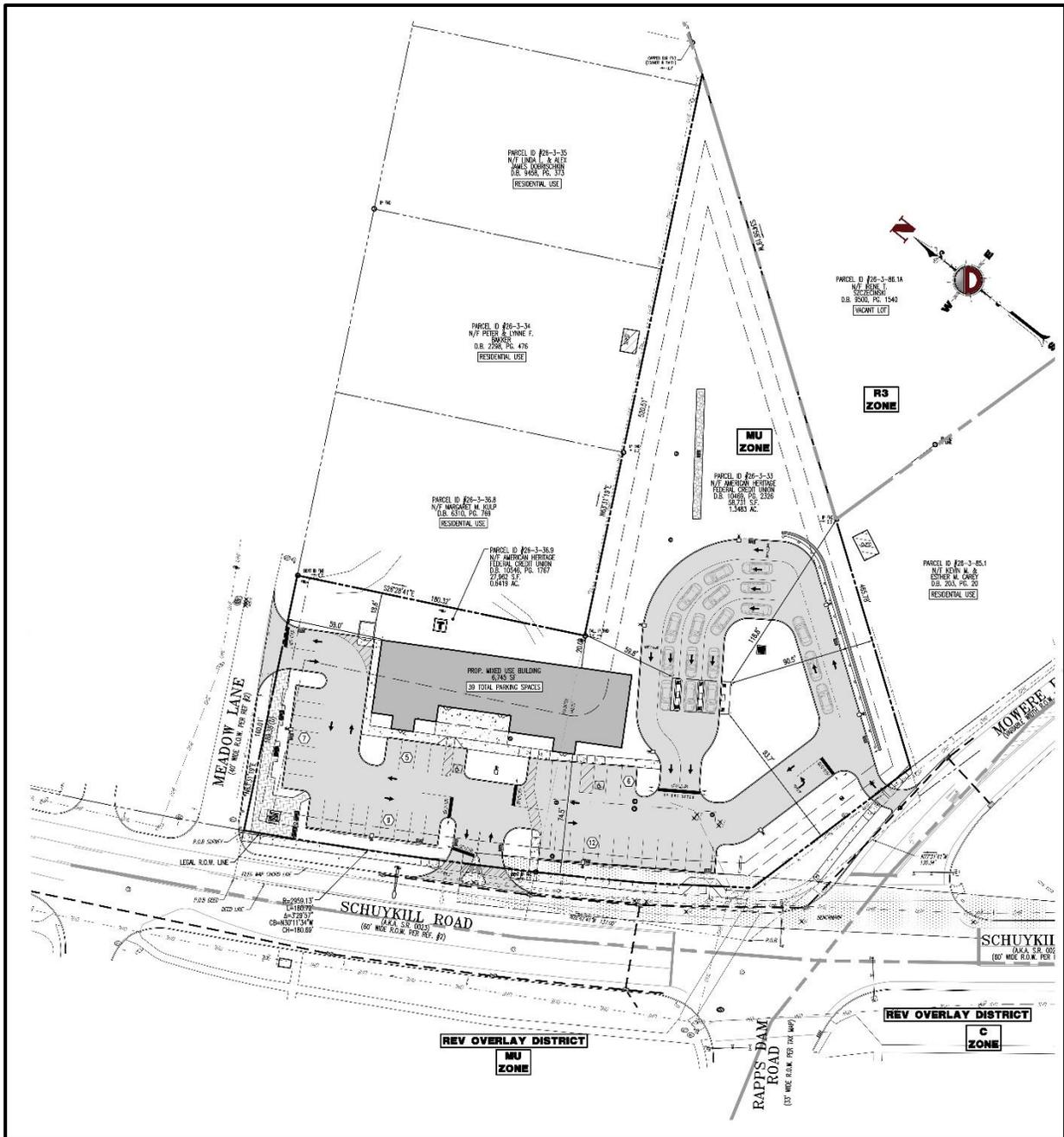
3. The Township and the applicant should discuss the need for improving the alignment and operation of the Mowere and Rapps Dam Road intersection. The proposed development has the potential to affect the extent of design options for addressing intersection improvements.

Re: Preliminary/Final Subdivision and Land Development Plan - Proposed Financial Institution,
Office & Retail Store
East Pikeland Township - SD-06-22-17246 & LD-06-22-17249

4. The applicant and the Township should assess the need for three active drive-through lanes and a by-pass/escape lane at the drive-through loop. We suggest that the applicant initially consider two active lanes and a by-pass lane and reserve space for a third active lane and by-pass lane to be constructed later if it proves to be necessary. This approach reduces impervious coverage and construction costs; the reserved area could be used to enhance the proposed landscaping. Also, if this drive-through facility proves to be popular, then additional stacking space could be required.
5. Similarly, the applicant and the Township should review the quantity of proposed parking spaces to determine if some of the spaces could also be held in reserve, such as the 7 space bay at the west end of the site. This area could be used for additional site amenities such as seating area with tables with patio umbrellas and additional landscaping for clients of the retail store.
6. The Township and the applicant should review the plan to verify that all possible measures have been taken to prevent turning movements from southbound Mowere Road into the site using the northbound Mowere Road access point.
7. The plan should include a crosswalk across Meadow Lane and across Schuylkill Road to provide a pedestrian connection to the residential and commercial uses on the south side of the highway. We also recommend the addition of the two missing crosswalks at the intersection of Schuylkill and Mowere Roads. A complete and functional pedestrian network is a critical element for the Suburban Center Landscape, where residential and commercial uses are in close proximity to each other.
8. The applicant and the Township should contact SEPTA to discuss the need for a bus stop and shelter on the north side of Route 23 in this vicinity.
9. The Township Engineer should review the design and specifications of the retaining wall on the east side of the site between the drive-through loop and the adjoiner.
10. The Township and the applicant should review the design of the perimeter screening to ensure that the adjoining residential properties are protected from the headlights of site visitors particularly during the winter months.

ADMINISTRATIVE ISSUES:

11. The plan indicates that seven variances has been requested by the applicant. 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.
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>.



Detail of Sheet 4 of the plan

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.

Page: 5

Re: Preliminary/Final Subdivision and Land Development Plan - Proposed Financial Institution,
Office & Retail Store

East Pikeland Township - SD-06-22-17246 & LD-06-22-17249

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

Sincerely,

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

Glenn Bentley
Senior Review Planner

cc: American Heritage Credit Union
Dynamic Engineering
Chester County Health Department
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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Brian N. O’Leary, AICP
Executive Director

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

July 6, 2022

Rusty Drumheller
Code Enforcement Officer
Kennett Square Borough
120 Marshall Street
Kennett Square, PA 19348

Re: Preliminary/Final Land Development - St. Patrick's Church
Kennett Square Borough - LD-06-22-17233

Dear Mr. Drumheller:

A preliminary/final land development Plan entitled “St. Patrick's Church”, prepared by Gilmore & Associates, Inc. and dated April 29, 2022, was received by this office on June 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 land development for your consideration.

PROJECT SUMMARY:

Location:	Southwest corner of Cypress and Meredith Streets
Site Acreage:	0.83
Lots/Units:	1 lot
Non-Res. Square Footage:	1,073
Proposed Land Use:	Religious Organization
Municipal Land Use Plan Designation:	Character Area-5 Central Core
UPI#:	3-2-280

PROPOSAL:

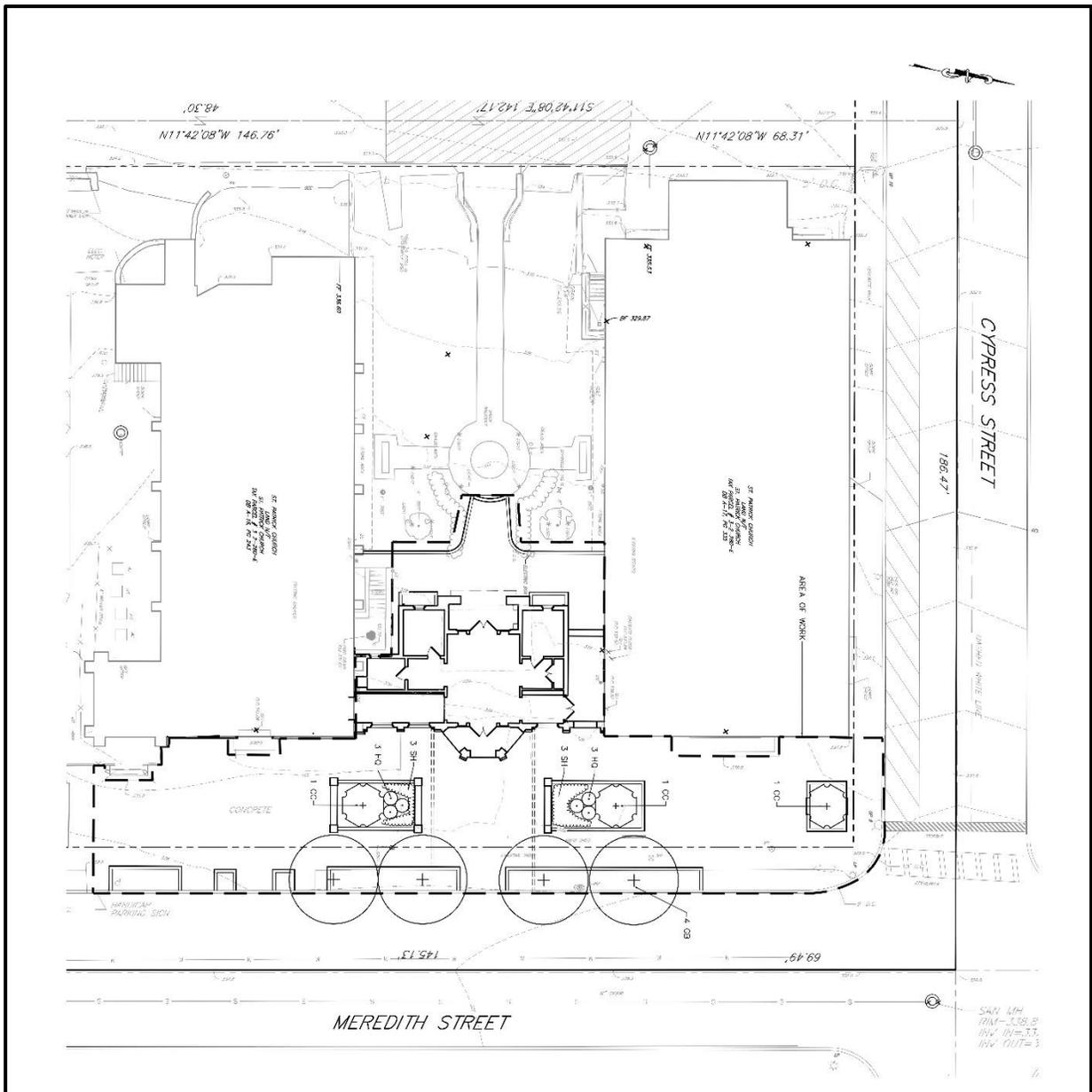
The applicant proposes the construction of a vestibule connecting the Church and School Building and improving the sidewalk and landscaping along the Meredith Street frontage. The project site, which is served by public water and sewer facilities, is located in the C-2 Secondary Commercial & R-3 Residential zoning districts.

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

COUNTY POLICY:

LANDSCAPES:

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



Detail of Sheet 4 of the plan

Page: 3

Re: Preliminary/Final Land Development - Land Development Plan St Patrick's Church

Kennett Square Borough - LD-06-22-17233

WATERSHEDS:

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

PRIMARY ISSUES:

3. The Borough's Emergency Service providers should review the plan to verify that the design does not compromise access for personnel and equipment to either building.
4. The Borough should ensure there are no outstanding issues with pedestrian and vehicular circulation, related to student drop off/pick and other peak use times up in the immediate vicinity of the proposed project. If there are circulation issues, it may be best to make improvements as part of this project.

ADMINISTRATIVE ISSUES:

5. The applicant should contact the office of the Chester County Conservation District (telephone #610-455-1360) for information and clarification on erosion control measures. The provisions of the Commonwealth Erosion Control Regulations may apply to the project and may require an Earth Disturbance Permit or a National Pollutant Discharge Elimination System permit for discharge of stormwater from construction activities. Additional information on this topic is provided online at: <https://www.chesco.org/284/ErosionStormwater>.
6. A minimum of four (4) copies of the plan should be presented at the Chester County Planning Commission for endorsement to permit recording of the final plan in accord with the procedures of Act 247, the Pennsylvania Municipalities Planning Code, and to meet the requirements of the Recorder of Deeds and the Assessment Office.

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

Sincerely,



Glenn Bentley
Senior Review Planner

cc: St. Patrick's Church
Gilmore & Associates, Inc.
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

July 12, 2022

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

Re: Preliminary/Final Subdivision - The Bishop Nursing Home
Kennett Township - SD-06-22-17254

Dear Mr. Ratliff:

A preliminary/final subdivision plan entitled "The Bishop Nursing Home", prepared by G. D. Houtman & Son, Inc., and dated April 26, 2022, was received by this office on June 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: southwest of the Route 1 & Route 52 intersection
Site Acreage: 6.23
Lots/Units: 2 lots
Proposed Land Use: Medical Building, Unique
Municipal Land Use Plan Designation: V-Village
UPI#: 62-1-42

PROPOSAL:

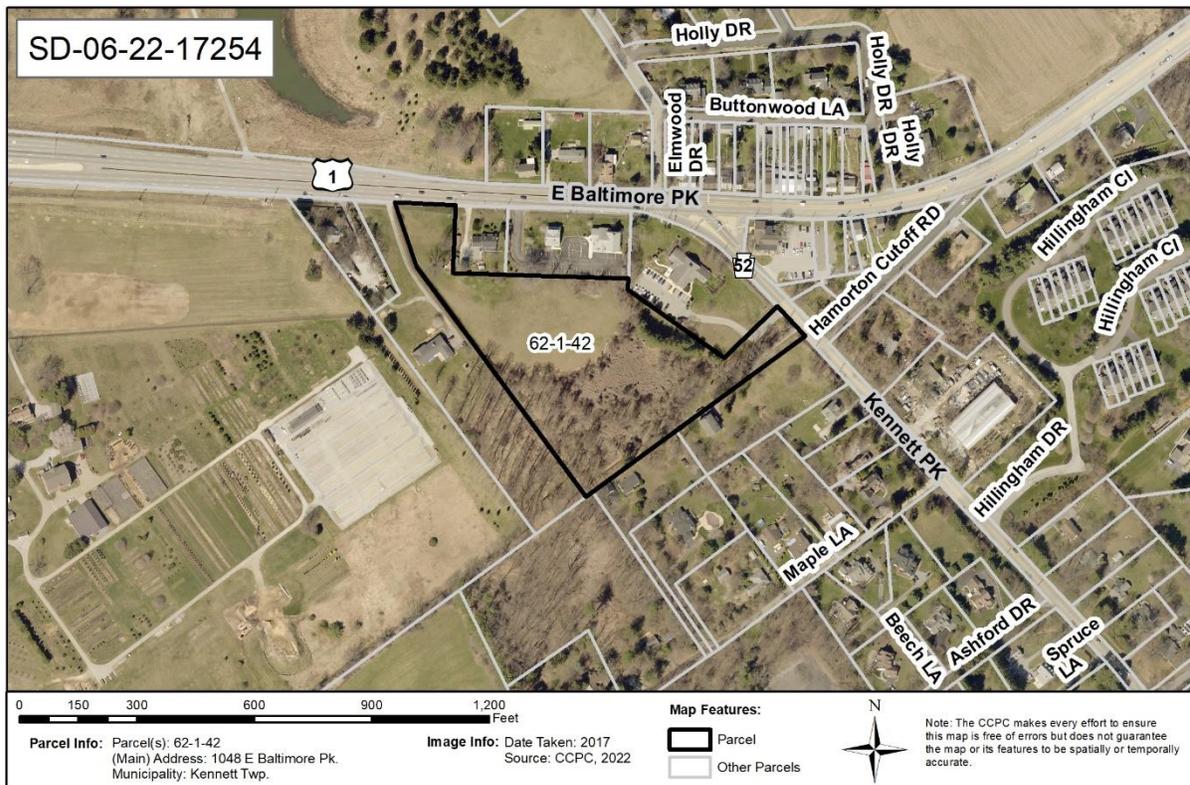
The applicant proposes the subdivision of an existing 6.23 acre parcel into two parcels, one of which is to be joined with the adjoining lot of Lauren E. Strine and David E. Holt. The project site is located in the V-1 -Village zoning district. No new sewage disposal or water supply is proposed.

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

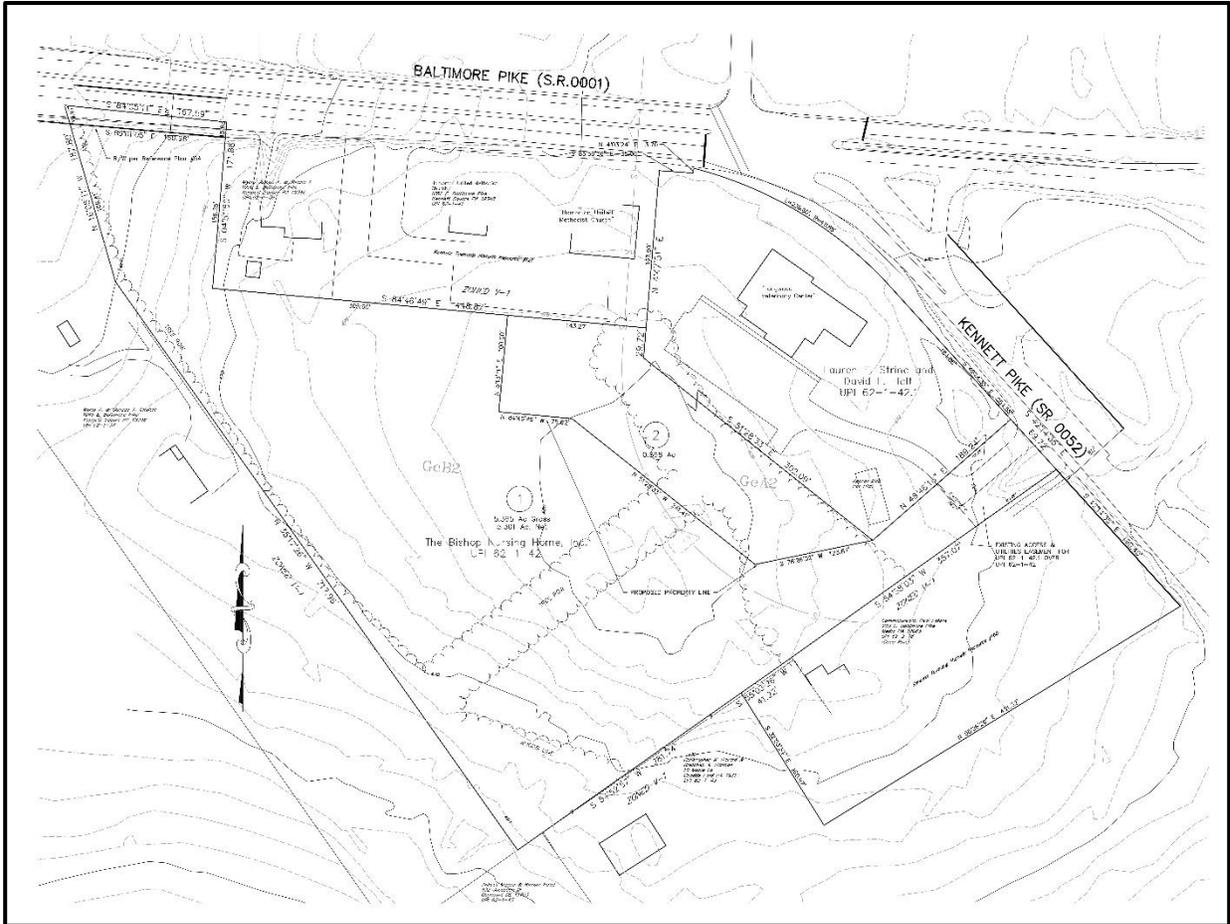


PRIMARY ISSUES:

2. The owners of the adjoining lots should consider creating an alley at the rear of the lots with frontage on E. Baltimore Pike (Route 1) and Kennett Pike (Route 52) to provide safe access for deliveries, services, parking etc. Ideally it would connect to both roads, the E. Baltimore Pike access should be designed as right in only. This alley could also serve as an emergency access to the Longwood Gardens Facilities located on the south side of Route 1.
3. If development is being considered for this site, we encourage the 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.

ADMINISTRATIVE ISSUES:

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



Detail of the subdivision plan

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

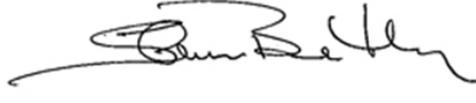
Page: 4

Re: Preliminary/Final Subdivision - The Bishop Nursing Home

Kennett Township - SD-06-22-17254

This report does not review the plan for compliance to all aspects of your ordinance, as this is more appropriately done by agents of Kennett 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: The Bishop Nursing Home, Inc.
G.D. Houtman & Son, Inc.
Diane Hicks, Kennett Township Director of Planning and Zoning



THE COUNTY OF CHESTER



COMMISSIONERS
Marian D. Moskowitz
Josh Maxwell
Michelle Kichline

Brian N. O’Leary, AICP
Executive Director

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West Chester, PA 19380-0990
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July 27, 2022

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

Re: Preliminary/Final Land Development - Jenner's Commons Minor Land Development
Penn Township - LD-07-22-17265

Dear Ms. Ianni:

A preliminary/final land development plan entitled "Jenner's Commons Minor Land Development", prepared by JMR Engineering LLC, and dated June 29, 2022, was received by this office on July 19, 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: south side of West Baltimore Pike, north of Waltman Way
Site Acreage: 7.30
Proposed Land Use: Parking Lot/Garage
Municipal Land Use Plan Designation: Suburban Center & Suburban
UPI#: 58-4-59.1

PROPOSAL:

The applicant proposes the construction of an additional access to the Jenner’s Commons parking area from Waltman Way. The project site, which is served by public water and sewer, is located in the C-1 Village Commercial zoning district.

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

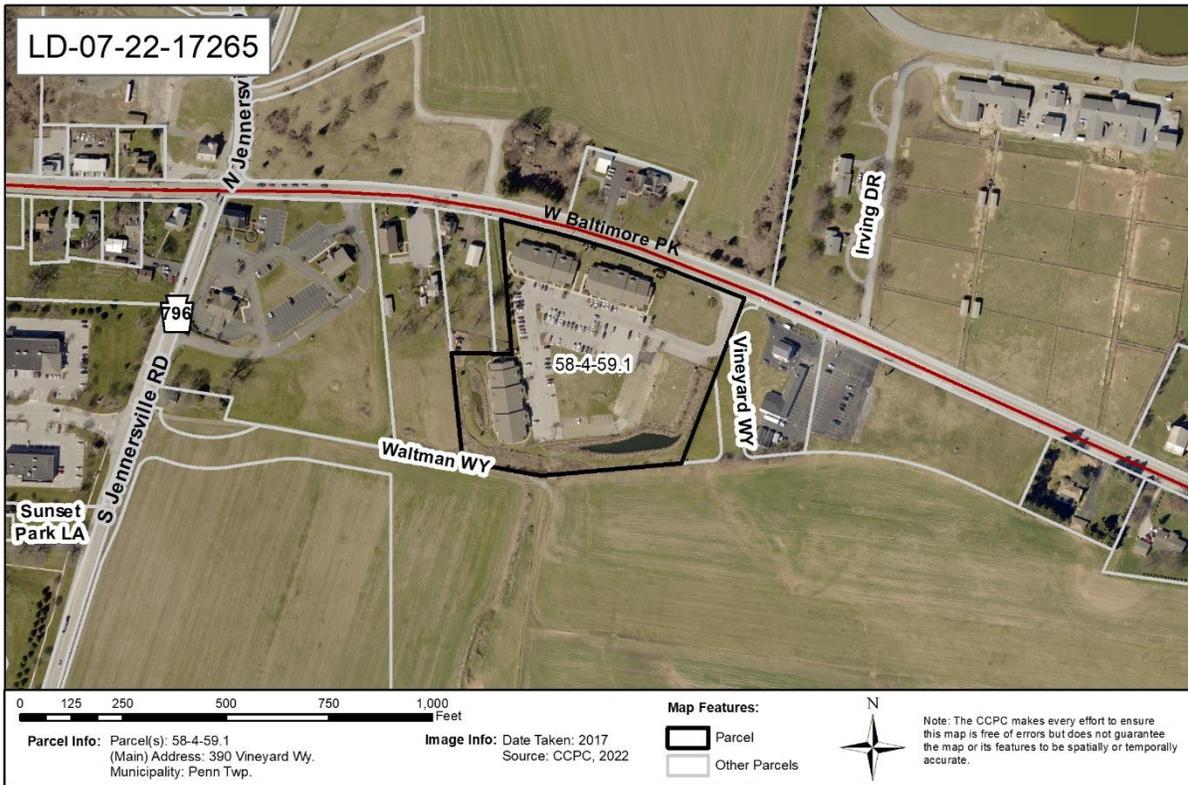
BACKGROUND:

1. The Chester County Planning Commission has previously reviewed a land development proposal for this site. That review, CCPC# LD-03-20-16295, dated April 1, 2020, addressed the construction of a 296,010 square foot high school and associated accessory buildings with a total of 874 parking spaces.

COUNTY POLICY:

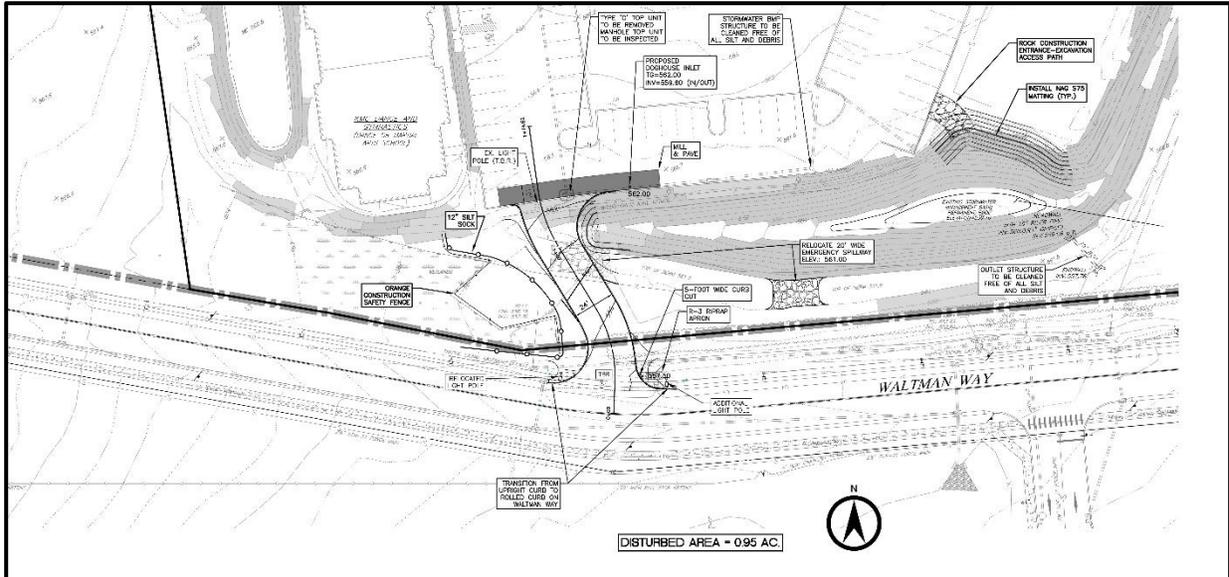
LANDSCAPES:

- The project site is located within the **Suburban** and **Suburban Center Landscapes** designations of *Landscapes3*, the 2018 County Comprehensive Plan. The vision for the **Suburban Landscape** is predominantly residential communities with locally-oriented commercial uses and facilities, accommodating growth at a medium density that retains a focus on residential neighborhoods, with enhancements in housing diversity and affordability. Additionally, roads, sidewalks and paths with convenient access to parks and community facilities should be provided. The vision for the **Suburban Center Landscape** is regional economic, population and transportation centers with varying land uses, accommodating substantial future growth of medium to high intensity. Repurposing obsolete structures and sites and encouraging sustainable development will be critical as suburban centers grow, and transportation infrastructure and amenities will need to expand to create an integrated multimodal network. The proposed land development is consistent with the objectives of the **Suburban** and **Suburban Center Landscapes**.



WATERSHEDS:

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



Detail of sheet 2 of the plan

PRIMARY ISSUES:

4. The applicant and the Township should consider the need for crosswalks across Waltman Way at the location of the new driveway access to Jenner's Commons and across Vineyard Way at an appropriate location to provide pedestrian access to the commercial uses from the new sidewalks on those roads.

ADMINISTRATIVE ISSUES:

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

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

Sincerely,

Glenn Bentley
Senior Review Planner

cc: Jennersville Property Holdings, LLC
JMR Engineering, LLC



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

July 22, 2022

Edward M Mentry, Jr., Manager
Schuylkill Township
111 Valley Park Road
Phoenixville, PA 19460

Re: Final Subdivision - Alfonsi Residential Subdivision
Schuylkill Township - SD-07-22-17264

Dear Mr. Mentry,

A final subdivision plan entitled "Alfonsi Residential Subdivision", prepared by Wilkinson & Associates, Inc., and dated April 19, 2022, was received by this office on July 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 for your consideration.

PROJECT SUMMARY:

Location: west side of Diamond Rock Road, north of Horseshoe Trail
Site Acreage: 7.11
Lots/Units: 3 lots
Proposed Land Use: Single Family Residential
Municipal Land Use Plan Designation: Rural
UPI#: 27-8-15

PROPOSAL:

The applicant proposes the creation of 3 single family residential lots from a 7.11 acre parent parcel. The existing residence will remain on lot 1. The project site, which will be served by onsite water and onsite sewer, is located in the FR-Farm Residential-Rural Density zoning district.

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

COUNTY POLICY:

LANDSCAPES:

1. The project site is located within the **Rural Landscape** and **Natural Landscape** designations 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. As an overlay of all other landscapes, the county's **Natural Landscapes** consist of a network of streams, wetlands, floodplains, and forests that are protected by regulations or should be subject to limited disturbance. Conservation practices should protect and restore these natural resources. The proposed subdivision is consistent with the objectives of the **Rural Landscape**.



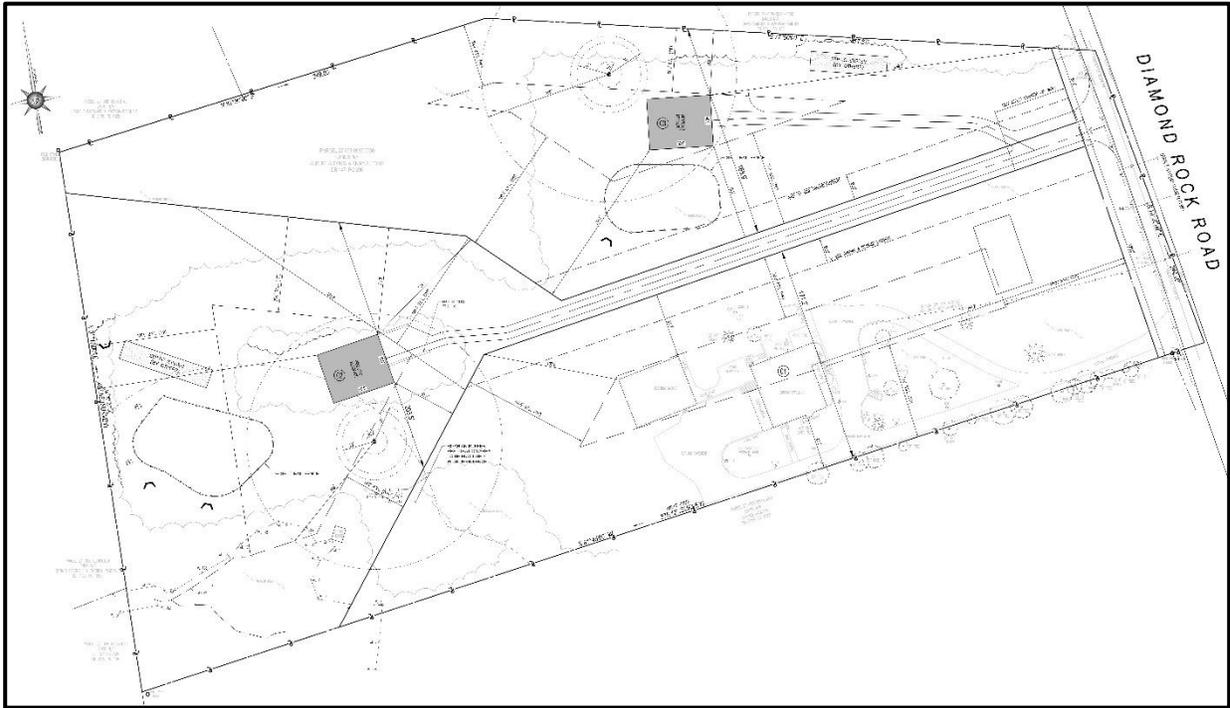
PRIMARY ISSUES:

2. The Township should verify that the proposed driveway design meets all ordinance requirements. The applicant and the Township should discuss the need for a pull-off area to permit vehicles to pass each other on the driveway of lot 2.

ADMINISTRATIVE ISSUES:

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

Page: 3
Re: Final Subdivision - Alfonsi Residential Subdivision
Schuylkill Township - SD-07-22-17264



Detail of page 3 of the plan

This report does not review the plan for compliance to all aspects of your ordinance, as this is more appropriately done by agents of Schuylkill 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: Albert and Anna Alfonsi
Wilkinson & Associates, Inc.
Chester County Health Department



THE COUNTY OF CHESTER



COMMISSIONERS
Marian D. Moskowitz
Josh Maxwell
Michelle Kichline

Brian N. O’Leary, AICP
Executive Director

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

July 8, 2022

Erin McPherson, Director of Planning and Zoning
Tredyffrin Township
1100 Duportail Road
Berywn, PA 19312

Re: Final Subdivision – Forde-Cooper Lot Line Change
Tredyffrin Township – SD-06-22-17236

Dear Ms. McPherson:

A Final Subdivision Plan entitled "Forde-Cooper Lot Line Change", prepared by Associated Engineering Consultants Incorporated, and dated January 12, 2022, and last revised on June 10, 2022, was received by this office on June 13, 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.

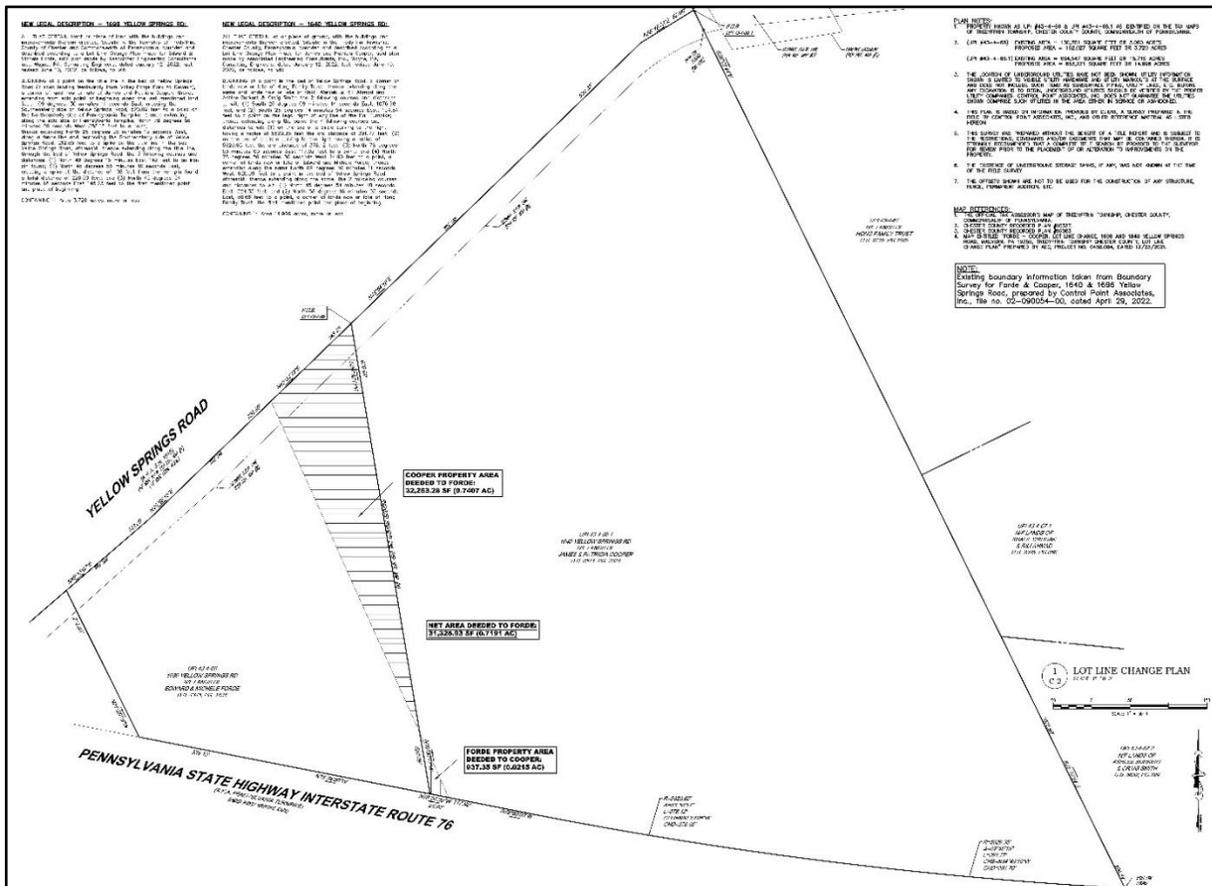
PROJECT SUMMARY:

Location:	southeast side of Yellow Springs Road, west of Wellspring Lane
Site Acreage:	18.70
Lots/Units:	2 Lots
Non-Res. Square Footage:	0
Proposed Land Use:	Single Family Residential
New Parking Spaces:	0
Municipal Land Use Plan Designation:	Residential - Low Density
UPI#:	43-4-66.1, 43-4-66

PROPOSAL:

The applicant proposes a lot line revision between two residential parcels. No development activity is proposed as part of the current plan submission. The project site is located in the R 1/2 Residence 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 3: Final Subdivision – Forde-Cooper Lot Line Change

COUNTY POLICY:

LANDSCAPES:

1. The project site is located within the **Rural Landscape** and **Natural Landscape** designations 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. As an overlay of all other landscapes, the county's **Natural Landscapes** consist of a network of streams, wetlands, floodplains, and forests that are protected by regulations or should be subject to limited disturbance. Conservation practices should protect and restore these natural resources. The proposed subdivision is consistent with the objectives of the **Rural Landscape**.

PRIMARY ISSUES:

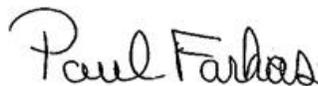
2. While we acknowledge that no development activity is proposed as part of the current plan submission, we encourage the applicant to submit a sketch plan for any future development activity envisioned for UPI# 43-4-66.1. A sketch plan allows the applicant to take advantage of County and municipal expertise and consider design recommendations prior to preparing a fully engineered preliminary or final plan.

ADMINISTRATIVE ISSUES:

3. According to County Tax Assessment records, UPI# 43-4-66.1 appears to be subject to an Act 319 (Clean and Green) covenant. We advise the applicant to contact the Chester County Assessment Office (telephone #610-344-6105)) to determine if this proposal could affect the applicant's tax status. Additional information on this topic is provided online at: www.chesco.org/256/Act-319---Clean-Green.
4. A minimum of four (4) copies of the plan should be presented at the Chester County Planning Commission for endorsement to permit recording of the final plan in accord with the procedures of Act 247, the Pennsylvania Municipalities Planning Code, and to meet the requirements of the Recorder of Deeds and the Assessment Office.

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

Sincerely,



Paul Farkas
Senior Review Planner

cc: Ed Forde
Associated Engineering Consultants Incorporated
Chester County Assessment Office



THE COUNTY OF CHESTER



COMMISSIONERS
Marian D. Moskowitz
Josh Maxwell
Michelle Kichline

Brian N. O'Leary, AICP
Executive Director

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July 21, 2022

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

Re: Final Subdivision - Sarah B. Fisher - Final Lot Add on
Upper Oxford Township - SD-06-22-17241

Dear Ms. Daggett:

A final subdivision plan entitled "Sarah B. Fisher - Final Lot Add on", prepared by Concord Land Planners and Surveyors, Inc., and dated May 3, 2022, was received by this office on June 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:	The intersection Forest Manor Road and Ewing Road
Site Acreage:	120.11
Lots/Units:	4 lots
Proposed Land Use:	Lot Consolidation
Municipal Land Use Plan Designation:	Agricultural
UPI#:	46-4-32, 57-5-11, 57-5-19, 57-5-10, 57-5-7

PROPOSAL:

The applicant proposes the reconfiguration of 4 lots into 7 lots. The project site is located in the AR-1 zoning district. No new sewage disposal or water supply is proposed.

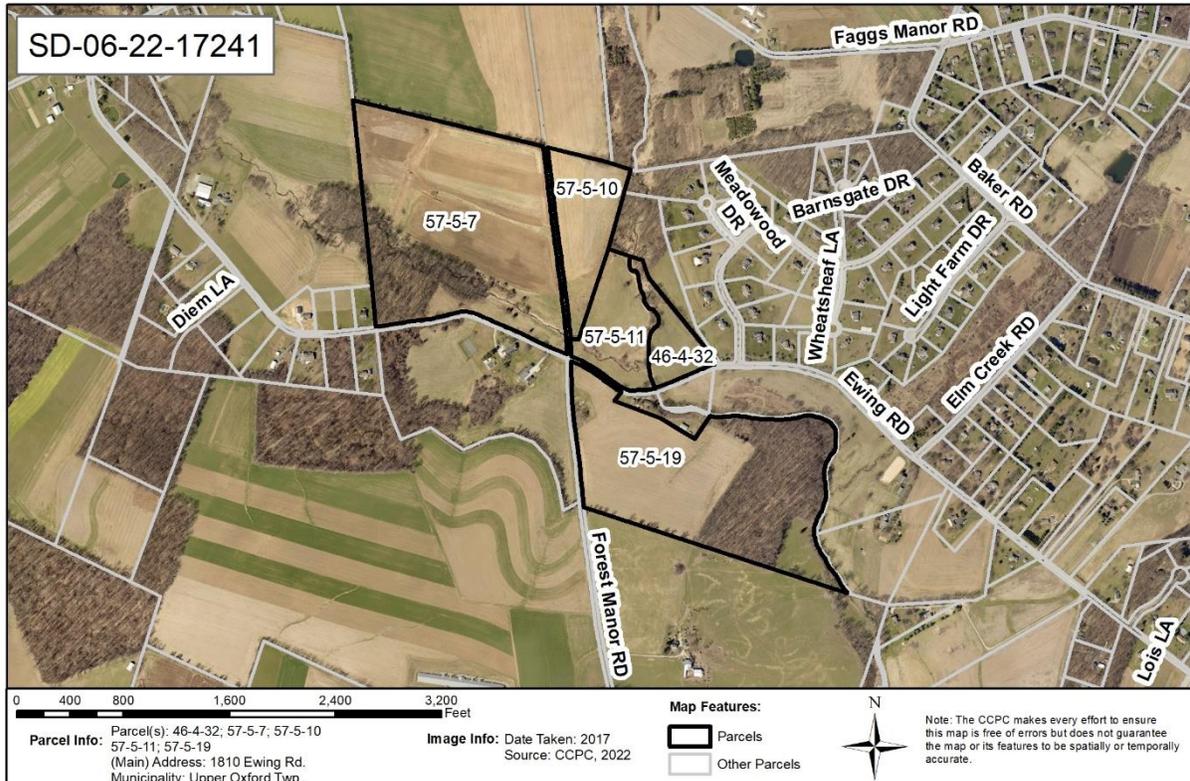
RECOMMENDATION: The County Planning Commission recommends that the issues raised in this letter should be addressed and all Township issues should be resolved before action is taken on this subdivision plan.

COUNTY POLICY:

LANDSCAPES:

1. The project site is located within the **Agricultural** and **Rural Landscape** designations of [Landscapes3](#), the 2018 County Comprehensive Plan. This landscape consists of large concentrations of active and diverse farm operations along with related support services. The vision for the **Agricultural Landscape** is very limited development occurring at very low

densities to preserve prime agricultural soils and farm operations. The 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 **Agricultural Landscape**.

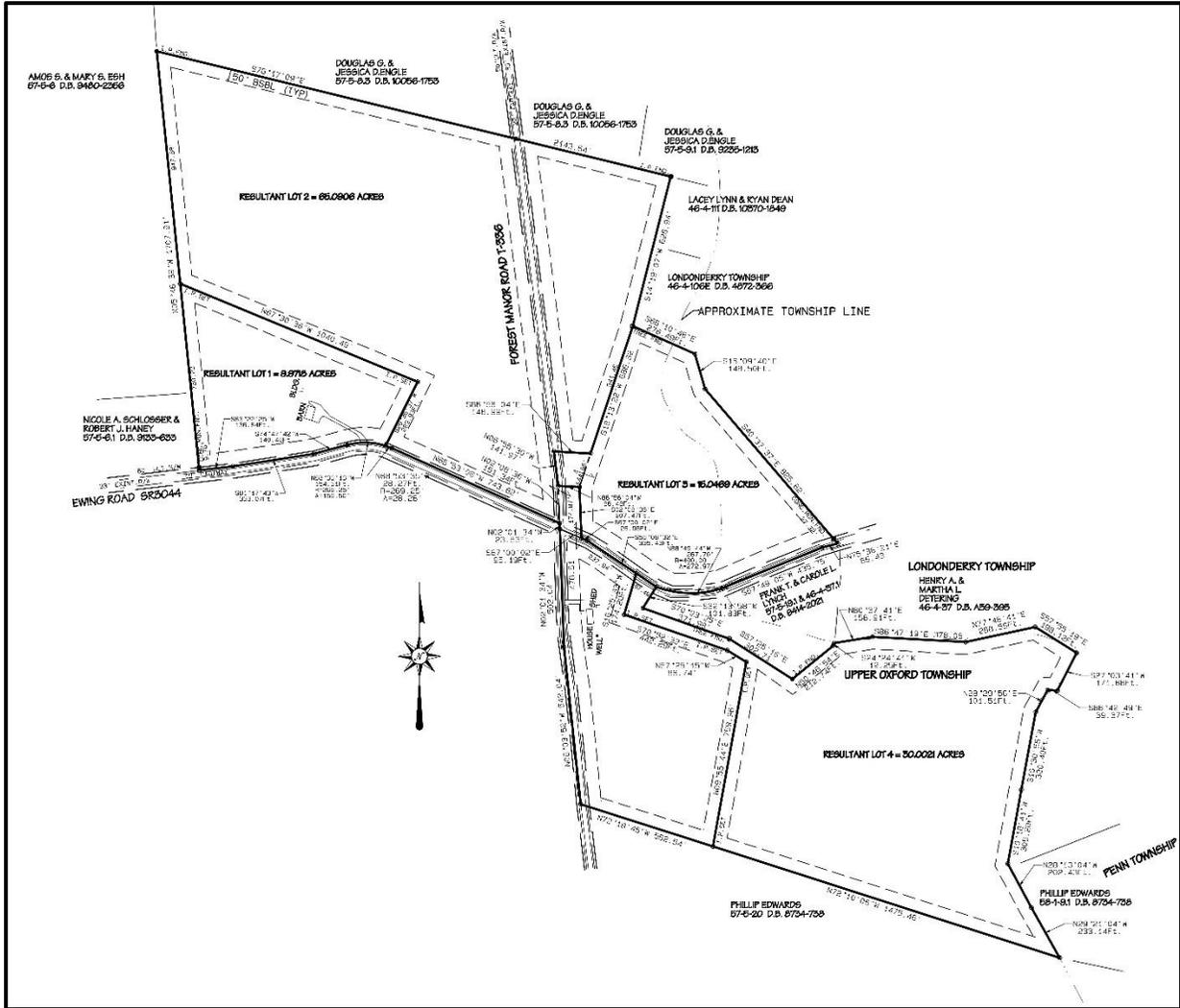


PRIMARY ISSUES:

2. It does not appear that the parcels of the proposed subdivision are part of the County Agricultural Land Preservation Program. We recommend that the applicant contact Chester County Parks & Preservation (telephone #610-344-5656) for information on the advantages of being in the program and how lands under the agricultural conservation easement are protected. We note that these parcels are already part of the Township’s Agricultural Security Area Program, which is a prerequisite to participation in the County Program.

ADMINISTRATIVE ISSUES:

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.



Sheet 2 of the plan

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

Sincerely,

Glenn Bentley
 Senior Review Planner

cc: Sarah B. Fisher
 Concord Land Planners and Surveyors, Inc.
 Chester County Assessment Office-for Act 319/515



THE COUNTY OF CHESTER



COMMISSIONERS
Marian D. Moskowitz
Josh Maxwell
Michelle Kichline

Brian N. O'Leary, AICP
Executive Director

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July 14, 2022

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

Re: Final Subdivision - Daniel S. & Mary S. Stoltzfus - Final Minor Subdivision
Upper Oxford Township - SD-06-22-17242

Dear Ms. Daggett:

A final subdivision plan entitled "Daniel S. & Mary S. Stoltzfus" prepared by Register Associates, Inc., and dated May 17, 2022, was received by this office on June 21, 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 Route 1, east of Newark Road (Route 896)
Site Acreage: 60.76
Lots/Units: 2 lots
Proposed Land Use: Lot Line Revision
Municipal Land Use Plan Designation: Agricultural
UPI#: 57-8-30.4, 57-8-29.1

PROPOSAL:

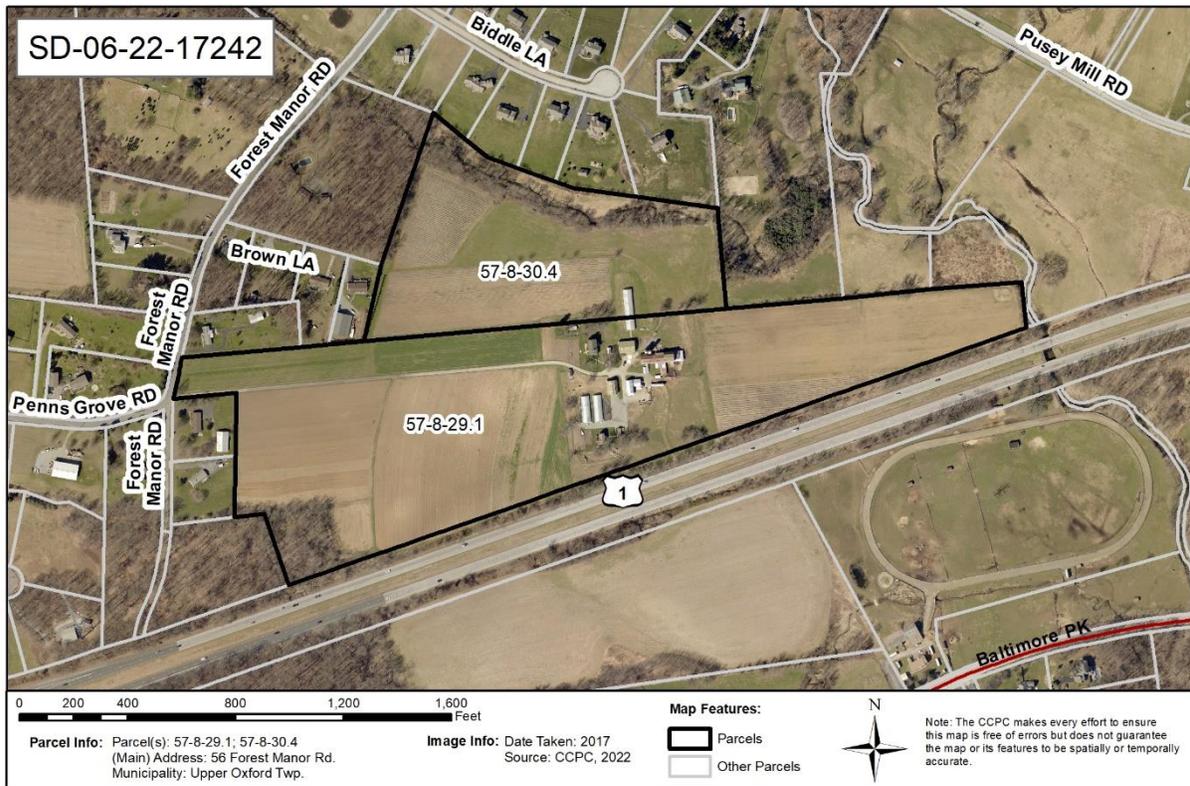
The applicant proposes revising the location of property line between two existing lots. The project site is located in the R-2 Low Density Residential zoning district. No new sewage disposal or water supply is proposed.

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

COUNTY POLICY:

LANDSCAPES:

1. The project site is 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**.

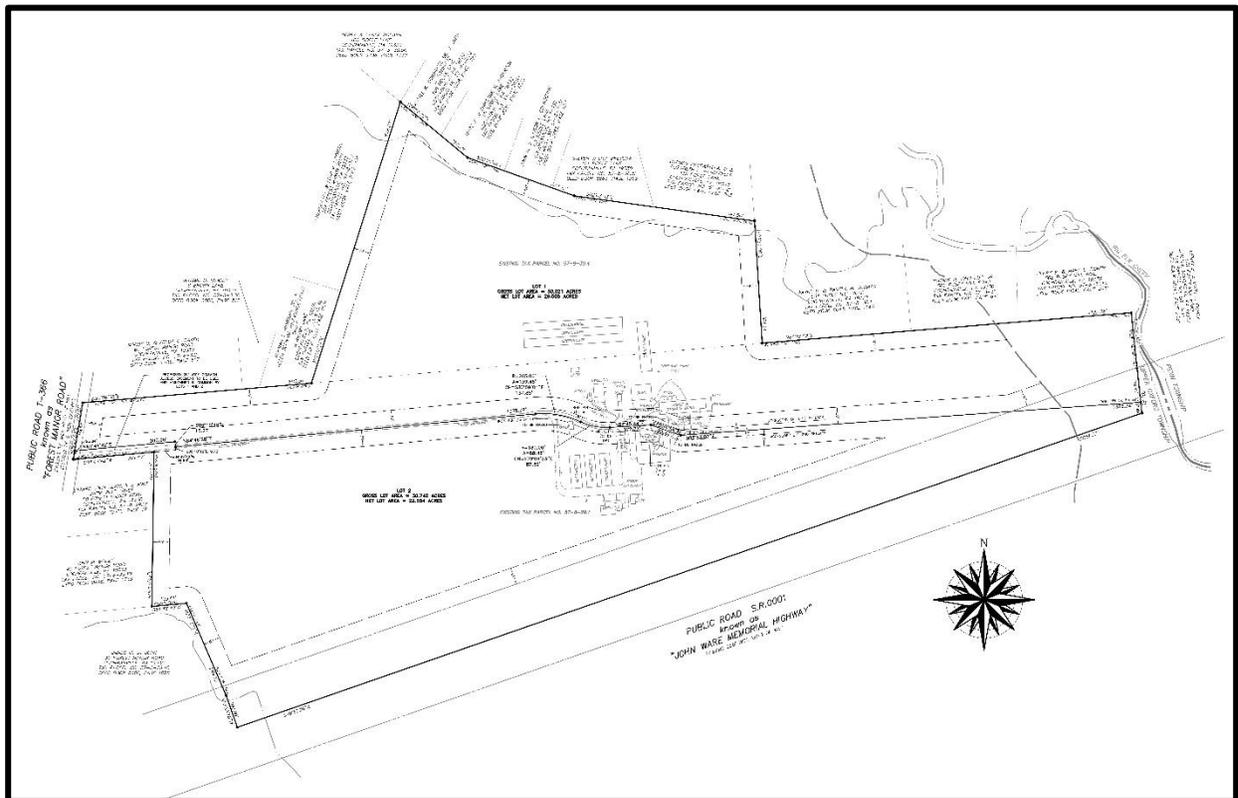


PRIMARY ISSUES:

2. It does not appear that these parcels are part of the County Agricultural Land Preservation Program, we note that several surrounding parcels are in the program. We recommend that the applicant contact Chester County Parks & Preservation (telephone #610-344-5656) for information on the advantages of being in the program and how lands under the agricultural conservation easement are protected. If the applicant is interested in participating in the County Land Preservation Program, they should initially contact the Township to add the parcel to the Township's Agricultural Security Area Program; this is a prerequisite to participation in the County Program.

ADMINISTRATIVE ISSUES:

3. According to County Tax Assessment records, the land of the proposed subdivision appears to be subject to an Act 319 (Clean and Green) covenant. We advise the applicant to contact the Chester County Assessment Office (telephone #610-344-6105) regarding this subdivision. Additional information on this topic is provided online at: www.chesco.org/256/Act-319---Clean-Green.
4. The applicant is requesting three waivers from the provisions of the Township Subdivision and Land Development Ordinance. Waiver requests should only be granted following the determination that the proposed project either meets the purpose of these requirements or does not create the impacts that these provisions are intended to manage.
5. The applicant and Township should contact PennDOT to verify whether there will be any additional right-of-way required in this section of U.S. Route 1 associated with the planned highway improvements in this vicinity.



Detail of the subdivision plan

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

Page: 4

Re: Final Subdivision - Daniel S. & Mary S. Stoltzfus - Final Minor Subdivision

Upper Oxford Township - SD-06-22-17242

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

Sincerely,

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

Glenn Bentley
Senior Review Planner

cc: Daniel S. & Mary S. Stoltzfus
Regester Associates, Inc.
Anthony Antonelli, District Permits Manager, PennDOT
Francis J. Hanney, PennDOT
Chester County Assessment Office



THE COUNTY OF CHESTER



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Executive Director

PLANNING COMMISSION
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July 21, 2022

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

Re: Preliminary Land Development - East Nields Industrial Center
West Chester Borough – LD-06-22-17247

Dear Mr. Gore:

A Preliminary Land Development Plan entitled "East Nields Industrial Center", prepared by DL Howell & Associates, Inc., and dated June 3, 2022, was received by this office on June 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.

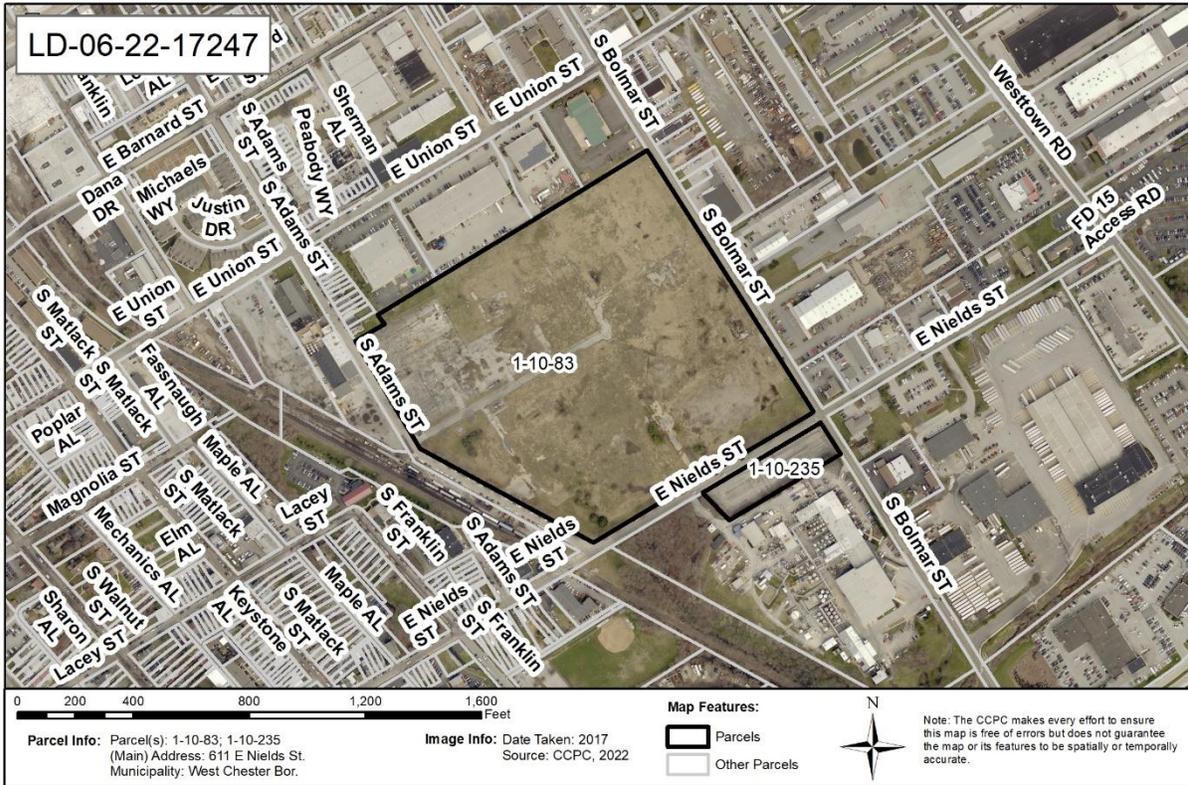
PROJECT SUMMARY:

Location:	west side of South Bolmar Street, south of East Union Street
Site Acreage:	29.76
Lots/Units:	1 Lot (comprised of two existing tax parcels)
Non-Res. Square Footage:	523,653
Proposed Land Use:	Industrial (distribution warehouse)
New Parking Spaces:	513
Municipal Land Use Plan Designation:	Light Commercial/Medium Density Residential; Business Park; and Limited Industrial
UPI#:	1-10-83, 1-10-235

PROPOSAL:

The applicant proposes the construction of two distribution warehouse buildings totaling 523,653 square feet. The project site, which will be served by public water and public sewer, is located in the ID Industrial zoning district. The project site adjoining West Goshen Township to the east. Floorplan and building elevations are provided in Appendix E of the Impact Assessment Report, prepared DL Howell & Associates, Inc., dated June 3, 2022.

RECOMMENDATION: The County Planning Commission recommends that the issues raised in this letter should be addressed, particularly the access and circulation issues discussed in comments #4 through #9, and all Borough issues should be resolved before action is taken on this land development plan.



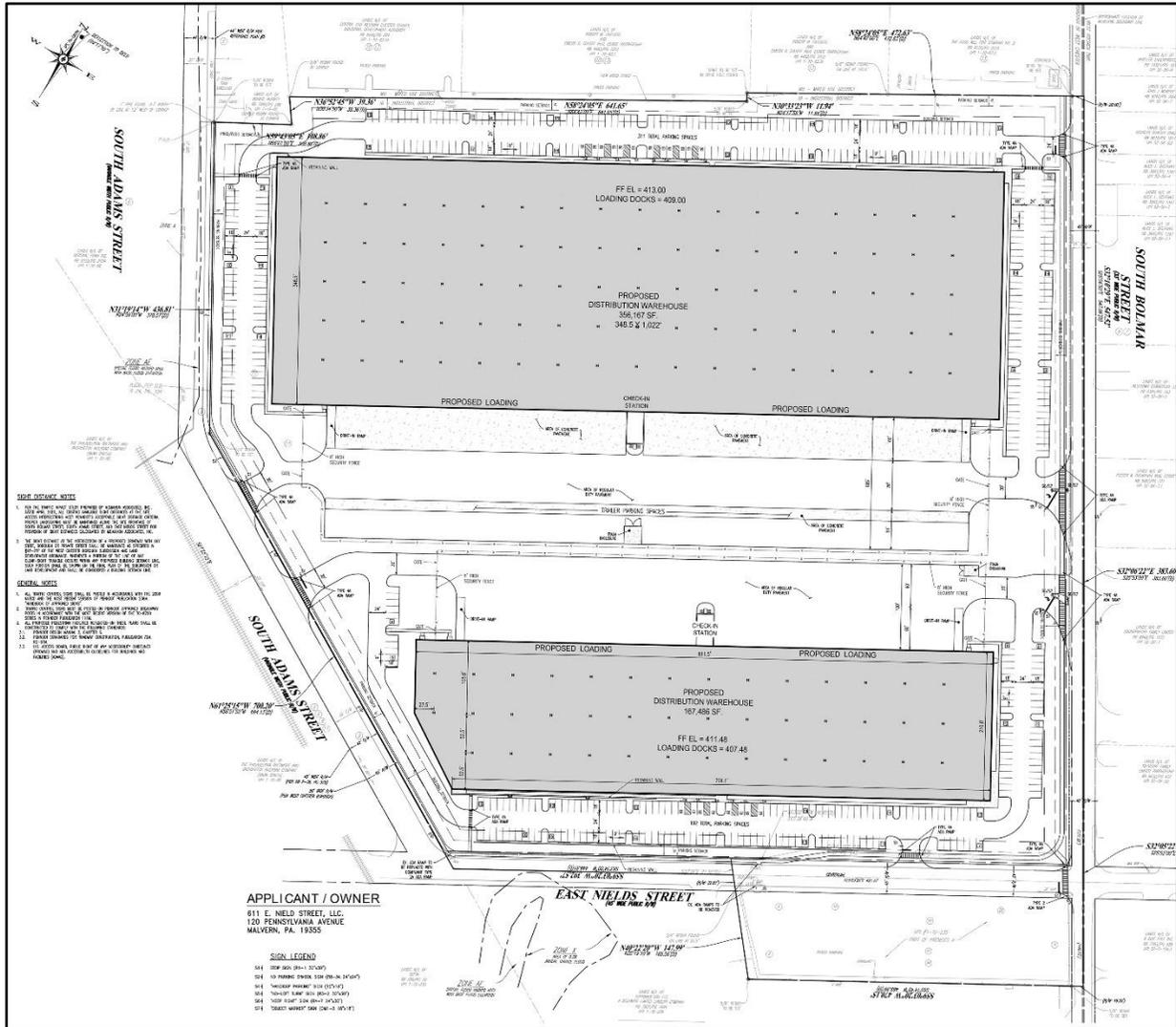
BACKGROUND:

1. The Chester County Planning Commission previously reviewed a preliminary land development plan proposal for this site which addressed the construction of a 142,746 square foot retail distribution center, with 331 associate and 730 van parking spaces, along with 72 van loading spaces and 72 van staging spaces (CCPC# LD-04-21-16702, dated May 27, 2021). While it is our understanding that the Borough granted preliminary plan approval for this submission, we have no record of the Borough taking action on a final plan for this prior submission.

COUNTY POLICY:

LANDSCAPES:

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



Site Plan Detail, Sheet 2: Preliminary Land Development - East Nields Industrial Center

WATERSHEDS:

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

PRIMARY ISSUES:

Access and Circulation:

4. A Transportation Impact Study, prepared by McMahon Associates Inc., dated May 2022, was included with the plan submission. The proposed improvements recommended in the study include restricting on-street parking along the east side of South Adams Street in order to achieve adequate sight distance for the proposed driveways. The municipal engineers for West Chester Borough and West Goshen Township, along with PennDOT, should review the findings in the

Transportation Impact Study. In particular, Borough and Township officials, in consultation with PennDOT, should determine if additional off-site improvements are needed in this area in addition to those proposed in the transportation study.

5. We acknowledge that sidewalks and crosswalk areas are being provided for this development. Sidewalks are an essential design element in the Urban Center Landscape.
6. The site plan appears to indicate that, in addition to the 513 parking spaces that are proposed to be constructed, the existing parking area on the south side of East Nields Street will remain (Sheet 5 appears to indicate that there are 181 existing parking spaces at this location). We suggest that the applicant and the Borough 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.
7. While we acknowledge that a bike rack detail is provided on Sheet 20, the location of all dedicated bicycle parking should be clearly depicted on the plan submission. Bicycle racks should be located in visible areas near building entrances and/or areas of pedestrian activity such as bus shelters, and they should be located under a shelter or building overhang to provide shelter from the elements. Additional information on this topic is provided in the County Planning Commission's Multimodal Circulation Handbook (2016 Update), which is available online at: www.chesco.org/documentcenter/view/27029.
8. The applicant and the Borough, in consultation with West Goshen Township, should ensure that this proposal is consistent with the recommendations for bicycle improvements set forth in the Central Chester County Bicycle and Pedestrian Circulation Plan. The Plan (page 64) recommends that a shared roadway for motor vehicles and bicycles be provided along South Adams Street and South Bolmar Street. The Bicycle and Pedestrian Circulation Plan is available online at: www.chesco.org/DocumentCenter/View/12219.
9. While we acknowledge General Note 21 on Sheet 1 states that two (2) preferred parking spaces will be provided for hybrid and electric vehicles, we recommend that the applicant consider providing electric vehicle (EV) charging stations. The stations can be located nearest the building to reduce costs for extending electrical lines, or they can be located at light poles. The provision of charging stations for electric vehicles can help increase the marketability of the facility, and some facilities have offered charging stations near building entrances as site amenities. Charging stations can encourage the wider acceptance of electric vehicles. Additional information on this topic is provided in the County Planning Commission's Electric Vehicles eTool, which is available online at: <https://www.chescoplanning.org/MuniCorner/eTools/19-ev.cfm>.

Official Map:

10. Prior to taking action on this land development proposal, the Borough should consider any issues pertaining to the Official Map designation of this site consistent with the provisions of Section 406 of the Pennsylvania Municipalities Planning Code. We note that the Borough's Official Map, dated May 31, 2017, identifies UPI# 1-10-235 and the southeast corner of UPI# 1-10-83 as "Proposed Borough Land."

Design Issues:

11. It appears that there are a number of existing trees on the southwest corner of the site. We suggest that the applicant and Borough consider preserving as many of these trees as possible. Mature trees and shrubs reduce the volume and impacts of stormwater runoff by intercepting precipitation, increasing evapotranspiration, and stabilizing soil through root growth.
12. The Borough should verify that the design of the proposed outdoor lighting plan (Sheet 20) conforms to Borough ordinance requirements. The illumination should be directed inward from the periphery of the site and be oriented to reduce glare and visual impact on the adjoining roadways and land uses.
13. The site plan indicates that security fencing will be provided for this development. The applicant should provide the design details for the security fencing.
14. The Landscape Plan (Sheets 16 through 18) does not indicate that any landscaping will be provided for the parking area on the south side of East Niels Street. We recommend that landscaping be provided for this parking area.

Stormwater Management:

15. 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 all applicable Act 167 stormwater management ordinance standards adopted by each municipality.

We note that the Partial Modification Requests to Subdivision and Land Development Ordinance table on Sheet 1 appears to indicate that the applicant is requesting three waivers from Chapter 94-Stormwater Management of the Borough Code, along with one waiver from the provisions of the Borough Subdivision and Land Development Ordinance (SLDO). Waiver requests should only be granted following the determination that the proposed project either meets the purpose of these requirements or does not create the impacts that these provisions are intended to manage.

16. The plans note that areas of the property contain various volatile and semi-volatile organics, poly aromatic hydrocarbons, and metals in concentrations that exceed Pennsylvania Department of Environmental Protection's Non-residential Statewide Health Standards.

The Soil Contamination Plan on Sheet 11 shows four areas of groundwater contamination, and the Existing Features-Demo Plan on Sheet 3 shows that the site contains several monitoring wells in these areas. It is unclear from the information available for our review if any of these wells will remain, or if all will be removed during the construction process. The applicant should clarify if ongoing groundwater monitoring is needed at the site to assess post-construction impacts on water quality. If monitoring wells are to be removed during construction, the applicant should ensure that they are removed in accordance with Chester County Health Department's standards.

Note 7 under the Contaminated Site Information on Sheet 6 and Sheet 9 states that stormwater discharge will be visually monitored to confirm suspended sediments are not being transported off site at unacceptable levels. Runoff from this site will flow into the headwaters of Chester Creek, which is a source of public water supply for residents in Delaware County. Given the prevalence of contaminated soils, runoff leaving the site should be minimized to the greatest practicable using on-site detention and evaporation basins.

17. The Long-Term Operation and Maintenance (O&M) Schedule on Sheet 6 and the O&M specifications for the FlexStorm Inlet Filters, Bio-filtration features, and Underground Construction Filter on Sheet 7 contain maintenance and inspection information that is necessary for the stormwater management systems continue to function as designed for its intended lifespan. The applicant should ensure that the O&M responsibilities that are included in this plan are clearly communicated to the future owner and should provide the future owner with both digital and paper copies of the relevant O&M information.
18. Monitoring efforts conducted by the United States Geological Survey (USGS) show that Chester Creek routinely contains some of the highest chloride concentrations of any stream in Chester County. Given the development of new roadways, parking spaces, and sidewalk areas, the applicant should consider establishing a de-icing plan and material storage area that minimizes the volume of de-icing chemicals and pollutants that will directly infiltrate to the groundwater or runoff to streams. Monitoring results throughout Chester County show rapid increases in baseline chloride concentrations and pronounced spikes in chloride levels are often observed after winter precipitation events. Reducing chloride runoff from all pavement sources as well as roads is increasingly needed to minimize impacts to water resources.

ADMINISTRATIVE ISSUES:

19. The proposed buildings include large 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>.

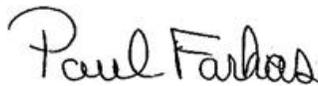
Additional information on alternative energy systems such as photovoltaic systems is available at: <https://www.dvrpc.org/EnergyClimate/AEOWG/>.
20. We recommend that the applicant and Borough investigate the feasibility of burying the existing utility lines along South Adams Street.
21. For clarity purposes, the applicant should specify the actual heights of the proposed buildings (the Zoning Data Tabulation table on Sheet 1 only indicates that the buildings will be less than 60 feet in height).
22. While the Act 247 County Referral Form and site plan notes appear to indicate that 503 parking spaces will be provided, Sheet 2 – Title Plan depicts the location of 513 parking spaces (it appears that there are 321, rather than 311, parking spaces in Parking Area 2). This should be clarified by the applicant. We note that no information is provided on the current plan submission pertaining to any proposed development activity on the portion of the project site situated on the south side of East Niels Street, the location of an existing parking area.
23. The Borough should ensure that this proposal provides for in-building coverage for public safety and emergency service radio communications. The applicant should contact the Chester County Department of Emergency Services Technical Division at 610-344-5000 for additional information on this issue.

Page: 7
Re: Preliminary Land Development - East Nields Industrial Center
West Chester Borough – LD-06-22-17247

24. 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>.
25. A minimum of four (4) copies of the plan should be presented at the Chester County Planning Commission for endorsement to permit recording of the final plan in accord with the procedures of Act 247, the Pennsylvania Municipalities Planning Code, and to meet the requirements of the Recorder of Deeds and the Assessment Office.

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

Sincerely,



Paul Farkas
Senior Review Planner

cc: 611 E. Nield Street, LLC
DL Howell & Associates, Inc.
Anthony Antonelli, District Permits Manager, PennDOT
Francis J. Hanney, PennDOT
Chester County Conservation District
Chester County Water Resources Authority
Christopher Bashore, Manager, West Goshen Township



THE COUNTY OF CHESTER



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Executive Director

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

July 22, 2022

Candace Miller, Vice Chair
West Nottingham Township
Board of Supervisors
100 Park Road P.O. Box 67
Nottingham, PA 19362

Re: Preliminary/Final Subdivision - Daniel Stoltzfus
West Nottingham Township - SD-06-22-17255

Dear Ms. Miller:

A preliminary/final subdivision plan entitled "Daniel Stoltzfus", prepared by Concord Land Planners & Surveyors, Inc., and dated April 26, 2022, was received by this office on July 5, 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: on the south side of West Ridge Road, east of Apple Drive
Site Acreage: 34.95
Lots/Units: 2 lots
Proposed Land Use: Farm/Pastureland
Municipal Land Use Plan Designation: Rural
UPI#: 68-6-102

PROPOSAL:

The applicant proposes the revision of the location of the property line between two existing lots. The project site, which is served by on-site water and sewer, is located in the R-1 Rural Protection zoning district.

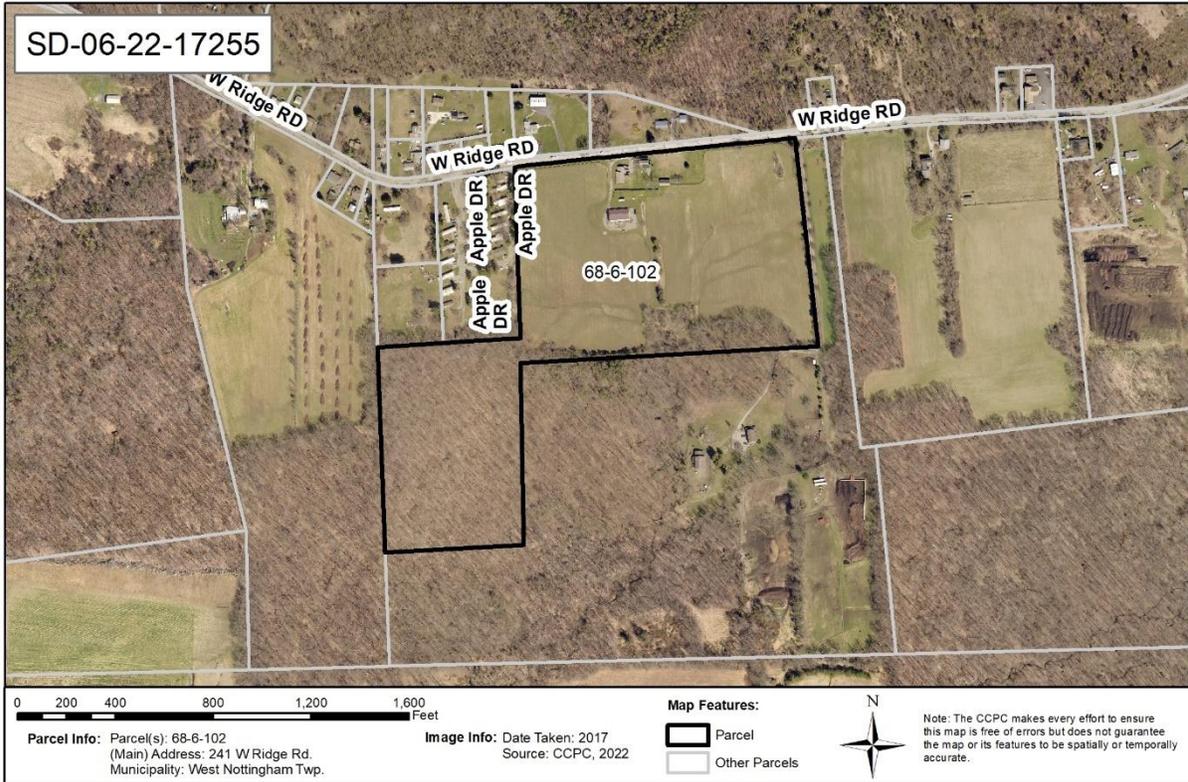
RECOMMENDATION: The County Planning Commission recommends that the issues raised in this letter should be addressed and all Township issues should be resolved before action is taken on this subdivision plan.

COUNTY POLICY:

LANDSCAPES:

1. The project site is located within the **Rural Landscape** designation of [Landscapes3](#), the 2018 County Comprehensive Plan. The vision for the **Rural Landscape** is the preservation of significant areas of open space, critical natural areas, and cultural resources with a limited amount

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



PRIMARY ISSUES:

2. The parcel designated on the plan as Lot #1 is capable of further subdivision under the provisions of the R-1 zoning district. If development is being considered for this parcel, we encourage the 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.
3. It does not appear that the larger parcel of the proposed subdivision is part of the County Agricultural Land Preservation Program. We recommend that the applicant contact Chester County Parks & Preservation (telephone #610-344-5656) for information on the advantages of being in the program and how lands under the agricultural conservation easement are protected. We note that these parcels are included in the Township's Agricultural Security Area Program, which is a prerequisite to participation in the County Program.

ADMINISTRATIVE ISSUES:

4. According to County Tax Assessment records, the project site appears to be subject to an Act 319 (Clean and Green) covenant. We advise the applicant to contact the Chester County Assessment Office (telephone #610-344-6105) to determine if this proposal could affect the applicant's tax status. Additional information on this topic is provided online at: www.chesco.org/256/Act-319--Clean-Green.

Page: 4

Re: Preliminary/Final Subdivision - Daniel Stoltzfus

West Nottingham Township - SD-06-22-17255

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 Nottingham 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: Daniel P. & Mary S. Stoltzfus
Concord Land Planners and Surveyors, Inc.
Chester County Assessment Office



THE COUNTY OF CHESTER



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Michelle Kichline

Brian N. O'Leary, AICP
Executive Director

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July 21, 2022

Patti Piersol, Administrative Assistant/Treasurer
West Sadsbury Township
6400 Moscow Road
Parkesburg, PA 193659044

Re: Preliminary Land Development - Roller Derby Skate, Corp.
West Sadsbury Township - LD-06-22-17251

Dear Ms. Piersol:

A preliminary land development plan entitled "Roller Derby Skate, Corp.", prepared by Commonwealth Engineers, dated June 18, 2021 and last revised on July 23, 2022, was received by this office on June 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 land development for your consideration.

PROJECT SUMMARY:

Location:	North of Zion Hill Road and north of the municipal border with Atglen Borough, west of Gap Newport Pike
Site Acreage:	13.79 acres
Lots/Units:	1 lot; 1 structure
Non-Res. Square Footage:	64,252 additional square feet proposed
Proposed Land Use:	Industrial
Parking Spaces:	35 spaces
Municipal Land Use Plan Designation:	Suburban
UPI#:	36-4-58.1

PROPOSAL:

The applicant proposes the construction of a 64,252 square foot addition to a 74,580 square foot industrial building, and 35 parking spaces. The site, which is served by public water and sewer facilities, is located in the West Sadsbury Township O-C Office-Commercial zoning district.

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

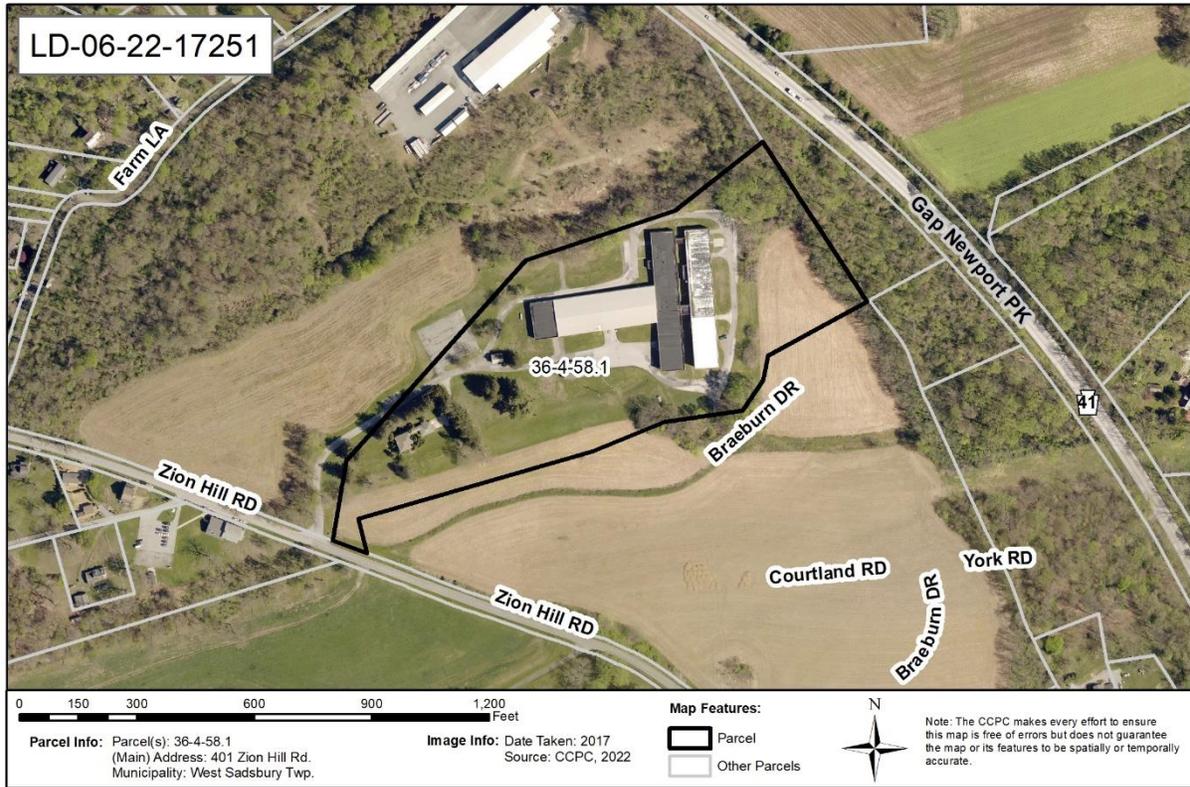
COUNTY POLICY:

LANDSCAPES:

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

The vision for the **Urban Center Landscape** is historic downtown and established neighborhoods serving as civic, economic, and population centers with a traditional town character, accommodating substantial future growth at a medium to high intensity. Transportation infrastructure improvements and amenities supporting a walkable community should be provided and integrated into the public transportation and roadway systems.

The proposed land development is consistent with the objectives of the **Suburban and Urban Center Landscapes**.



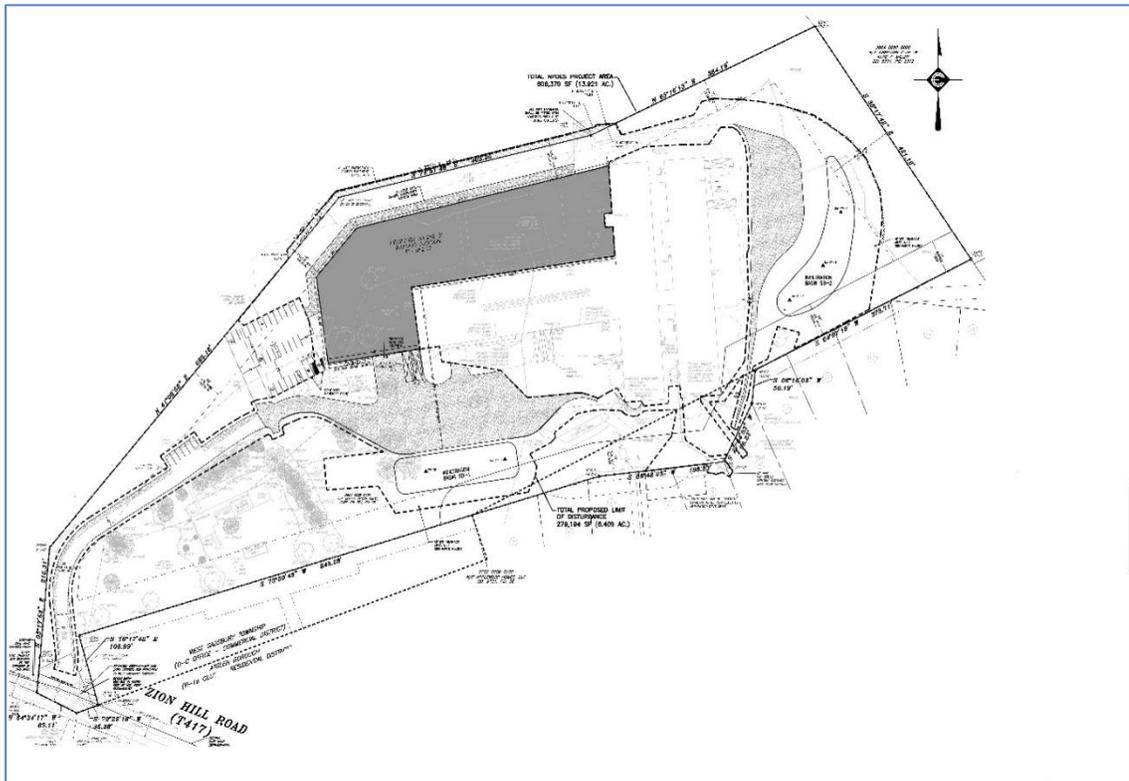
WATERSHEDS:

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

- restore water quality of “impaired” streams and ground water,
- reduce agricultural nonpoint source pollutants, and
- implement comprehensive stormwater management.

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 Roller Derby Skate, Corp.
Preliminary Land Development Plan***

Water Resources Information:

- FEMA: All proposed development is located in FEMA Zone X, Area of Minimal Flood Hazard
- TMDL: Octoraro Creek TMDL
- Impairments for Officers Run (Tributary to E. Br. Octoraro Creek): Aquatic Life —Agriculture (cause unknown and siltation), habitat modification (habitat alterations, urban runoff/storm sewers)
- Designated uses: Migratory Fish and Trout Stocking

Stormwater Considerations:

3. The PCSM Stormwater Management Plan indicates that runoff from the north side of the proposed addition will be directed from the outlet at End Section No. 1 into Infiltration Basin SB-2 through a grass-lined collection channel. The use of open channel conveyance of stormwater is consistent with the recommendations included in the County-wide Act 167 plan as this promotes increased infiltration and evapotranspiration. The applicant should consider incorporating additional features to promote infiltration and improve water quality within this collection channel, including adding a pretreatment forebay below the rip-rap apron, adding one or two check dams, or installing this channel as a bio-swale and seeding it with a native wetland seed mix.
4. The PCSM plans show that the outlet at End Section No. 3 discharges stormwater directly to the downgradient property without any volume or rate control measures. The plans indicate that this runoff will be conveyed by a permanent channel that will be installed on the downgradient property by Applewood Development. The applicant should demonstrate that they have obtained permission from the downgradient property owner to discharge concentrated flow in this manner, and that they have coordinated with Applewood Development to ensure that this discharge does not negatively impact planned future development and that the planned stormwater facilities are designed to accommodate the additional volume and peak flow.

Natural Features Considerations:

5. The Landscaping Plan indicates that tree replacement calculations will be completed prior to the grubbing and clearing of the existing woodlands. The proposed replacement tree species included on the PCSM Landscaping Plan include *Alnus rugosa* (speckled alder), *Amelanchier laevis* (Alleghany serviceberry), and *Amelanchier arborea* (Shadbush), which are all shrubby understory trees that typically achieve a maximum height of less than 25 feet and have relatively small crown areas. The applicant should incorporate additional native overstory tree species in the additional planting areas to diversify the future canopy structure on this site.
6. The plans indicate that there are three 1,000-gallon primary septic treatment tanks on site and one 500-gallon secondary treatment tank; however, the plans do not indicate the location of the existing drain field or subsurface sewer pipes. The PCSM Stormwater Management Plans indicate that the limit of disturbance for installing new storm sewer lines is directly adjacent to these existing tanks. The plans also indicate that a new drain field will be constructed to the west of Infiltration Basin SB-1. The applicant should clarify if these tanks will remain, or if they will be removed as a part of this development. If these tanks will remain, the applicant should include the location of existing subsurface features, including existing sewer lines, drain fields, and drain field connections, to ensure that care is taken not to damage these tanks or associated sewer lines

during excavation. The application should inspect the existing tanks to determine their condition. These tanks should be repaired or replaced if any damage is evident.

PRIMARY ISSUES:

7. The Township's emergency service providers should be requested to review the plan to ensure that safe access and egress is provided. We also suggest that the applicant and Township investigate the possibility of providing emergency access to this site. Additional information on this topic is available online at: www.chesco.org/DocumentCenter/View/27034.
8. The plan shows 35 parking spaces. We suggest that the applicant and the Township evaluate the anticipated parking demand for this facility, and determine whether all of the 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 restriped as proposed. 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, reduce impervious surfaces, and increase opportunities for landscaping.
9. We suggest that the Township's review of this plan would benefit from the preparation of a traffic impact study and a review of the potential impacts posed by this project.
10. The existing and the proposed building include large 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/>.
11. The Township should ensure that this proposal provides for in-building coverage for public safety and emergency service radio communications. The applicant should contact the Chester County Department of Emergency Services Technical Division at 610-344-5000 for additional information on this issue.
12. The Township Fire Marshal should verify the design and location of all proposed fire-protection facilities.
13. The Township should verify that the proposed landscaping plan conforms to its landscape and screening requirements. *Landscapes3* recommends that developments in the **Suburban Landscape** include extensive landscaping in parking areas (page 39). Also, the Chester County Planning Commission's *Suburban Landscapes Design Guide* at: <https://www.chescoplanning.org/Resources/PubsAll.cfm#S> recommends effective buffering be placed between non-residential uses and homes using plants with varying heights, textures, and forms in naturalistic groupings (page 33). Generous landscaped areas in parking lots provides numerous benefits, including water absorption and filtration, cleaner air, shading, visual buffers, reduced noise, and a more attractive setting.

Page: 6
Re: Preliminary Land Development - Roller Derby Skate, Corp.
West Sadsbury Township - LD-06-22-17251

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 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 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: Roller Derby Skate Corporation
Commonwealth Engineers
Chester County Department of Emergency Services Technical Division
Chester County Conservation District
Caren Andrews, Atglen Borough
Chester County Water Resources Authority



THE COUNTY OF CHESTER



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Brian N. O’Leary, AICP
Executive Director

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July 8, 2022

Maggie Dobbs, Director of Planning and Zoning
Westtown Township
1039 Wilmington Pike
West Chester, PA 19382

Re: Preliminary/Final Land Development - Westtown School - Lane House
Westtown Township – LD-06-22-17248

Dear Ms. Dobbs:

A Preliminary/Final Land Development Plan entitled "Westtown School - Lane House", prepared by Apex Design & Engineering Group, LLC, and dated June 9, 2022, was received by this office on June 21, 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.

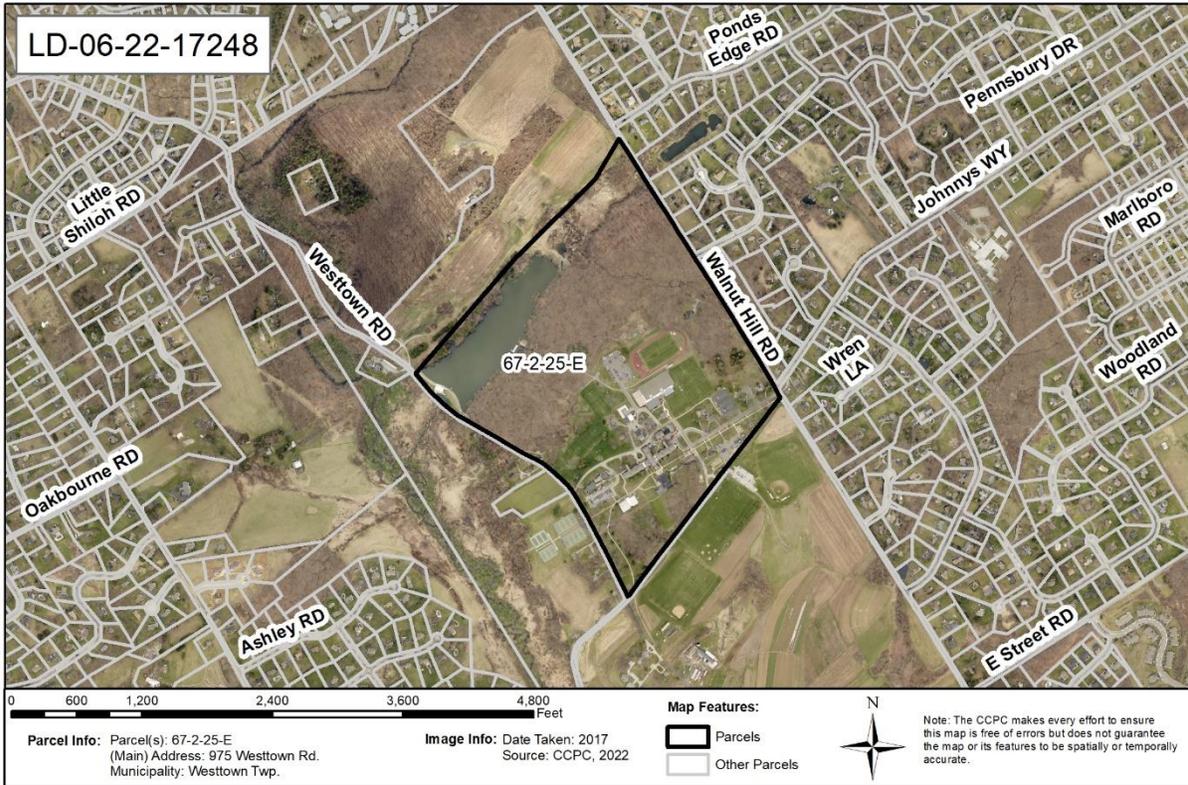
PROJECT SUMMARY:

Location:	south side of East School Lane, west of Shady Grove Way
Site Acreage:	170.5
Lots/Units:	1 Lot
Non-Res. Square Footage:	2,562
Proposed Land Use:	Addition to Existing Institutional Building
New Parking Spaces:	0
Municipal Land Use Plan Designation:	Neighborhood Conservation
UPI#:	67-2-25-E

PROPOSAL:

The applicant proposes the construction of a 2,562 square foot addition to the Lane House, which will continue to be used for school administration support. No new sewage disposal or water supply is proposed as part of the current plan submission. The project site is located in the A/C Agricultural/Cluster Residential zoning district.

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



COUNTY POLICY:

LANDSCAPES:

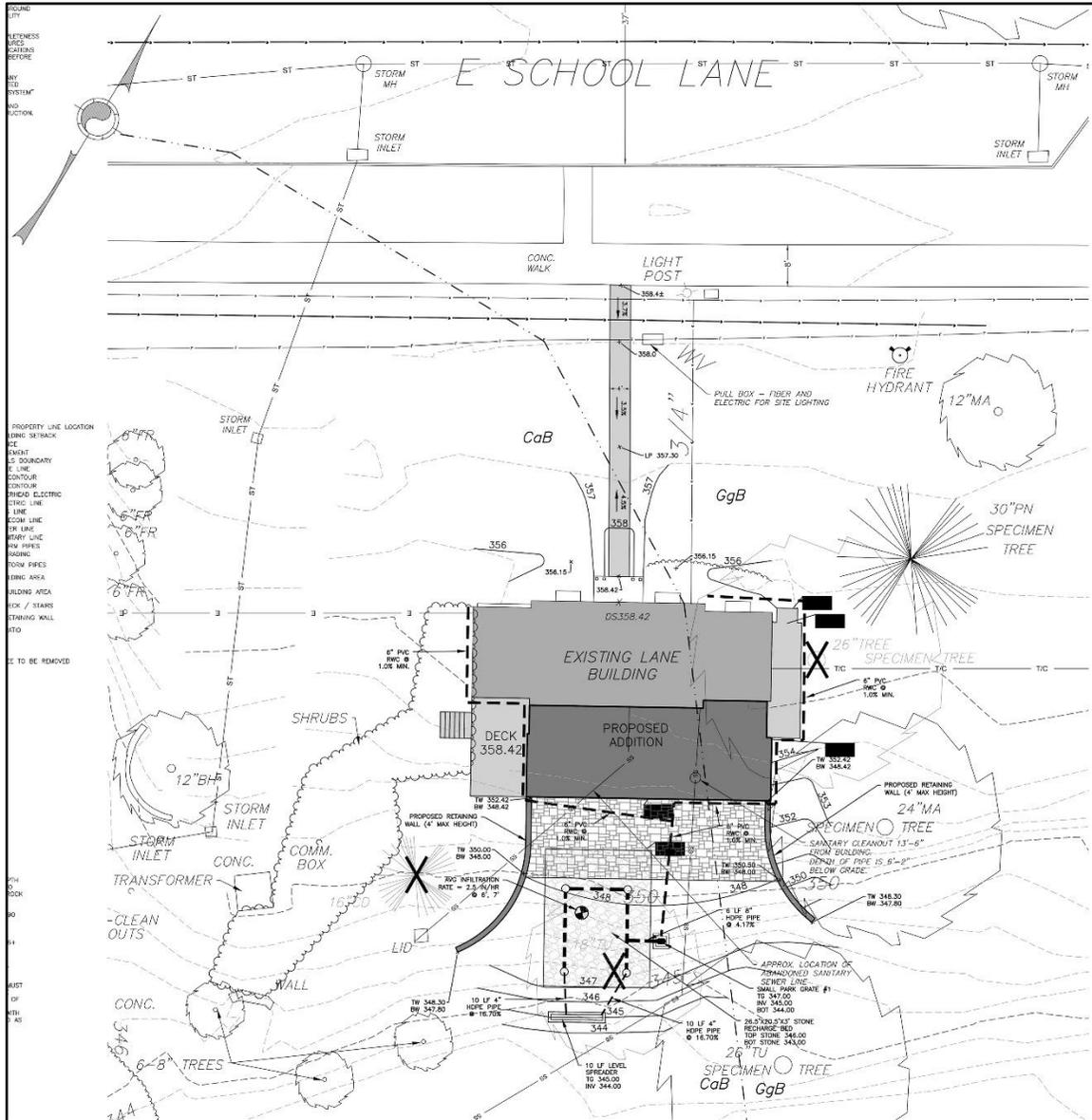
1. The project site is located within the **Suburban Landscape** designation of [Landscapes3](#), the 2018 County Comprehensive Plan. The vision for the **Suburban Landscape** is predominantly residential communities with locally-oriented commercial uses and facilities, accommodating growth at a medium density that retains a focus on residential neighborhoods, with enhancements in housing diversity and affordability. The proposed 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 Chester Creek watershed. **Watersheds'** highest priority land use objectives within this watershed are: reduce stormwater runoff, restore water quality of "impaired" streams, and protect vegetated riparian corridors. **Watersheds** can be accessed at www.chesco.org/water.

ADMINISTRATIVE ISSUES:

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



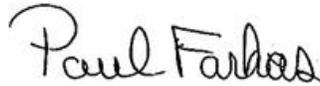
Site Plan Detail, Sheet 5: Preliminary/Final Land Development - Westtown School - Lane House

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

Page: 4
Re: Preliminary/Final Land Development - Westtown School - Lane House
Westtown Township – LD-06-22-17248

This report does not review the plan for compliance to all aspects of your ordinance, as this is more appropriately done by agents of Westtown 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: Westtown School
Apex Design & Engineering Group, LLC

Proposed Plan and Ordinance Reviews





ORDINANCE PROPOSALS

7/1/2022 to 7/31/2022

The staff reviewed proposals for:

	Total
Comprehensive Plans	1
Zoning Map Amendments	1
Zoning Ordinance Amendments	3
TOTAL REVIEWS	5

MUNICIPALITY	FILE NO.	REVIEW DATE	TOPIC	LANDSCAPES3 CONSISTENCY
Franklin Township	CP-06-22-17235	7/20/2022	Proposed - Comprehensive Plan Franklin Township has submitted a full update of its Comprehensive Plan.	Consistent
Phoenixville Borough	ZA-06-22-17252	7/14/2022	Proposed - Zoning Ordinance Amendment The proposed zoning ordinance amendment removes and replaces Attachment 1 of Section 27-105, revises definitions of Adaptive Reuse (A.R.), adds a series of definitions pertaining to different types of Dwellings, changes how A.R. is permitted, proposed by Conditional Use, currently it is permitted by right. Adds conditional use standards applicable to A.R. The provisions relating to Building Placement and Access of Section 27-403 are revised.	Consistent
Tredyffrin Township	ZA-06-22-17238	7/13/2022	Proposed - Zoning Ordinance Amendment The Township proposes to add Self-Storage Facility to the list of by-right permitted uses in the LI Limited Industrial and PIP Planned Industrial Park districts, along with adding Self-Storage Facility to the list of uses permitted by special exception in the O Office District. A definition for the term self-storage facility and parking requirements are also provided.	Consistent
Tredyffrin Township	ZM-06-22-17237	7/13/2022	Proposed - Zoning Map Amendment The Township proposes to change the zoning designation of UPI# 43-9-74 (1340 West Swedesford Road), situated on the southwest side of West Swedesford Road and the south side of Route 202, from C-2 Commercial to O Office.	Consistent

MUNICIPALITY	FILE NO.	REVIEW DATE	TOPIC	LANDSCAPES3 CONSISTENCY
West Pikeland Township	ZA-06-22-17253	7/5/2022	Proposed - Zoning Ordinance Amendment Area and Bulk Regulations in the V-1, V-2, V-3 Districts, Municipal Use Exception, Open Space Design Option.	Consistent

TOTAL NUMBER OF ORDINANCE PROPOSALS WITH RELEVANCE TO LANDSCAPES3: 5
TOTAL NUMBER OF ORDINANCE PROPOSALS CONSISTENT WITH LANDSCAPES3: 5

Ordinance Review Letters





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

July 20, 2022

Melissa Ortega, Township Administrator
Franklin Township
PO Box 118
Kemblesville, PA 19347
Franklin Township

Re: Comprehensive Plan Update
Franklin Township - CP-06-22-17235

Dear Ms. Ortega,

The Chester County Planning Commission has reviewed the proposed Comprehensive Plan as submitted pursuant to the provisions of the Pennsylvania Municipalities Planning Code, Section 301.3. The referral for review was received by this office on June 10, 2022. We offer the following comments to assist in your review of the proposed Comprehensive Plan.

DESCRIPTION:

1. The Township completed a full update of its 2006/2009 Comprehensive Plan.

LANDSCAPES:

2. Franklin Township is predominantly located in the **Rural Landscape**, with small areas of **Suburban Landscape** along its northern boundary with London Grove Township and along the Route 896 corridor to the New London Township line. The vision for the **Rural Landscape** is the preservation of significant areas of open space, critical natural areas, and cultural resources with a limited amount of context sensitive development permitted to accommodate residential and farm needs. The vision for the **Suburban Landscape** is predominantly residential communities with locally-oriented commercial uses and facilities, accommodating growth at a medium density that retains a focus on residential neighborhoods, with enhancements in housing diversity and affordability. The focus on preservation of the rural/agricultural culture and heritage of Franklin Township is appropriate for the **Rural Landscape** and consistent with **Landscapes3**.

COMMENTS:

3. The proposed document covers all of the Township's policy issues in an organized fashion. Through its implementation the plan will serve to meet the Township planning goals in the coming years.

Page: 2
Re: Comprehensive Plan Update
Franklin Township - CP-06-22-17235

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

RECOMMENDATION: The County Planning Commission commends the Township on updating their Comprehensive Plan and supports the adoption of the proposed update.

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 file copy of your plan.

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: Jeannine Speirs, Chester County Planning Commission



THE COUNTY OF CHESTER



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Josh Maxwell
Michelle Kichline

Brian N. O'Leary, AICP
Executive Director

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July 14, 2022

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

Re: Zoning Ordinance Amendment - Adaptive Reuse, Building Placement and Access
Phoenixville Borough - ZA-06-22-17252

Dear Mr. Krack:

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 June 23, 2022. We offer the following comments to assist in your review of the proposed zoning ordinance amendment.

DESCRIPTION:

1. The Borough proposes the following amendments to its zoning ordinance:
 - A. Remove and replace Attachment 1 – District Specifications of Section 27-105, which add the new dwelling types to the Residential Infill district specifications.
 - B. Revise the definition of Adaptive Reuse and add a series of definitions pertaining to different types of Dwellings entitled Residential Uses.
 - C. Revise how Adaptive Reuse is permitted: currently it is permitted by right and is proposed to be by Conditional Use.
 - D. New conditional use standards applicable to Adaptive Reuse are added as Section 27-301.2A(2).
 - E. The provisions relating to Building Placement and Access of Section 27-403 are removed and replaced.

BACKGROUND:

2. The County Planning Commission previously reviewed an earlier version of this amendment. That review, ZA-02-22-17121 dated March 28, 2022, addressed the above listed amendments, but also included revision of the Parking provisions of Section 27-405, which are not included in the current submission.

COMMENTS:

3. The proposed regulations expand on those submitted previously helping to explain Borough's intent and clarify the regulations pertaining to Adaptive Reuse.

Page: 2

Re: Zoning Ordinance Amendment - Adaptive Reuse, Building Placement and Access

Phoenixville Borough - ZA-06-22-17252

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

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

Sincerely,

A handwritten signature in 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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July 13, 2022

Erin McPherson, Director of Planning and Zoning
Tredyffrin Township
1100 Duportail Road
Berywn, PA 19312

Re: Zoning Map Amendment – UPI# 43-9-74 (1340 West Swedesford Road); and
Zoning Ordinance Amendment – Self-Storage Facility
Tredyffrin Township – ZM-06-22-17237 and ZA-06-22-17238

Dear Ms. McPherson:

The Chester County Planning Commission has reviewed the proposed Zoning Map Amendment and 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 June 13, 2022. We offer the following comments to assist in your review of the proposed amendments.

DESCRIPTION:

1. The Township proposes the following amendments to its Zoning Ordinance and Zoning Map:
 - A. Add a definition for the term “Self-Storage Facility” to Section 208-6;
 - B. Add Self-Storage Facility to the list of by-right permitted uses in the LI Limited Industrial and PIP Planned Industrial Park districts, along with adding Self-Storage Facility to the list of uses permitted by special exception in the O Office District;
 - C. Amend the off-street parking requirements in Section 208-103.C, by adding a requirement that “at least one parking space for each 1,000 square feet of gross floor area or fraction thereof” be provided for a self-storage facility; and
 - D. Change the zoning designation of UPI# 43-9-74 (1340 West Swedesford Road), situated on the southwest side of West Swedesford Road and the south side of Route 202, from C-2 Commercial to O Office.
2. It is our understanding that the proposed amendments are in response to a request to change the zoning designation of UPI# 43-9-74 from C-2 Commercial to O Office, in order to convert the interior of the existing building on this site into a self-storage facility.

COMMENTS – ZONING ORDINANCE AMENDMENT:

3. The Township’s LI Limited Industrial, PIP Planned Industrial Park, and O Office districts are located within the **Suburban, Suburban Center, 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. The vision

Page: 2

Re: Zoning Map Amendment – UPI# 43-9-74 (1340 West Swedesford Road); and
Zoning Ordinance Amendment – Self-Storage Facilities
Tredeyffrin Township – ZM-06-22-17237 and ZA-06-22-17238

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

4. While we acknowledge the design standards for development within the Township's office and industrial districts are set forth in Section 181-50 of the Township Subdivision and Land Development Ordinance, no specific design guidelines for self-storage facilities are provided in the draft ordinance language. We recommend that the Township consider adding design guidelines for self-storage buildings, which can address site design, building design, landscape design, lighting design, and maintenance issues. The Township should also consider allowing these facilities to include retail sales of related goods, such as boxes, packing materials, and storage containers, that are associated with the storage use. Furthermore, the Township should consider identifying items that are prohibited from storage, such as flammable liquids, highly combustible or explosive materials, toxic or radioactive materials, or hazardous chemicals or other hazardous materials.

Additional information on this subject is provided in the County Planning Commission's Self-Storage Facilities eTool, which is available online at:

<https://www.chescoplanning.org/MuniCorner/eTools/70-SelfStorage.cfm>.

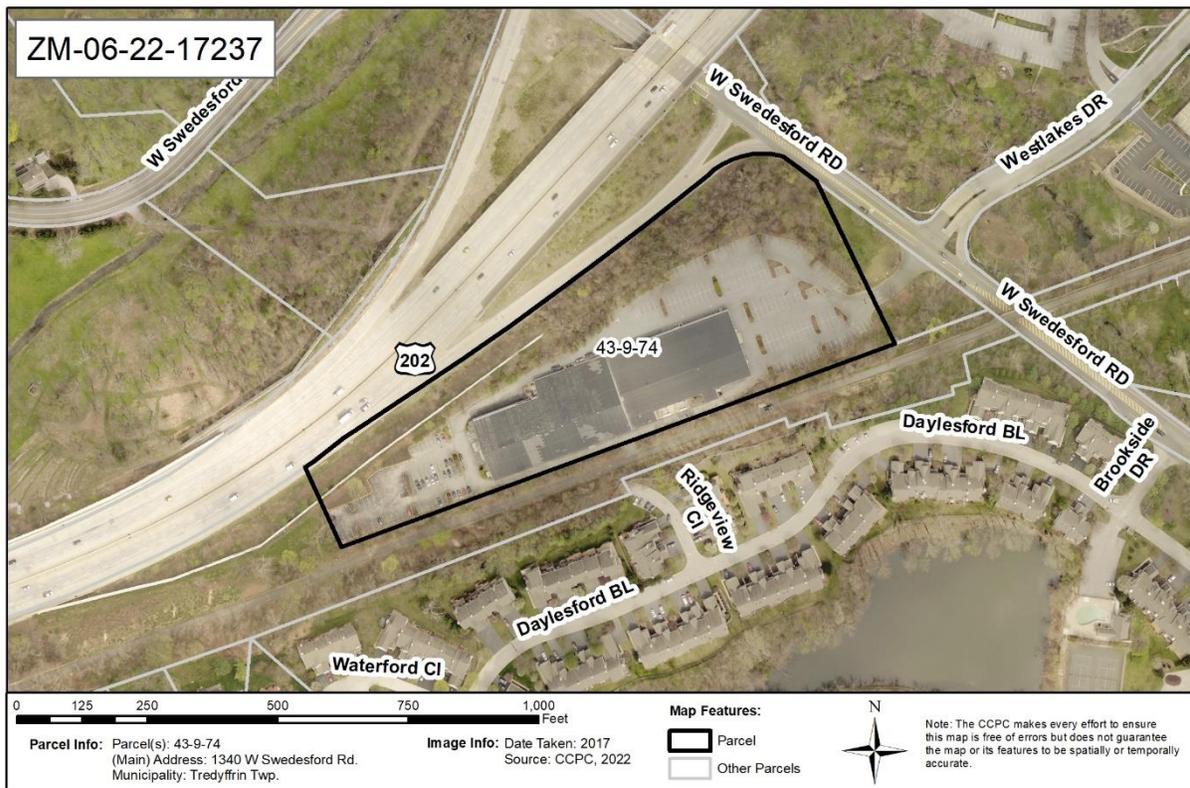
AREA EVALUATION - ZONING MAP AMENDMENT:

The following land use planning policies and regulations are relevant to the site of the proposed zoning map amendment:

5. Land Use: County Assessment indicate that the property is utilized for entertainment/recreational purposes (it is our understanding that the building is currently vacant).
6. Permitted Uses in the O Office District: We note that the O Office district, as set forth in Section 208-39.A of the Township Zoning Ordinance, is intended to accommodate development of large office complexes, with typical office uses including corporate headquarters, research and development facilities, and office parks. Additionally, this district is intended to provide additional services to both employees and visitors to the campus, such as retail establishments and restaurants. Furthermore, uses permitted by special exception in the Office district include governmental or public utility use, hotel, manufacturer's representative or catalog ordering establishment, parking lot (principal use of lot), and warehouses.
7. Adjacent Zoning: The land on the northeast side of West Swedesford Road, north of the Chester Valley Trail, is zoned O Office. The land on the northeast side of West Swedesford Road, south of the Chester Valley Trail, is zoned C-2 Commercial. The land to the south is zoned R-4 Residence. The land to the north of Route 202 is zoned R ½ Residence.

Re: Zoning Map Amendment – UPI# 43-9-74 (1340 West Swedesford Road); and
Zoning Ordinance Amendment – Self-Storage Facilities
Treddyffrin Township – ZM-06-22-17237 and ZA-06-22-17238

8. Municipal Comprehensive Plan: The Future Land Use map in the Township’s 2021 Comprehensive Plan indicates that this site, and the land on the northeast side of West Swedesford Road currently zoned Office, are located in the Chesterbrook Commercial area. The Township’s Comprehensive Plan (pages 91-92) states the Chesterbrook Commercial area, the commercial portion of the Chesterbrook Unified Development Area (UDA), should be analyzed to allow flexibility of uses and the creativity necessary to adapt to a changing commercial climate. Redevelopment should offer pedestrian and multimodal connections to the Chester Valley Trail, address stormwater management issues, and should promote renewable usage energy necessary to combat climate change.



COMMENTS – ZONING MAP AMENDMENT:

9. The project site is located within the **Suburban Landscape** designation of [Landscapes3](#), the 2018 County Comprehensive Plan, adjoining a **Suburban Center Landscape** designation to the east. While the uses permitted in the Township’s O Office District are appropriately located in a **Suburban Landscape** designation, there could be a higher-level use next to a major interchange than a self-storage facility that could take advantage of the site’s location along the Chester Valley Trail corridor. “Connect” Objective C of **Landscapes3** is to provide universally accessible sidewalks, trails, and public transit connections to create a continuous active transportation network within designated growth areas, and develop multi-use trails to interconnect all communities.

Page: 4

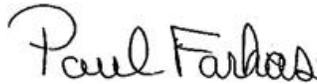
Re: Zoning Map Amendment – UPI# 43-9-74 (1340 West Swedesford Road); and
Zoning Ordinance Amendment – Self-Storage Facilities
Tredeyffrin Township – ZM-06-22-17237 and ZA-06-22-17238

10. In its review of the amendment petition, the Township should consider whether the zoning map amendment is generally consistent with the municipal Comprehensive Plan, as set forth in Sections 603(j) of the PA Municipalities Planning Code (PA MPC). We note that a self-storage facility may not be the most appropriate use in this area of the Township, particularly pertaining to the recommendation in the Township's Comprehensive Plan that redevelopment within this area of the Township should offer pedestrian and multimodal connections to the Chester Valley Trail.
11. Prior to taking action on this amendment petition, the Township should ensure that they have met the posting and notification requirements for zoning map amendments as set forth in Section 609 of the PA Municipalities Planning Code (PA MPC).
12. The project site is located on the north side of the Chester Valley Trail corridor. Any development activity in proximity to the Chester Valley Trail corridor should be reviewed by the Chester County Department of Parks and Preservation (telephone # 610-344-5656) prior to the Township taking official action on a land development plan submission.

RECOMMENDATION: The Township should consider the comments in this letter before acting on the proposed zoning ordinance and zoning map 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,



Paul Farkas
Senior Review Planner



THE COUNTY OF CHESTER



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July 5, 2022

Barbara Kelley, Manager
West Pikeland Township
1645 Art School Road
Chester Springs, PA 19425

Re: Zoning Ordinance Amendment - Area and Bulk Regulations in the V-1, V-2, V-3 Districts,
Municipal Use Exception, Open Space Design Option
West Pikeland Township - ZA-06-22-17253

Dear Ms. Kelley:

The Chester County Planning Commission has reviewed the proposed West Pikeland 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 June 27, 2022. We offer the following comments to assist in your review of the proposed West Pikeland Township Zoning Ordinance amendment.

DESCRIPTION:

1. West Pikeland Township proposes the following amendments to its Zoning Ordinance:
 - A. Section 603.A., stating that the area and bulk regulations in the V-1, V-2 and V-3 Village Preservation Districts shall exempt municipal uses;
 - B. Section 603.B., stating that any tract developed in conjunction with an adjacent tract in a residential zoning district that is developed in accordance with the Open Space Design Option, is clarified by specifying that the Open Space Design Option refers to "Open Space Article VI – Village Preservation Districts".

COMMENTS:

2. Exempting municipal uses from zoning regulations is not an uncommon practice because municipal land uses typically have specific or unique features. We note that the current ordinance imposes additional controls limiting relief for municipal uses of up to 50 percent of maximum/minimum thresholds through the conditional use process. If the Township decides to proceed with this amendment, we recommend that the Township ensure that potential municipal uses in the Village Preservation Districts reflect the scale, bulk and lot, context, streetscape designs, and aesthetics of West Pikeland's village and historic areas.
3. The amendment to Section 603.B., relating to a tract in a residential zoning district that is to be developed in conjunction with an adjacent tract in accordance with the Open Space Design Option, can be appropriate because the V-1, V-2 and V-3 Village Preservation Districts include broader ranges of permitted land uses while specifically allowing the Board of Supervisors to

Page: 2

Re: Zoning Ordinance Amendment - Area and Bulk Regulations in the V-1, V-2, V-3 Districts,
Municipal Use Exception, Open Space Design Option
West Pikeland Township - ZA-06-22-17253

approve modifications to area and bulk requirements that result in designs that (among other aspects and with other conditions) enhance the appearance and function of the village areas and its streetscapes. We encourage the Board of Supervisors to exercise appropriate discretion in considering modifications, and impose mitigating measures as necessary to meet the Township's land use policies. This is particularly important for the Township's village and historic areas.

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

We request an official copy of the decision made by the West Pikeland 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, slightly slanted style.

Wes Bruckno, AICP
Senior Review Planner

Discussion and Information Items



Sustainability Division Update



Sustainability Division

Monthly Activities Report – July 2022

Summary: Work continued on the municipal open space outreach initiative: draft outreach materials were refined. A scope of work for CCPC related to the woodlands and tree-related actions in the Climate Action Plan is in development for CCPC's 22-23 work program (led by Carol Stauffer).

Work also continued on the following projects:

- Climate Action Plan metrics, executive summary, and implementation guides
- Cluster Subdivision Design Guide
- Sewer Service Area interactive map

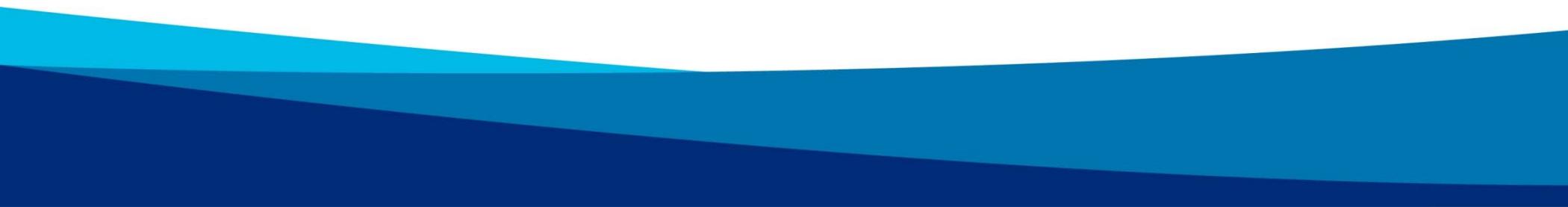
There was lots of policy news at the state and federal level this month, including the passage of Growing Greener 3 by the state, which provide significant funding for environmental projects, RGGI injunction (there will likely be no final rulemaking until there is a new governor), and the prospect of the federal Inflation Reduction act, which would provide funding for a number of clean energy transition initiatives, among other things.

Environmental and Energy Advisory Board: The Environmental and Energy Advisory Board met on 7/27/22. CCPC presented on a number of topics including the Open Space Outreach initiative and new grid-scale solar siting map. The Clean Energy Subcommittee presented their proposed list of outreach activities for '22-'23 which will be assisted by CCPC's Sustainability Division, CCEDC's Smart Energy Initiative, and DVRPC. The board approved their proposed initiatives which included:

- Assisting the county Facilities Dept. with energy usage benchmarking as needed
- Developing and maintaining a list of funding resources for municipalities and school districts
- Convening stakeholders to discuss the barriers to solar and distributed energy
- Hosting an education series for municipal staff on adopting and implementing building energy codes
- Developing a program for voluntary benchmarking and energy usage disclosure for large commercial/industrial buildings
- Organize a municipal cohort group for climate action/energy efficiency
- Host an informational program for large energy users on topics related to energy efficiency, renewable energy, and case studies
- Promote ordinances requiring EV-ready new construction

Pipelines: No updates.

Multimodal Transportation Planning Division



Multimodal Transportation Planning Division

July 2022

PennDOT Green Light Go! Awards

On July 13th, Governor Wolf announced the list of projects selected to receive awards from PennDOT's "Green Light Go" program which funds traffic signal upgrades across the Commonwealth. Overall, 70 municipalities will receive over \$37.8 million from this program. Chester County recipients include:

- **Tredyffrin Township** – \$976,880 for upgrades to traffic signals at five intersections along Valley Forge Road;
- **Upper Uwclan Township** – \$214,930 for upgrades to traffic signals along the major corridors of Route 100 and Graphite Mine Road, including flashing yellow arrow, pedestrian countdown signals and LED signal heads; and
- **Uwchlan Township** – \$364,260 for installation of advance radar detection, upgrade of controller assemblies, and improving generator back-up connections at 14 intersections.
- **TOTAL: \$1,556,070**



A complete list of recipients statewide along with the Governor's press release may be found here: <https://www.penndot.pa.gov/pages/all-news-details.aspx?newsid=965>

New Projects Starting in the Fall

The Multimodal Transportation Planning Division will be kicking off two new projects this fall:

- The **County-wide Trails Master Plan** – this PA DCNR C2P2 funded project will be managed by our new Trails Planner Stephen Buck and will have its first Steering Committee meeting tentatively scheduled for mid-September; and
- The **Public Transportation Plan Update: Phase Two** – this project will be funded by a grant from the DVRPC Transportation & Community Development Initiative (TCDI) program and will be managed by Transportation Planner Alex Sankaran.

Both projects are approximately 18 month duration and are scheduled to wrap up by the end of 2023.

Welcome Stephen Buck!

On July 18th, the open Trails Planner position was filled with the arrival of Stephen Buck. Steve is a graduate of the Penn State Landscape Architecture program and has since worked in the private sector with a large multi-disciplinary firm in Michigan and most recently with the SALT Studio in Philadelphia as a licensed landscape architect. Steve will be taking over all things trails related and will be managing the County-wide Trails Master Plan.

Design and Technology



THE COUNTY OF CHESTER



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MEMORANDUM

To: Chester County Planning Commission
From: Paul Fritz, Director, Design & Technology Division
Date: July 31, 2022
Re: Planning Commission Board Meeting Monthly Report

For the month of July, 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 and research for the work program's Village Preservation Guide continued.

The GIS staff assisted Community Planning with mapping requests, historic atlas updates, and work program projects. A draft interactive map showing potential grid-scale solar sites in the county was prepared.

The Graphics team assisted with various work program projects, including the design and layout of open space preservation municipal outreach materials.

Community Planning

A decorative graphic at the bottom of the slide consisting of two overlapping, wavy bands of blue. The top band is a lighter shade of blue, and the bottom band is a darker shade. The waves flow from left to right across the bottom of the page.

Community Planning Municipal Assistance Projects

August 2022

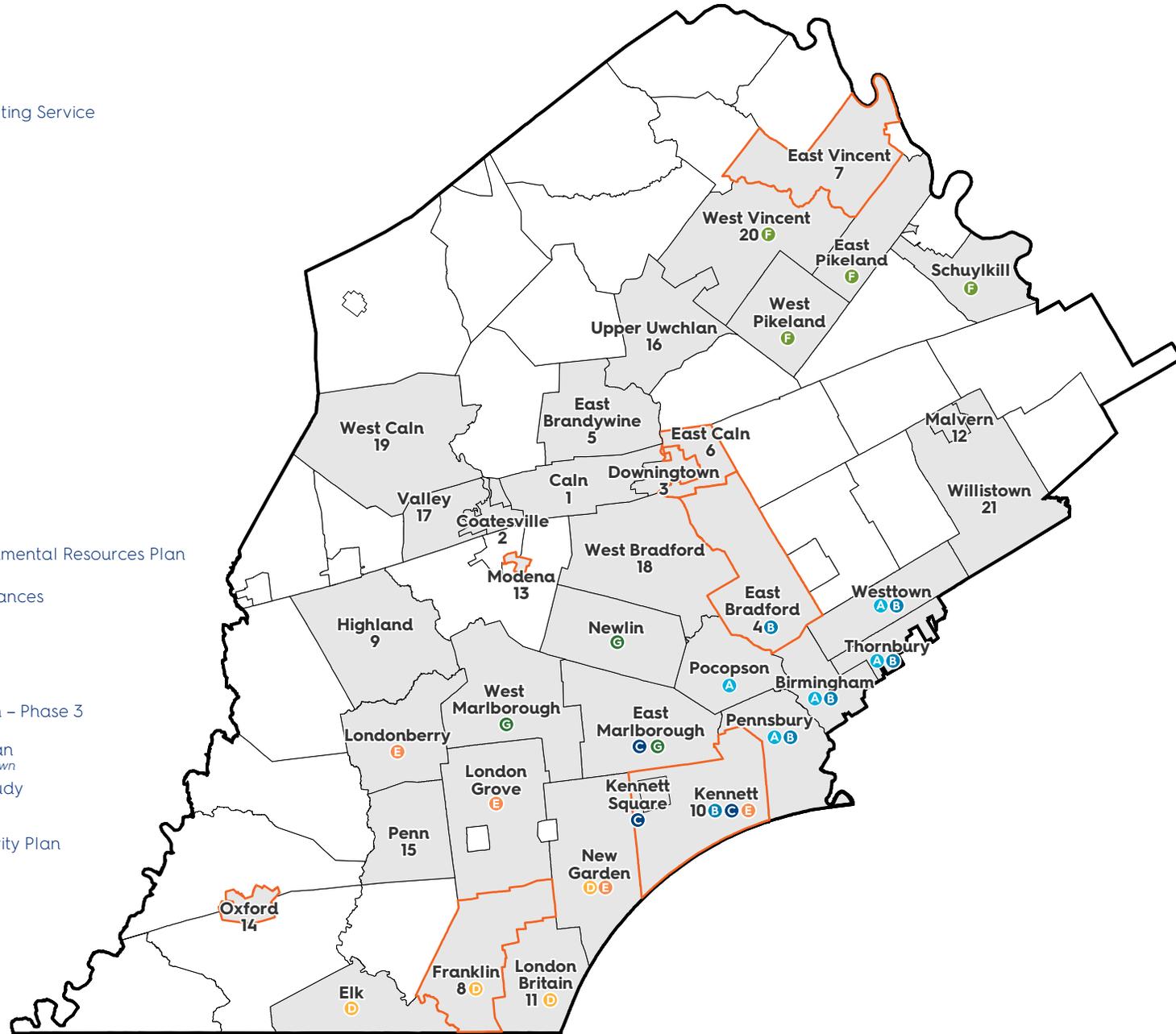
- Municipality with Ongoing VPP Project
- Municipality with Planning Commission Consulting Service

Single-Municipality Projects

1. Caln Zoning Ordinance
2. Coatesville Zoning Ordinance
3. Downingtown Comprehensive Plan
4. East Bradford Zoning
5. East Brandywine Comp Plan & Official Map
6. East Caln Comprehensive Plan
7. East Vincent Zoning Ordinance
8. Franklin Comprehensive Plan
9. Highland Comprehensive Plan
10. Kennett Zoning Ordinance
11. London Britain SLDO
12. Malvern Comprehensive Plan
13. Modena Comprehensive Plan
14. Oxford Comprehensive Plan
15. Penn Comprehensive Plan
16. Upper Uwchlan Active Transportation Plan
17. Valley – W. Lincoln Highway Corridor Master Plan
18. West Bradford Open Space, Recreation, & Environmental Resources Plan
19. West Caln Zoning
20. West Vincent Forest/Woodlands Protection Ordinances
21. 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 Longwood Gardens Connector Trail Feasibility Study
East Marlborough, Kennett, Kennett Square
- D Mason-Dixon Line/
Arc Corner Heritage Interpretation and Connectivity Plan
Elk, Franklin, London Britain, New Garden
- E Route 41 Corridor Improvement Study
Kennett, Londonberry, London Grove, New Garden
- F Clean Energy Transition Plan
East Pikeland, Schuylkill, West Pikeland, West Vincent
- G Unionville Area Regional Comprehensive Plan
East Marlborough, Newlin, West Marlborough



COMMUNITY PLANNING REPORT

August 2022 (Activities as of 7/31/22)

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: 85% Contract Term: 8/20 – 1/23 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. *After meeting with the Township administration to work out some of the regulatory details, the consultant distributed a full draft of the Zoning Ordinance for discussion at the May Task Force meeting. Based on feedback attained at the May TF meeting, the consultant is expected to distribute the revised full draft in late August. In the meantime, a few critical sections of the ZO (including the zoning map, zoning districts, design and development standards, and resource protection standards) were distributed to the TF for review at a meeting scheduled for August 15th.*

2. City of Coatesville – Zoning Ordinance Update

Percent Completed: 50% 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. The March and April meetings focused on Signs. May and June meetings focus on Definitions and the Administration Article. All areas have been covered so the work will transition to review and clarification on text modifications prior to providing recommendations to the City Council.

3. Downingtown – Comprehensive Plan

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

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

4. East Bradford Township – Zoning Ordinance Update

Percent Completed: 0% Contract Term: 8/22 – 7/24 Consultant: Chester County Planning Commission Monitor: Chris Patriarca

The Chester County Planning Commission (CCPC) will provide professional planning and support staff to assist the Township in the update of the East Bradford Township Zoning Ordinance.

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

Percent Completed: 85% Contract Term: 5/21 – 4/23 Consultant: Tom Comitta & Assoc./Brandywine Conservancy Monitor: Jeannine Speirs

The Township is updating their existing comprehensive plan, which was adopted in 2009, and updating their existing Official Map that dates from 2011. Recommendations in the existing plan have largely been completed, and the update will address Landscapes³. The comprehensive plan will build from recommendations included in a recently completed Sustainable Community Assessment, and the Official Map will be able to implement recommendations. *The Comp Plan is in for VPP/247 review. The Official Map will come in for VPP/247 review in a few months.*

6. East Caln Township – Comprehensive Plan

Percent Completed: 5% Contract Term: 6/22 – 5/24 Consultant: Chester County Planning Commission Monitor: Chris Patriarca

The township is updating their comprehensive plan to address a variety of issues facing the township. *Initial mapping and existing conditions/demographic information being collected and analyzed. A public survey is under development and a list of stakeholders has been received and interviews will be scheduled for August and September. Initial Task Force kickoff scheduled for September and a public workshop scheduled for October.*

7. East Vincent – Zoning Ordinance

Percent Completed: 10% 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 July 2022 meeting focused on reviewing additional definition, and the zoning hearing board and administration articles. The next meeting is scheduled for August 17th.*

8. Franklin Township – Comprehensive Plan

Percent Completed: 95% 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 Connectivity Plan that has been funded. Full draft of the Comp Plan document is completed and the 247 review is completed. A 6-month extension has been approved to accommodate the 247 review process and adoption. *Comp Plan adoption is being considered in August.*

9. Highland Township – Comprehensive Plan Update

Percent Completed: 85% Contract Term: 2/21 – 1/23 Consultant: Brandywine Conservancy Monitor: Chris Patriarca

Formal Act 247 referral of the draft plan is expected in August.

10. 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. *Kennett Planning Commission has begun a pre-Act 247 review.*

11. 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.

12. Malvern Borough – Comprehensive Plan

Percent Completed: 90% Contract Term: 9/20 – 8/22 Consultant: Brandywine Conservancy Monitor: Kevin Myers

The topics covered to date include: background data and mapping, community survey (500+ responses), community vision, natural resources, housing, historic resources, parks and recreation, future land use, economic development, and transportation. The Borough Planning Commission recommended the draft plan to Borough Council for adoption and Council plans to approve sending the draft plan for Act 247/VPP review at their June 21, 2022 meeting. *The draft plan was submitted for Act 247/VPP on July 8th and the plan should be adopted in August or September.*

13. Modena Borough – Comprehensive Plan

Percent Completed: 85% Contract Term: 4/21 – 3/23 Consultant: Chester County Planning Commission Lead Planner: Chris Patriarca

Fully formatted draft plan has been completed. *A public event is scheduled for September 10 to allow for any final public comments. Act 247 referral is anticipated in later September with formal adoption anticipated for November.*

14. Oxford Borough – Comprehensive Plan

Percent Completed: 65% 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 28th and discussed the results of a Plan Action Prioritization Exercise at the May 26th Task Force meeting. Plan Chapters will be developed and distributed for review and comment at the Task Force’s July (Intro and Chapter 2: Community Amenities, Resources, and Interaction), August, and September meetings.

15. Penn Township – Comprehensive Plan Update

Percent Completed: 15% Contract Term: 5/22 – 4/24 Consultant: Brandywine Conservancy Monitor: Mark Gallant

The township is working on 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. The Kick-off meeting was held in-person at the Penn Township building on May 25th. *Since that time two meetings have been held focusing on plan background and public outreach (including the development of a community survey) and inventories for natural resources and parks and recreation. The mapping and research that has been presented has been exemplary.*

16. Upper Uwchlan Township – Active Transportation Plan

Percent Completed: 0% Contract Term: TBD Consultant: McMahon Associates Monitor: TBD

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.

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

Percent Completed: 60% 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 where the consultant presented draft goals, recommendations and Actions. The Task Force meeting scheduled for May 24th was cancelled and the Township will put the project on hold for a month or two as they work through several development applications that may impact the draft policies of the plan. They expect to meet with the Task Force again in August.

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

Percent Completed: 95% Contract Term: 5/20 – 10/22 Consultant: Brandywine Conservancy Monitor: Kate Clark

The plan was presented at the June Planning Commission meeting. The Planning Commission recommended the plan to the Board of Supervisors for their consideration at their August 10th meeting. A 6-month extension has been approved to accommodate the final township and county VPP review as well as municipal acceptance of the plan.

19. West Caln Township – Zoning Ordinance Update

Percent Completed: 0% Contract Term: TBD Consultant: Sarcinello Planning & GIS Services Monitor: Kate Clark

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. West Caln Township and the consultant have submitted a draft scope of work to CCPC for review.

20. West Vincent Township – Forest Protection Ordinances

Percent Completed: 65% 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 July meeting, the task force reviewed sections of municipal ordinances relating to greenway regulations. *The revised materials will be compiled and presented to the Planning Commission at an upcoming meeting.*

21. Willistown Township – Comprehensive Plan

Percent Completed: 55% Contract Term: 1/21-12/22 Consultant: Gaadt Perspectives Monitor: Kate Clark

The Task Force met in July to receive a project status update. The next Task Force meeting will be held in September and will review additional draft plan chapters concerning infrastructure.

MULTI-MUNICIPAL

22. Brandywine Battlefield Strategic Landscapes Plans – Phase 3

Percent Completed: 65% Contract Term: 8/19 – 12/22 Consultant: Chester County Planning Commission Lead Planner: Jeannine Speirs

The consultant is completing document research and has completed field work as well as continues consultations with applicable parties. A draft list of possible historic resources and properties is being coordinated for review/input by municipal historic commissions. Technical report is being drafted by consultants. *Consultants will assist drafting and reviewing planning documents.*

23. Brandywine Battlefield Group – BB Heritage Interpretation Plan

Percent Completed: 95% 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 being completed. Nearly all municipal plan acceptance letters are completed.

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

Percent Completed: 5% Contract Term: TBD Consultant: McMahon 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. The kickoff meeting was held on June 13, 2022. The consultant will be conducting interviews with key stakeholders and groups as well as field work. The next meeting is anticipated in September 2022.

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. Awaiting scope of work.

27. Phoenixville Area Townships – Clean Energy Transition Plan
Percent Completed: 35% 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: 5% Contract Term: 4/22 – 3/24 Consultant: Brandywine Conservancy Monitor: Chris Patriarca

An initial kickoff meeting for the project was held in June. The Conservancy will be developing updates to all the background data and inventories through August. A *public visioning session is being scheduled for late September.*

OTHER PROJECTS

- **eTool preparation** – full division
- **Oxford Region** – Administration assistance to the regional planning group (ORPC) and associated sub-groups: The ORPC Regional EAC and The ORPC Historic Sub-Committee; 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)
- West Nottingham – Corridor Study (November 2021)
- 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 and Joe Shanley.
External Partners: CCHPN and individual site organizers/municipalities/municipal historical commissions
Status: The Town Tour Kickoff at the Chester County History Center was held on June 9th with a total of 190 people in attendance. A full listing of tours can be found on the Planning Commission website: <https://chescoplanning.org/Historic/TownTours/Introduction.cfm>

- **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: CCPHN, 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, North Reed 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. The first America 250PA Chester County committee meeting was held on June 2nd. Officers will be selected at the next meeting scheduled for July 12th.
- 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 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. *The regional Heritage Interpretive and Connectivity Plan is funded under VPP (Above and below) has identified heritage centers in the eastern Brandywine Battlefield.*

- **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: 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, East Nantmeal, and Kennett .

- **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 Battlefield Heritage Interpretation and Connectivity Plan (VPP funded). Also assisting to facilitate 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). *The battlefield heritage interpretive signage project is nearing completion with the last of the 15 signs being ordered and installed.*

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 online presentation of reinvestment development tool for municipalities.
- **Non-Residential Construction Report** – 2022 (2021 data) report posted.
- **State of the County Economy Report** –2021 report posted. *Beginning data preparation for 2022 report.*

HOUSING

- **Housing Choices Committee** – Spring meeting held 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** – *Completing edits to report messaging and formatting.*
- **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** –Beginning planning for fall 2022 event with a tentative date set for November 17.
- **Residential Construction Report** – 2022 (2021 data) report posted.
- **Video** – The Phoenixville-focused video has been completed and shared, through the HCC meeting, CCPC newsletter, website, and social media. Promotion efforts included the overview video on A+ homes as well. Footage for a senior housing focused video and a Habitat for Humanity video will be used for two additional videos, with plans to conduct new interviews for an employer focused video later in the year.
- **Commissioners’ Housing** – Finalizing initial research and recommendations of county programs to support housing.
- **Presentations** – A+ Homes presentations completed in April at Valley Township and Phoenixville Regional Planning Committee, May for Oxford Borough, June for Kennett Township, and July for the Chester County Managers’ Consortium.

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.); Avondale consideration of commercial uses in the R-2 District; Parkesburg for implementation coordination and potential grant funding; West Grove zoning amendments based on comp plan recommendations (breweries, mixed use zoning, parking requirements); Downingtown (signs, parking, TND); Kennett Square for NVF zoning; TMAAC (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. Planning for 2022 UCF underway. *2022 UCF planning is underway. To be held 10/25/2022 at the County Public Safety Campus.*
- **Urban Centers Improvement Inventory** –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.
- **DCD CRP Coordination** – Provide input and response to inquiries from urban centers regarding CRP applications. 2021 CRP awards were approved by the Commissioners and letters were sent on November 9, 2021. *2022 CRP applications are anticipated to open in August 2022*

(awaiting confirmation from CCDCD).

- **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 be completed by the May 27, 2022 submission deadline. TCDI review committee meeting was held May 31st. *Note, Oxford Borough was awarded \$100,000 in the 2022 TCDI to update their SLDO and Zoning Ordinance.*
- **Presentations:** Attended the Western Chester County COG 1/26/2022 and presented a CCPC overview on 2/23/2022. Attended the 5/3/2022 Avondale Borough Council meeting along with Brian O’Leary. *Attended CCPC Housing presentation to Kennett Square Council on June 8, 2022.*

Agricultural Development Council Update



Director's Report