



# 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  
November 9, 2022

## AGENDA

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

A. Chairman’s Welcome

*Chair*

2. PUBLIC COMMENT

*Chair*

2:10 p.m. 3. ACTION ITEMS

B. Approval of Commission Meeting Minutes – October 12, 2022

*Commission*

C. Act 247 Reviews – October 2022 Applications

*Act 247 Team*

1) Subdivision and Land Development Plan Reviews (12)

- |                             |                |
|-----------------------------|----------------|
| 1. Charlestown Township     | SD-09-22-17377 |
| 2. Downingtown Borough      | SD-10-22-17410 |
| 3. Honey Brook Township     | SD-09-22-17369 |
| 4. Londonderry Township     | SD-09-22-17358 |
| 5. New Garden Township      | SD-09-22-17383 |
| 6. South Coventry Township  | SD-10-22-17392 |
| 7. Upper Oxford Township    | SD-09-22-17355 |
| 8. West Brandywine Township | SD-09-22-17382 |
| 9. West Goshen Township     | LD-08-22-17339 |
| 10. West Whiteland Township | LD-08-22-17341 |
| 11. West Whiteland Township | LD-09-22-17378 |
| 12. West Whiteland Township | SD-08-22-17340 |

2) Comprehensive Plan, Zoning and Subdivision Ordinance  
Amendment, Miscellaneous Reviews (13)

- |                           |                |
|---------------------------|----------------|
| 1. East Bradford Township | MA-10-22-17409 |
| 2. East Bradford Township | ZA-09-22-17380 |
| 3. East Coventry Township | SA-09-22-17370 |
| 4. East Coventry Township | ZA-09-22-17365 |
| 5. East Goshen Township   | MA-10-22-17398 |
| 6. East Goshen Township   | ZA-09-22-17384 |
| 7. Easttown Township      | MA-10-22-17401 |
| 8. Easttown Township      | SA-10-22-17402 |
| 9. Easttown Township      | ZA-10-22-17403 |
| 10. Easttown Township     | ZM-10-22-17404 |
| 11. Highland Township     | CP-09-22-17381 |
| 12. West Goshen Township  | ZA-10-22-17400 |
| 13. Westtown Township     | ZA-09-22-17379 |

- D. Act 537 Reviews- October 2022 Applications *Carrie Conwell*
  - 1) Major Applications (0)
  - 2) Minor Applications (1)
    - 1. East Whiteland Township; Knickerbocker Redevelopment, UPI 42-4-42, Inconsistent
  
- E. VPP Round II 2022 Grants *Bill Deguffroy*
  - 1) East Coventry Township – Land Use Assumptions Report and Roadway Sufficiency Analysis
  - 2) East Fallowfield Township – Open Space, Recreation, and Environmental Resource Plan Update
  - 3) Phoenixville Borough – Zoning Ordinance Update
  - 4) West Pikeland Township – Parks, Recreation, and Open Space Plan (Comp Plan Amendment)
  - 5) West Whiteland Township – Parks Wayfinding Signage Manual

2:25 p.m. 4. DISCUSSION AND INFORMATION ITEMS

- F. Community Planning Division Update *Bill Deguffroy*
  
- G. Agricultural Development Council Update *Hillary Krummrich*
  
- H. Administration and Communications Division
  - 1) 2023 Draft Communications plan *Carolyn Oakley, Elle Steinman*
  
- I. Sustainability Division Update *Rachael Griffith*
  
- J. Multimodal Transportation Planning Division Update *Brian Styche*
  
- K. Design & Technology Division Update *Paul Fritz*
  - 1) Rural Centers Design Guide
  
- L. Director’s Report *Brian O’Leary*

4:00 p.m. 5. ADJOURNMENT

# Action Items



# THE COUNTY OF CHESTER



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## PLANNING COMMISSION

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

MINUTES: Regular Monthly Meeting  
Chester County Planning Commission

Hybrid - GSC Suite 270  
October 12, 2022

MEMBERS PRESENT IN PERSON: Michael Heaberg, Chair; Nate Cline, Vice Chair; Roberta Cosentino; Stephanie Duncan.

MEMBERS PRESENT VIA ZOOM: Matt Hammond; Angie Thompson-Lobb.

STAFF PRESENT IN PERSON: Brian O'Leary, Executive Director; Carol Stauffer, Assistant Director; Beth Cunliffe; William Deguffroy; Laura DeMatteo; Paul Fritz; Rachael Griffith; Gene Huller; Nancy Shields; Brian Styche.

STAFF PRESENT VIA ZOOM: Glenn Bentley; Chris Bittle; Wes Bruckno; Steve Buck; Carrie Conwell; Paul Farkas; Hillary Krummrich; Benny Nein; Chris Patriarca; Patty Quinn; Joe Shanley; Elle Steinman.

VISITORS PRESENT IN PERSON: John Weller, West Whiteland Township Planning and Zoning Director; Justin Smiley, West Whiteland Township, Capital and Special Projects Manager.

VISITORS PRESENT VIA ZOOM: Mark Cassel, SEPTA.

## CALL TO ORDER:

The regular monthly meeting of the Chester County Planning Commission held in person in the Government Services Center Suite 270 and via Zoom audio/video on Wednesday, October 12, 2022 was called to order at 2:00 P.M. by Chair Michael Heaberg.

## PRESENTATION:

John Weller and Justin Smiley from West Whiteland Township presented an overview of the township's planning efforts, which fall into four main pillars; Historic Preservation, Transportation, Economic Vitality, and Open Space & Recreation. Mr. Weller noted that West Whiteland Township is branded as the crossroads of Chester County and Exton is the major commercial hub which includes five major shopping centers and several recreation areas. Current population is about 20,000 and is projected to increase by 23 percent to 22,698 by 2045.

Mr. Weller also talked about two projects that were funded by the county's Vision Partnership Program: Lincoln Highway and Whitford Road Corridors Study and the Historic Resource Survey Update. Mr. Smiley reported on the Bicycle and Pedestrian Plan which includes 14 priority projects. As a result of the plan, their official map was updated. Mr. Smiley expanded on the Historic Resource Survey Update project noting that they created a booklet listing 215 Historic Resources. Mr. Smiley also summarized other projects, including the PA 100 Study, Exton Crossroads ULI report, and the Exton Park updates.

ACTION ITEMS:

Public Comment: There were no public comments.

Approval of Meeting Minutes:

A MOTION TO APPROVE THE MINUTES FOR THE SEPTEMBER 14, 2022 MEETING OF THE CHESTER COUNTY PLANNING COMMISSION WAS MADE BY MR. CLINE, SECONDED BY MS. DUNCAN, AND PASSED BY UNANIMOUS VOTE OF THE COMMISSION.

Community Planning Month Proclamation:

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

Act 247 Reviews:

Subdivision and Land Development Reviews – September 2022:

There were thirty-one (31) Subdivision and Land Development Reviews prepared in September.

A MOTION TO APPROVE THE THIRTY-ONE (31) SUBDIVISION AND LAND DEVELOPMENT REVIEWS WAS MADE BY MR. CLINE, SECONDED BY MS. CONSENTINO, AND PASSED BY UNANIMOUS VOTE OF THE COMMISSION.

Mr. Cline recused himself from the following applications: SD-09-22-17363; LD-09-22-17351; LD-09-22-17375.

Mr. Hammond recused himself from the following applications: LD-09-22-17361; LD-08-22-17348; SD-09-22-17364; LD-08-22-17313.

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

There were fifteen (15) Comprehensive Plan, Zoning and Subdivision Ordinance Amendment, and Miscellaneous Reviews prepared in September.

A MOTION TO APPROVE THE FIFTEEN (15) COMPREHENSIVE PLAN, ZONING AND SUBDIVISION ORDINANCE AMENDMENT, AND MISCELLANEOUS REVIEWS WAS MADE BY MS. COSENTINO, SECONDED BY MR. CLINE, AND PASSED BY UNANIMOUS VOTE OF THE COMMISSION.

Act 537 Reviews:

Ms. Conwell presented the Commission with one (1) minor Act 537 review for the month of September 2022.

A MOTION TO APPROVE THE ONE (1) MINOR ACT 537 REVIEW FOR SEPTEMBER 2022 WAS MADE BY MR. CLINE, SECONDED BY MS. DUNCAN, AND PASSED BY UNANIMOUS VOTE OF THE COMMISSION.

Agriculture Security Areas:

Mr. Bentley presented the Commission with two (2) Agricultural Security Area reviews for the month of September 2022.

A MOTION TO APPROVE THE TWO (2) AGRICULTURAL SECURITY AREA REVIEWS FOR SEPTEMBER 2022 WAS MADE BY MR. CLINE, SECONDED BY MS. DUNCAN, AND PASSED BY UNANIMOUS VOTE OF THE COMMISSION.

DISCUSSION AND INFORMATION ITEMS:

Design and Technology Division Update:

Mr. Fritz reported that the total of 716 residential units proposed by the end of the 3<sup>rd</sup> quarter is 60% lower than the average of 1,900 since 2010. The decrease is mainly happening for single family homes and apartments. On contrast, nonresidential square footage is on par with previous years.

Mr. Fritz also reported that DEP filed a remediation plan with a proposed estimated cost of 8 million dollars for the Bishop Tube site. The next step is a public meeting. DEP and the township websites have great information about this project.

Community Planning Division Update:

Mr. Deguffroy gave the following project updates:

- Projects completed: Franklin Township Comprehensive Plan, Malvern Borough Comprehensive Plan, and the Brandywine Battlefield Heritage Interpretation Plan.
- Projects wrapping up: Highland Township Comprehensive Plan, London Britain Township Subdivision and Land Development Ordinance, Modena Borough Comprehensive Plan, West Bradford Open Space, Recreation, and Environmental Resources Plan, and the West Vincent Forest Protection Ordinance.
- Projects starting soon: Upper Uwchlan Active Transportation plan and the multi-municipal Mason Dixon Line/Arc Corner Heritage Interpretation and Connectivity Plan.

Mr. Deguffroy reminded the board of the upcoming hybrid Urban Centers Forum on October 25<sup>th</sup>, which will be in-person at the Chester County Public Safety Campus and virtually, via Zoom.

Mr. Deguffroy also gave an update on the county workforce housing initiative. Stakeholder outreach will begin to municipalities, developers, and advocates starting with a Housing Choices Committee meeting on October 20. This meeting will be followed up by a questionnaire and focus group meetings.

Ms. DeMatteo read the America250's mission and vision statements and reported that the 29 member America250PA Chester County Commission is made up of members with historic expertise. Following the 2018 establishment of the Pennsylvania Commission for the United States Semi-quincentennial America250PA, the Chester County Commissioners created the America250PA Chester County Commission by resolution in November 2021.

At the July 12<sup>th</sup> Commission meeting, six committees were established: Heritage Sites, Partnership, Communications and Marketing, Education, Programs and Events, and Development. The six committees will work within thematic frameworks which include: American Revolution, Industry, Social Change, Natural Resources, Patterns of Land Use, and Arts and Culture. The 2023 meeting dates and locations have been established as follows:

- January 5<sup>th</sup>, Chest County Library and District Center
- April 6<sup>th</sup>, West Whiteland Township Building
- July 6<sup>th</sup>, Chester County Government Services Center
- October 5<sup>th</sup>, Brandywine Battlefield Park Visitor Center

#### Agricultural Development Council Update:

Ms. Krummrich reported the confirmed date for the CCPC board's tour at Herban Farms is November 9<sup>th</sup>, 11am. Three to four members of the Ag Preservation Board will also be joining the tour.

#### Sustainability Division Update:

Ms. Griffith reported she attended the following events in September: West Chester Green Team's Chester County Climate Panel, DVRPC's Climate Change Forum, a county Sierra Club event, and the Northern Chesco EAC gathering. The first Sustainability eNewsletter was also released in September.

Ms. Griffith mentioned that the Environmental and Energy Advisory Board Clean Energy Subcommittee met in September and planned two events: building energy codes training and a solar stakeholders' meeting. The subcommittee is also looking to provide funding resources for municipalities and school districts for clean energy projects.

Ms. Conwell reported that the division is in the process of establishing Keep Chester County Beautiful, an affiliate of Keep PA Beautiful, which is a subgroup to Keep America Beautiful. Keep Chester County Beautiful will be housed and managed within the Planning Commission.

#### Multimodal Transportation Division Update:

Mr. Styche reported that DCNR announced their C2P2 awards including \$90 million toward over 330 statewide projects, of which ten projects were in Chester County and two projects for the Brandywine Conservancy totaling nearly \$5.7 million in Chester County. There will be an additional bonus funding round this fall. Applications are due October 27<sup>th</sup>. Mr. Styche also mentioned DCD awards for their Act 13 programs, which include the Greenway Trails Rec program and their Watershed Restoration and Protect programs.

Mr. Styche reported that Governor Wolf announced three new state parks in Pennsylvania. The new state park in Chester County is Big Elk Creek State Park located in Franklin and Elk Townships.

Mr. Styche also announced SEPTA's next iteration of the bus revolution. Chester County's underperforming routes may be getting cut, some being replaced by micro transit zones. Mark Cassel, SEPTA's Director of Service Planning commented SEPTA is also looking to increase service on well performing routes.

#### Director's Report:

Mr. O'Leary reported on the 2023 draft work program summarizing the themes: How we Preserve, including Municipal Open Space Outreach; How we Protect, including Climate Action Plan implementation, Solar Ordinance and Inventory, and Sustainable Practices for HOAs; How we Appreciate including a Heritage Tourism Study; How we Live including County Workforce Housing Implementation, Adaptable Housing Guide, and Accessible Housing Locations Guide; How we Prosper including Ag and Economic Development projects and municipal outreach; and How we

Connect including Public Transportation Plan, Countywide Trails Master Plan, and Transportation Improvement Inventory. The Vision and Landscapes Map include an assessment of L3 implementation, Rural Landscapes Design Guide, and Municipal Officials Education Outreach.

Mr. O'Leary noted that the Communications Plan will be presented at the November board meeting. Both the Communications Plan and the Work Program will be an action item at the December board meeting.

Mr. O'Leary reminded the board that Chesco2020's PMPEI training classes are available again for municipal officials and will be held at West Chester University. Mr. O'Leary also highlighted the remaining upcoming fall events:

- October 18, 2022 – Planners' Forum, Nth Solutions, Coatesville
- October 25, 2022 – Urban Centers Forum, Public Safety Training Campus, South Coatesville
- November 15, 2022 – Housing Forum, Westminster Presbyterian Church, West Chester

ADJOURNMENT

THERE BEING NO FURTHER BUSINESS, A MOTION TO ADJOURN AT 3:48 PM. WAS MADE BY MR. CLINE, SECONDED BY MS. CONSENTINO, AND PASSED BY UNANIMOUS VOTE OF THE COMMISSION.

Respectfully submitted,



Brian N. O'Leary, AICP  
Secretary

BNO/ncs

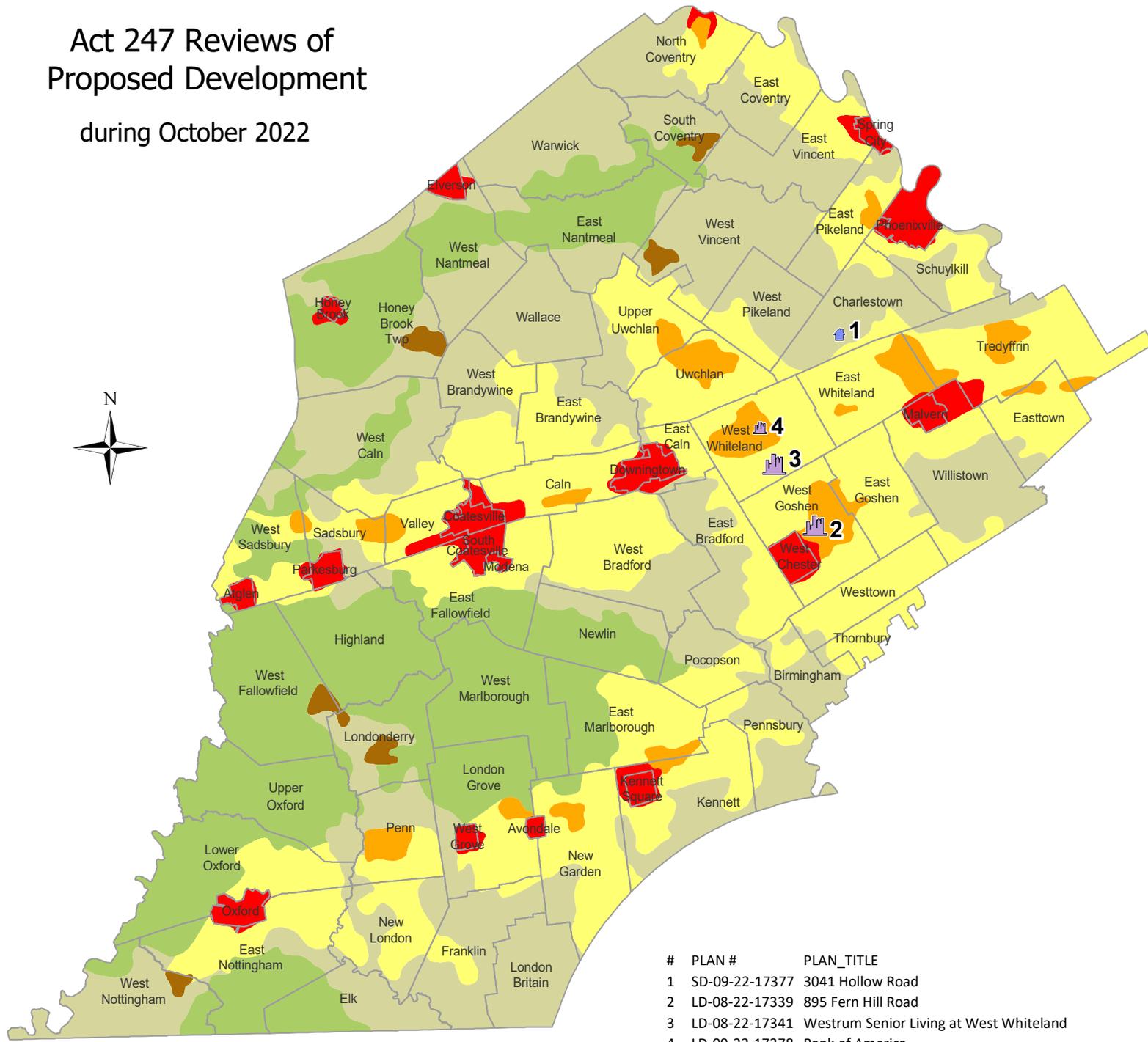
# Act 247 Reviews

# Subdivision & Land Development



# Act 247 Reviews of Proposed Development

during October 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 Landscapes<sup>3</sup>

## Landscapes<sup>3</sup>

### Growth Areas

- Urban Center
- Suburban Center
- Suburban
- Rural Center

### Rural Resource Areas

- Rural
- Agricultural

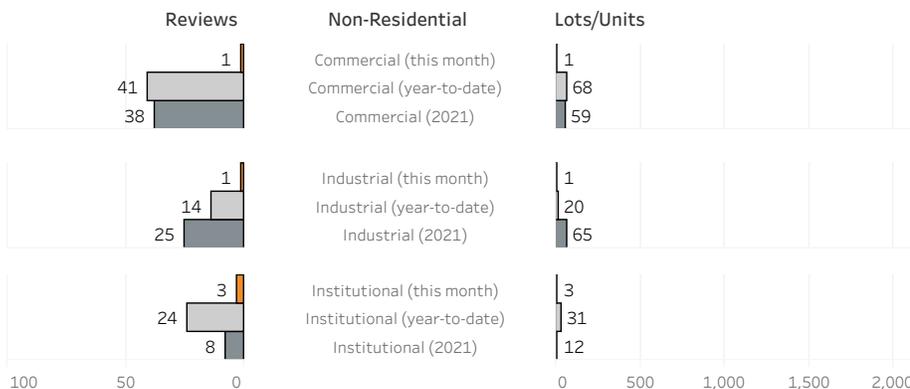
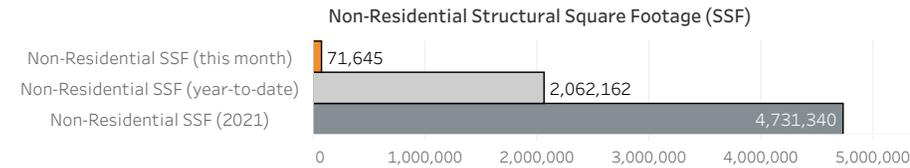
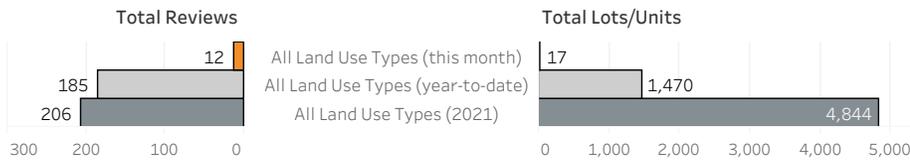
#	PLAN #	PLAN_TITLE
1	SD-09-22-17377	3041 Hollow Road
2	LD-08-22-17339	895 Fern Hill Road
3	LD-08-22-17341	Westrum Senior Living at West Whiteland
4	LD-09-22-17378	Bank of America

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



# Subdivision and Land Development Applications

October 2022



## Subdivision and Land Development Reviews 10/1/2022 to 10/31/2022

Municipality	Plan #	Title	Review Date	Acreage	Land Use	Lots/Units	Non-Res. Sq. Footage	Structure Use	Non-Res. Bldgs.	Roads (L. Feet)	Landscapes <sup>3</sup> (Yes, No, N/R)
Charlestown Township	SD-09-22-17377	3041 Hollow Road	10/7/2022	2.90	Single Family Residential	1		Residential Single Family Residential		0	Yes
Downingtown Borough	SD-10-22-17410	Adam Gilham Residence	10/27/2022	0.24	Single Family Residential	1		Residential Single Family Residential		0	Yes
Honey Brook Township	SD-09-22-17369	Gary R. McEwen	10/12/2022	26.90	Agricultural	2		Agricultural Farm/Pasture Land		0	Yes
Londonderry Township	SD-09-22-17358	Runnymede Sanctuary	10/7/2022	600.60	Agricultural Single Family Residential	2		Agricultural Farm/Pasture Land Residential Single Family Residential			Yes
New Garden Township	SD-09-22-17383	Angelo J. Zunino Limited Partnership	10/13/2022	14.56	Single Family Residential Agricultural	2		Residential Single Family Residential Agricultural Farm/Pasture Land			Yes
South Coventry Township	SD-10-22-17392	Camp Innabah	10/27/2022	34.50	Institutional	1		Institutional Religious Organization			Yes
Upper Oxford Township	SD-09-22-17355	Christian A. Hauser	10/7/2022	26.19	Agricultural	2		Agricultural Farm/Pasture Land			Yes
West Brandywine Township	SD-09-22-17382	1215 & 1225 Manor Road	10/12/2022	7.12	Single Family Residential	2		Residential Single Family Residential		0	Yes
West Goshen Township	LD-08-22-17339	895 Fern Hill Road	10/14/2022	2.21	Industrial	1	13,000	Industrial Warehouse	1	0	Yes
West Whiteland Township	LD-08-22-17341	Westrum Senior Living at West Whiteland	10/14/2022	6.83	Institutional	1	54,390	Institutional Nursing Home/Assisted Living	1	0	Yes
West Whiteland Township	LD-09-22-17378	Bank of America	10/20/2022	9.54	Commercial	1	4,255	Commercial Bank	1		Yes

## Subdivision and Land Development Reviews 10/1/2022 to 10/31/2022

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 Whiteland Township	SD-08-22-17340	Westrum Senior Living at West Whiteland	10/14/2022	6.83	Institutional	1		Institutional Nursing Home/Assisted Living		0	Yes
<b>Grand Totals of Subdivision and Land Development Reviews</b>		<b>12 Reviews</b>		<b>738.42 Acres</b>		<b>17 Lots/Units</b>	<b>71,645 Non-Res. Sq. Feet</b>		<b>3 Non-Res. Bldgs.</b>	<b>0 Linear Feet Roadway</b>	

There are **12** plans consistent, **0** plans inconsistent, and **0** plans with no relevance to *Landscapes3*.

## Unofficial Sketch Plan Evaluations 10/1/2022 to 10/31/2022

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 10/1/2022 to 10/31/2022

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 & Land Development Letters





# THE COUNTY OF CHESTER



COMMISSIONERS  
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PLANNING COMMISSION  
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October 7, 2022

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

Re: Preliminary Subdivision - 3041 Hollow Road  
# Charlestown Township - SD-09-22-17377

Dear Ms. Csete:

A Preliminary Subdivision Plan entitled "3041 Hollow Road", prepared by Carroll Engineering Corporation, and dated September 15, 2022, was received by this office on September 26, 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 Hollow Road, east of Yellow Springs Road  
Site Acreage: 2.90  
Lots/Units: 1 lot  
Proposed Land Use: Single Family Residential  
Municipal Land Use Plan Designation: Rural  
UPI#: 35-3-58.1, 35-3-57

**PROPOSAL:**

The applicant proposes the consolidation of 2 adjoining existing lots. The existing residence on the site will be demolished and a new residence constructed. The project site, which will be served by public water and onsite sewer, is located in the FR-Farm Residential zoning district.

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

**COUNTY POLICY:**

**LANDSCAPES:**

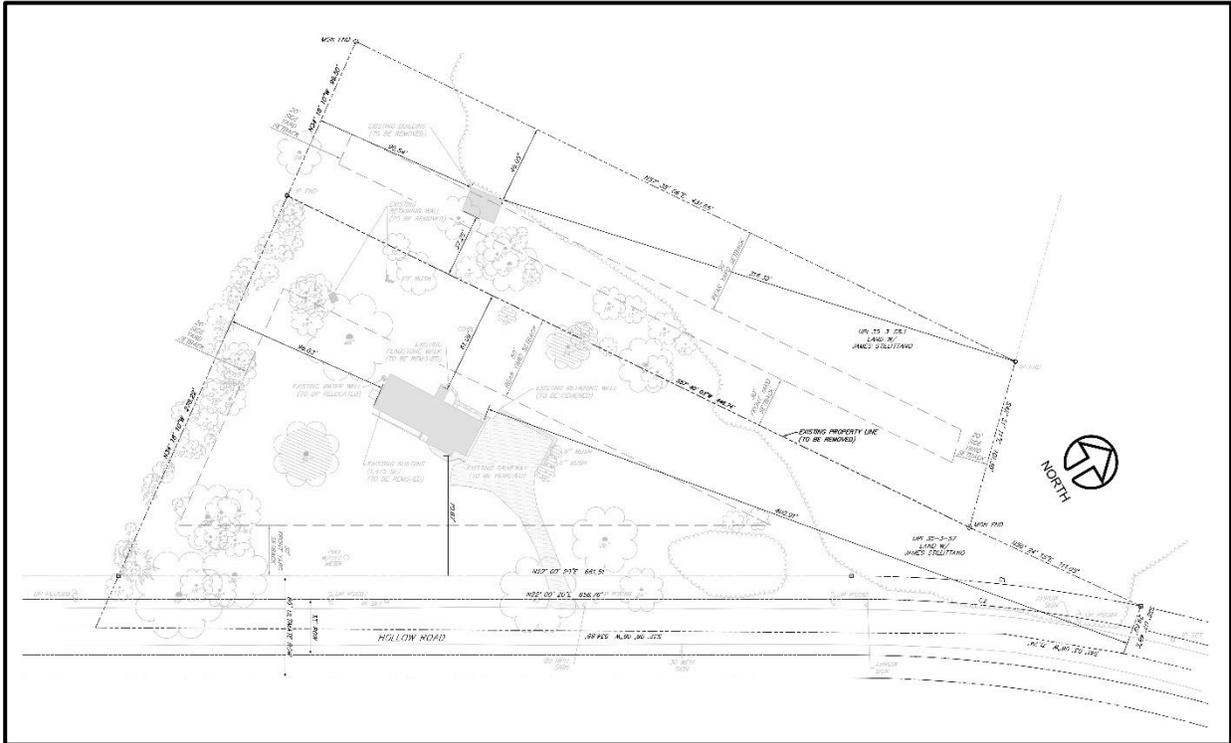
1. The project site is located within the **Rural Landscape** designation of [Landscapes3](#), the 2018 County Comprehensive Plan. The vision for the **Rural Landscape** is the preservation of significant areas of open space, critical natural areas, and cultural resources with a limited amount of context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



**ADMINISTRATIVE ISSUES:**

2. 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>.
3. The plan and 2017 aerial photography indicate that portions of the site have mature trees. Mature trees reduce the volume and impacts of stormwater runoff by intercepting precipitation, increasing evapotranspiration, and stabilizing soil through root growth. The removal of trees should be limited to the minimum area needed for the dwelling(s)/building(s) and support facilities. The “limits of disturbance” should be delineated to protect all trees that are intended to remain, and orange construction fencing should be placed at the “limit of disturbance” to prevent unintended intrusion into these areas by construction equipment. Additional native trees and shrubs should be incorporated into the landscaping plans to replace and mitigate the loss of removed trees.

4. A minimum of four (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.



*Detail Sheet C101 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 Charlestown Township. However, we appreciate the opportunity to review and comment on this plan. The staff of the Chester County Planning Commission is available to you to discuss this and other matters in more detail.

Sincerely,

Glenn Bentley  
Senior Review Planner

cc: James Stillitano  
Carroll Engineering Corporation, Attn: John L. Koutsouros, P.E.  
Chester County Conservation District



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October 27, 2022

Millie Byerly, Assistant Borough Secretary  
Downingtown Borough  
4 West Lancaster Avenue  
Downingtown, PA 19335

Re: Final Subdivision - Adam Gilham Residence  
# Downingtown Borough - SD-10-22-17410

Dear Ms. Byerly:

A final subdivision plan entitled "Adam Gilham Residence", prepared by All Phase Construction, LLC, dated September 6, 2022, and last revised on September 11, 2022, was received by this office on October 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 intersection of Prospect Avenue and Keene Lane
Site Acreage:	0.24 acres
Lots/Units:	1 lot/1 unit
Proposed Land Use:	Single Family Residential
Municipal Land Use Plan Designation:	Medium Density Residential
UPI#:	11-11-113.3, 11-11-110

**PROPOSAL:**

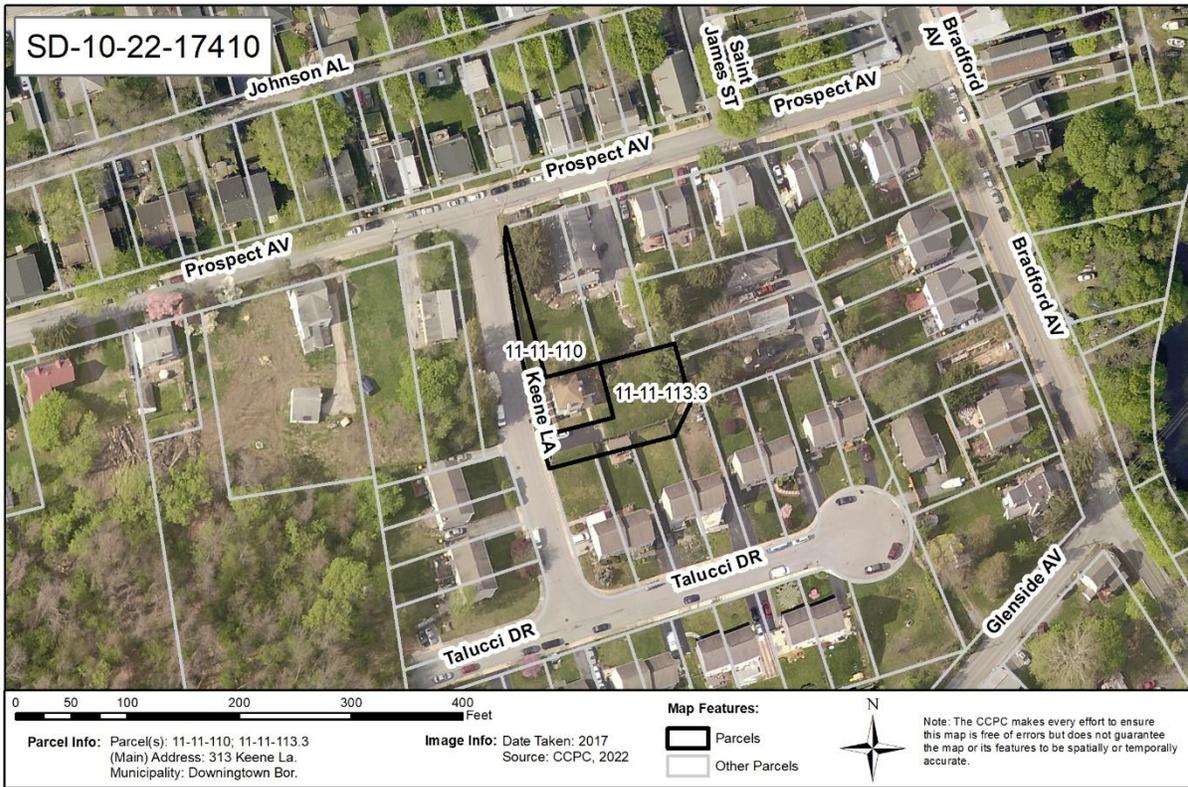
The applicant proposes the merger of two lots into one lot. The site, which is served by public water and sewer facilities, is located in the Downingtown Borough R-3 zoning district. The site contains a dwelling and the subdivision does not propose any additional development.

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

**COUNTY POLICY:**

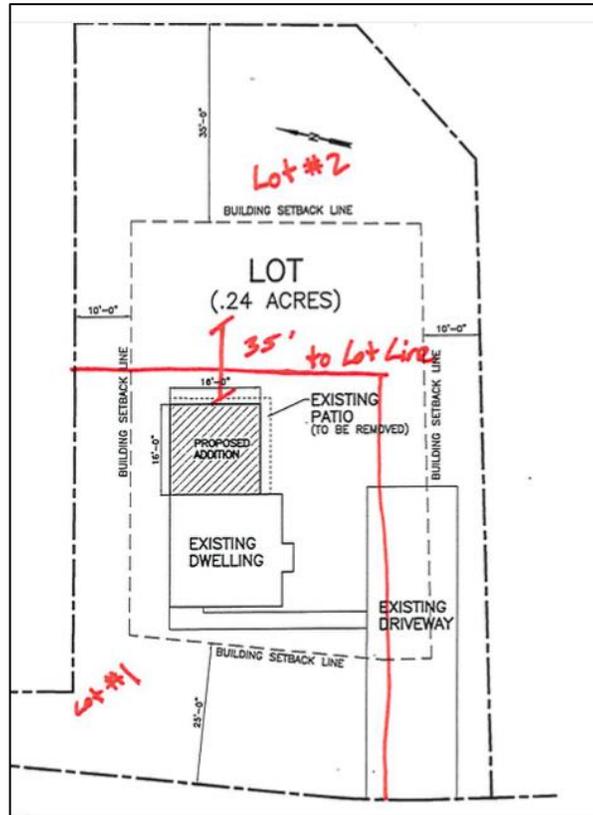
**LANDSCAPES:**

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



**PRIMARY ISSUES:**

2. The plan does not show bearings and distances, metes and bounds, parcel numbers, and other locational information. The Borough should ensure that the plan shows enough detail to conform with the requirements of the Borough Subdivision and Land Development Ordinance, and with the requirements of the Chester County Recorder of Deeds.
3. Chester County’s aerial imagery appears to show that the rear portions of four adjacent lots (UPI # 11-11-113.24, 11-11-113.25, 11-11-113.26 and 11-11-113.27) are located within the applicant’s parcel. The Borough and the applicant should address this issue.



*Detail of Adam Gilham Residence  
Final Subdivision Plan*

ADMINISTRATIVE ISSUES:

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

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

Sincerely,

Wes Bruckno, AICP  
Senior Review Planner

cc: William and Kate Gilham  
All Phase Construction, LLC



# 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

October 27, 2022

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

Re: Final Subdivision - Camp Innabah  
# East Vincent Township - SD-10-22-17392

Dear Ms. Ricardo:

A final subdivision plan entitled "Camp Innabah", prepared by Bercek & Associates and dated May 2, 2022, was received by this office on October 7, 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 of Pughtown Road (State Route 1028), north of Bertolet School Road, west and east of the municipal border separating East Vincent Township and South Coventry Township, and south of the municipal border between South Coventry Township and East Vincent Township
Site Acreage:	34.50 acres
Lots:	Two lots to be merged
Proposed Land Use:	Institutional
Municipal Land Use Plan Designation:	East Vincent Township-Rural/Low Density; South Coventry Township-Agriculture; West Vincent Township-Conserved Lands
UPI#:	20-4-181, 20-4-189E (South Coventry Township), 21-3-10 (East Vincent Township), 25-1-4 (West Vincent Township)

**PROPOSAL:**

The applicant proposes the combination of two lots. The site, which is served by on-site water and sewer facilities, is located in three municipalities:

- East Vincent Township’s AP Agricultural Preservation zoning district,
- South Coventry Township’s AP Agricultural Preservation zoning district and RC Rural Conservation zoning district, and
- West Vincent Township’s RC Rural Conservation zoning district.

The site contains an institutional land use including various recreational structures, and no additional development is proposed by this subdivision.

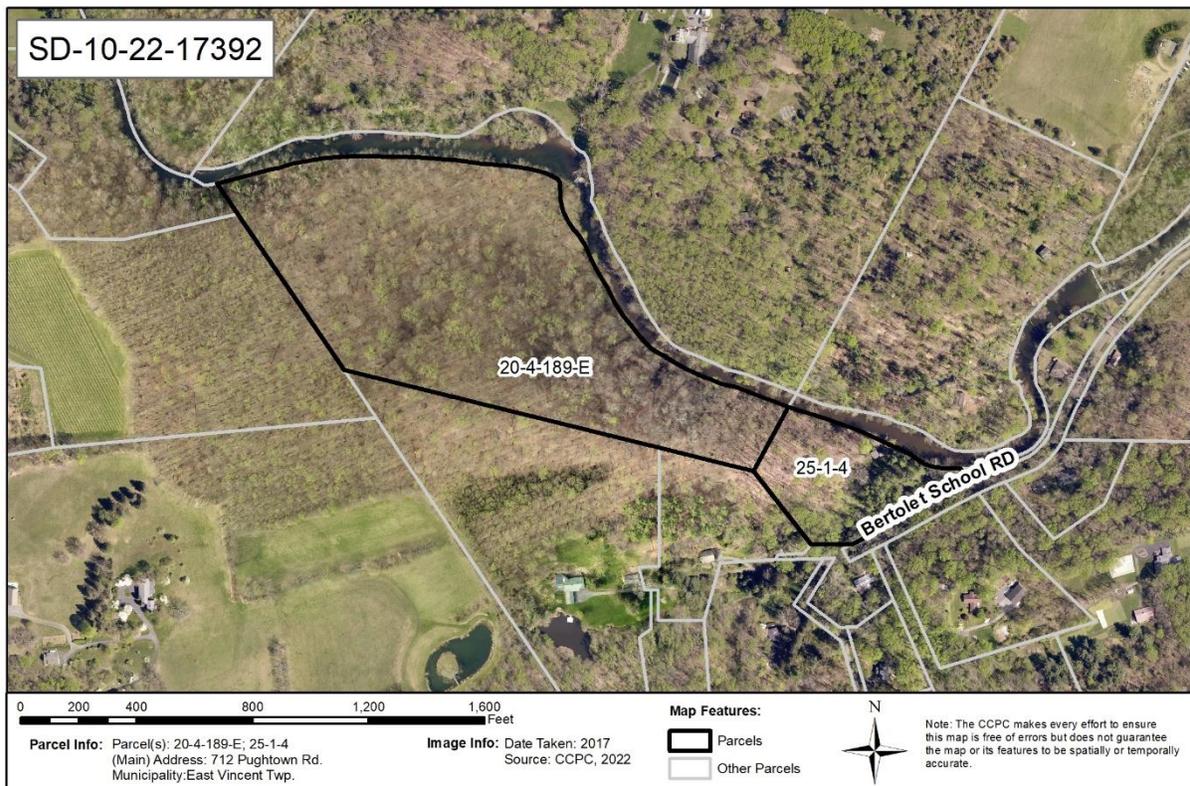
This plan was submitted by East Vincent Township, but the tract is located in East Vincent Township, South Coventry Township and West Vincent Township. The portion of the tract that is proposed for subdivision is located to the west of French Creek, and is located in South Coventry Township and West Vincent Township. The majority of the tract is located in East Vincent Township. UPI # 20-4-189E and UPI # 25-1-4 are to be merged.

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

**COUNTY POLICY:**

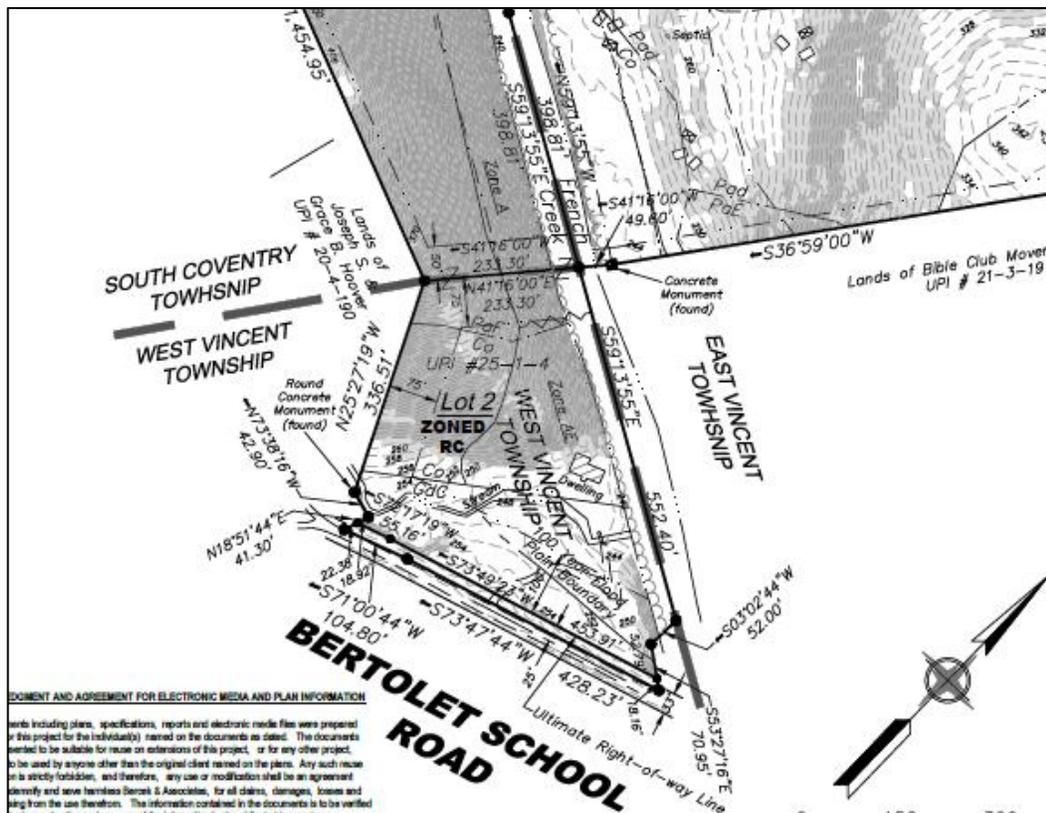
**LANDSCAPES:**

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



PRIMARY ISSUES:

2. Due to the tract's significant environmental features such as steep slopes over 25%, floodplains, its location in zoning districts and future land use plans that promote agriculture preservation and conservation, locations within the [Landscapes3 Agricultural Landscape](#) and **Natural Landscape** designations, and limited access, we recommend that this tract be preserved with no further significant development. Alternatively, the Township may wish to ask the applicant if there are any plans for development.



*Detail of Camp Innabah  
Final Subdivision Plan*

ADMINISTRATIVE ISSUE:

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

Page: 4  
Re: Final Subdivision - Camp Innabah  
# East Vincent Township - SD-10-22-17392

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

Sincerely,

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

Wes Bruckno, AICP  
Senior Review Planner

cc: Eastern PA Conference of the United Methodist Church  
Chester County Health Department  
Bercek & Associates  
Amanda Shaner, Secretary, South Coventry Township  
Kathryn Shillen, Secretary, West Vincent Township



# 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

October 12, 2022

Warren K. Obenski, Manager/Secretary  
Honey Brook Township  
500 Suplee Road, P.O. Box 1281  
Honey Brook, PA 19344

Re: Preliminary Subdivision - Gary R. McEwen  
# Honey Brook Township - SD-09-22-17369

Dear Mr. Obenski:

A preliminary subdivision plan entitled "Gary R. McEwen", prepared by Whitman Engineers and Consultants LLC and dated September 1, 2022, was received by this office on September 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 for your consideration.

**PROJECT SUMMARY:**

Location:	Southwest intersection of South Twin Valley Road and Hemlock Road; West Nantmeal Township abuts the site to the east
Site Acreage:	26.90 acres
Lots:	2 lots
Proposed Land Use:	Farm/Pasture Land
Municipal Land Use Plan Designation:	Rural Conservation
UPI#:	22-2-5

**PROPOSAL:**

The applicant proposes the creation of two lots. The site, which is not served by water or sewer facilities, is located in the Honey Brook Township BI - Business Industrial and the MUR - Mixed-Use Residential zoning districts. No development is proposed by this subdivision.

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

**COUNTY POLICY:**

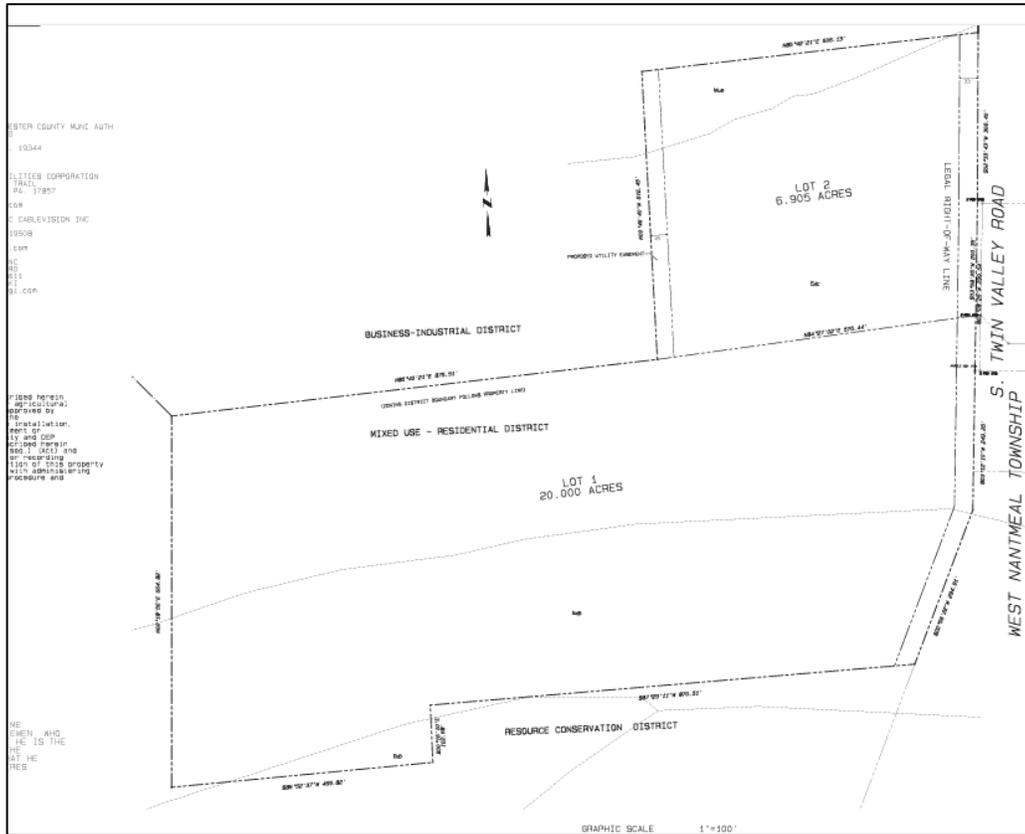
**LANDSCAPES:**

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



**PRIMARY ISSUES:**

2. Appendix K *Historic Sites* of the Honey Brook Borough and Township Comprehensive Plan does not appear to include any historic resources on this site, but the Township should consider whether any locally-important historic structures are located on the site, which could be considered for integration into any future development.
3. This site contains both the Honey Brook Township BI - Business Industrial and the MUR - Mixed-Use Residential zoning districts, therefore, the applicant should share future plans for this site with the Township to ensure that any conflicts between future land uses on this site will be avoided.



***Detail of Gary R. McEwen  
Preliminary Subdivision Plan***

**ADMINISTRATIVE ISSUE:**

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

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

Sincerely,

Wes Bruckno, AICP  
Senior Review Planner

cc: Whitman Engineers and Consultants LLC  
Gary R. McEwen  
Deborah Kolpak, Secretary/Treasurer, West Nantmeal Township

Page: 4  
Re: Preliminary Subdivision - Gary R. McEwen  
# Honey Brook Township - SD-09-22-17369



# 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

October 7, 2022

Janice H. Hearne, Secretary  
Londonderry Township  
103 Daleville Road  
Cochranville, PA 19330

Re: Final Subdivision - Runnymede Sanctuary  
# Londonderry Township - SD-09-22-17358

Dear Ms. Hearne:

A final subdivision plan entitled "Runnymede Sanctuary", prepared by Register Associates, Inc., dated May 19, 2022, and last revised on August 9, 2022, was received by this office on September 8, 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 Greenlawn Road and the west side of Saint Malachi Road
Site Acreage:	600.60 acres
Lots:	2 lots
Proposed Land Use:	Farm/Pasture Land, Single Family Residential
Municipal Land Use Plan Designation:	Agriculture - Open Space (Londonderry Township) Agricultural Preservation (Highland Township)
UPI#:	45-7-40, 46-3-7, 46-1-2

## **PROPOSAL:**

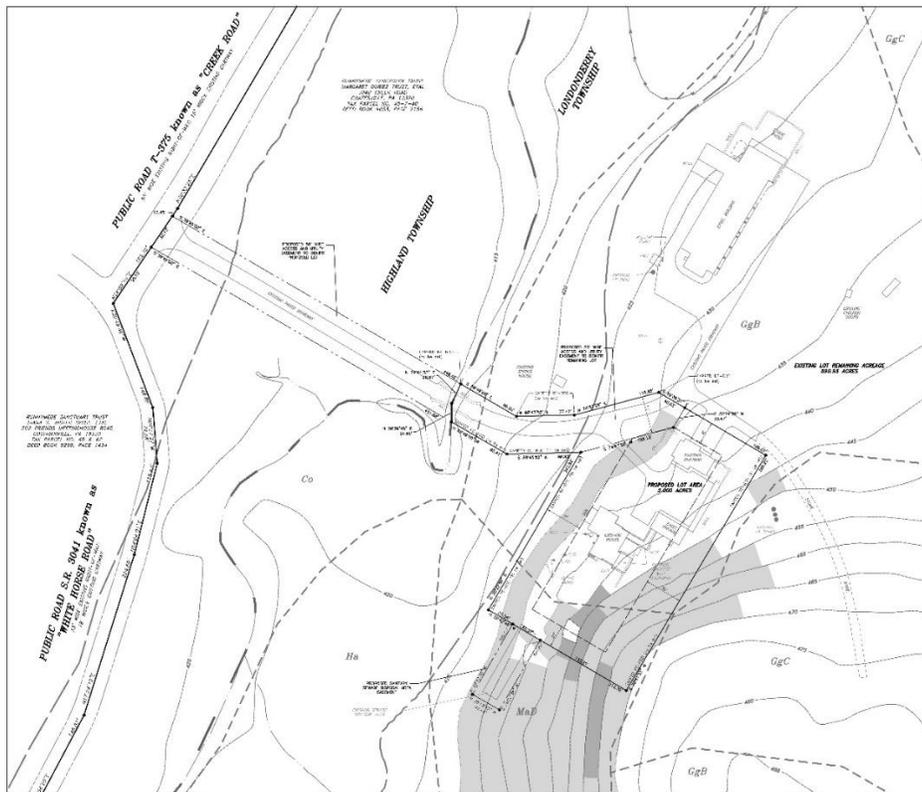
The applicant proposes the creation of two lots. The site, which is served by on-site water and sewer facilities, is located in the AP-Agricultural Preservation Zoning District in Londonderry Township; a northwest portion of the site is located in the A-Agricultural Preservation Zoning District in Highland Township. The site contains one dwelling and associated structures; the subdivision will create a two-acre lot around the dwelling site and a 50-foot wide utility and access easement.

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

**COUNTY POLICY:**

**LANDSCAPES:**

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



*Detail of Runnymede Sanctuary  
Final Subdivision Plan*

**WATERSHEDS:**

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

Page: 3  
Re: Final Subdivision - Runnymede Sanctuary  
# Londonderry Township - SD-09-22-17358

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

PRIMARY ISSUES:

3. We suggest that the Township and the applicant discuss whether streambank stabilization and riparian protection measures are necessary at this site, especially along Doe Run, which appears to have limited vegetation along its banks in some places. Vegetated riparian buffers consist of deep-rooting trees and shrubs that reduce the risk of erosion by holding the soil, slowing surface water runoff and increasing water infiltration into soil. In addition to streambank stabilization, riparian buffers also provide water quality protection and benefit wildlife habitat.
4. The site is located within the **Agricultural Landscape** designation of [Landscapes3](#) and is within agricultural zoning districts in both Londonderry Township and Highland Township. The comprehensive plans for both municipalities show this site within agricultural future land use categories. Additionally, due to the site's topography, limited accessibility and significant challenges to future development, we suggest that the applicant consider preserving this site from future non-agricultural development.

ADMINISTRATIVE ISSUE:

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

This report does not review the plan for compliance to all aspects of your ordinance, as this is more appropriately done by agents of Londonderry 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: Register Associates, Inc.  
The Runnymede Sanctuary Trust  
Barbara Davis, Secretary, Highland Township



# 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

October 13, 2022

John Granger, Interim Manager  
New Garden Township  
299 Starr Road  
New Garden, PA 19350

Re: Preliminary/Final Subdivision - Angelo J. Zunino Limited Partnership  
# New Garden Township - SD-09-22-17383

Dear Mr. Granger:

A Preliminary/Final Subdivision Plan entitled "Angelo J. Zunino Limited Partnership", prepared by Register Associates, Inc., and dated May 24, 2022, and last revised on September 12, 2022, was received by this office on September 23, 2022. This plan is reviewed by the Chester County Planning Commission in accord with the provisions of Section 502 of the Pennsylvania Municipalities Planning Code. We offer the following comments on the proposed Subdivision for your consideration.

**PROJECT SUMMARY:**

Location:	east side of Sharp Road, south of Hillendale Road
Site Acreage:	14.56
Lots/Units:	2 lots
Proposed Land Use:	Single Family Residential, Farm/Pastureland
Municipal Land Use Plan Designation:	Resource Protection
UPI#:	60-4-25.1, 60-4-26

**PROPOSAL:**

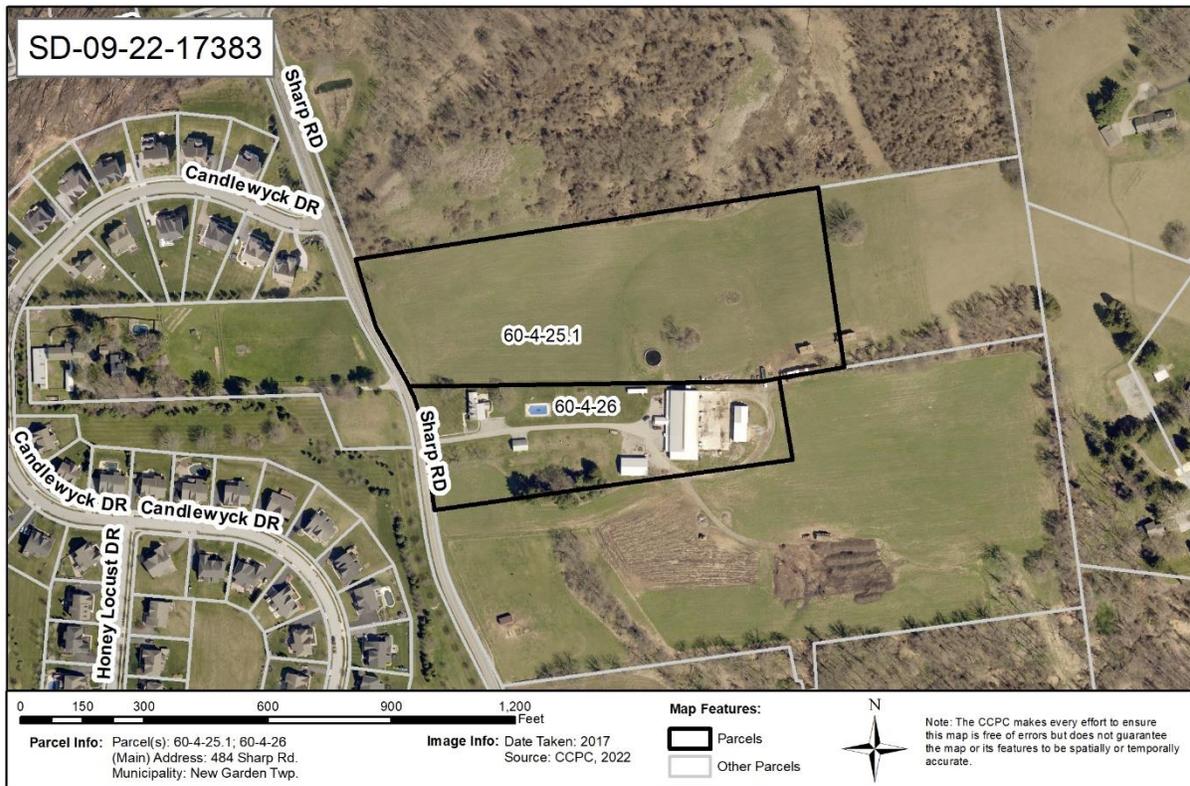
The applicant proposes the revision of the location of the lot line between two existing lots thereby consolidating the agricultural uses on a single lot. The project site is located in the R-1 Low Density Residential Agricultural Use zoning district. No new sewage disposal or water supply is proposed.

**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. The plan shows a proposed right-of-way for the shared driveway that serves the applicant and the adjoining lands of Brown and Clark to the east of the site. Details of the location, any use restrictions and maintenance agreements pertaining to this right-of-way should be incorporated into the deeds of all affected parcels.

**ADMINISTRATIVE ISSUES:**

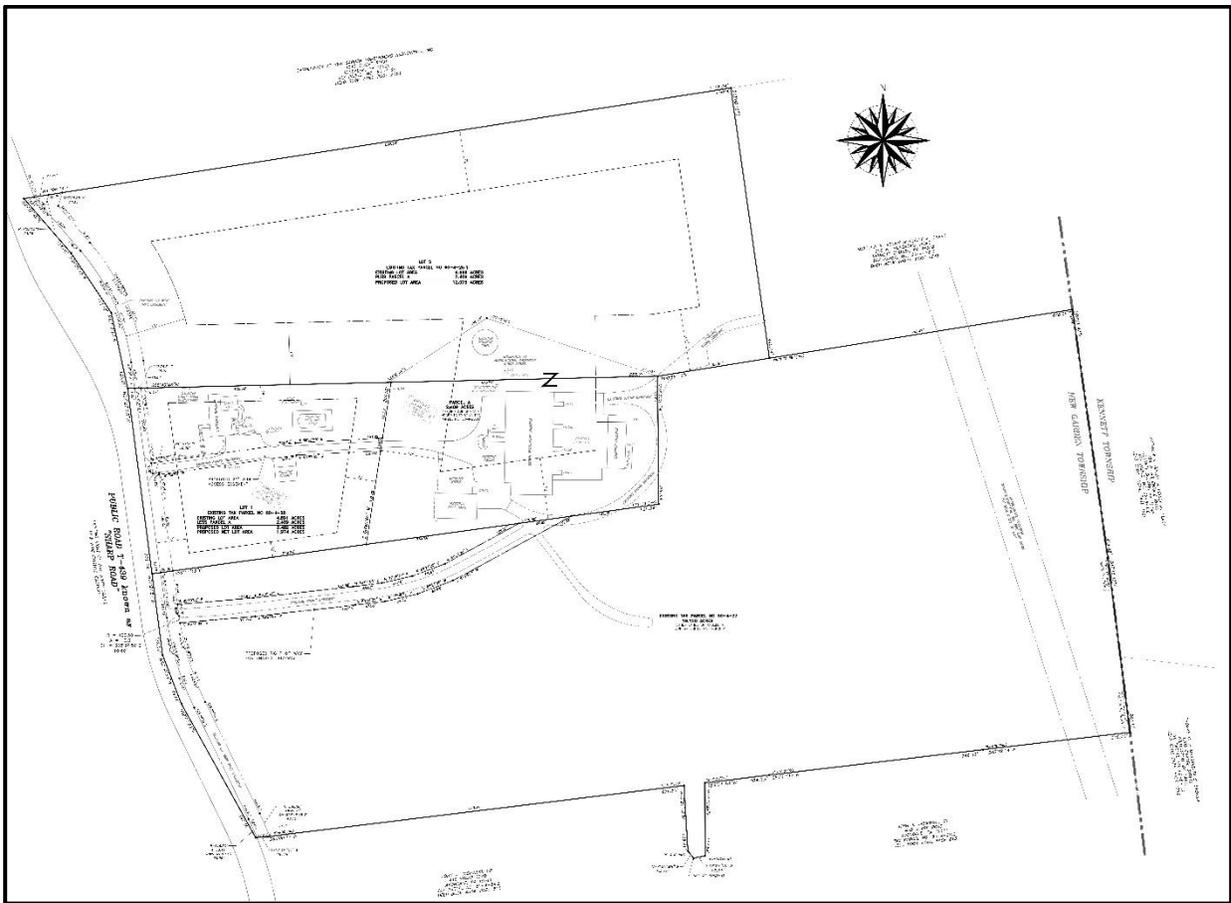
3. The applicant is requesting three waivers from the provisions of the Township Subdivision and Land Development Ordinance. Waiver requests should only be granted following the determination that the proposed project either meets the purpose of these requirements or does not create the impacts that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

Page: 3

Re: Preliminary/Final Subdivision - Angelo J. Zunino Limited Partnership

# New Garden Township - SD-09-22-17383

4. According to County Tax Assessment records, the land of the proposed subdivision appears to be subject to an Act 319 (Clean and Green) covenant. We advise the applicant to contact the Chester County Assessment Office (telephone #610-344-6105) regarding this subdivision. Additional information on this topic is provided online at: [www.chesco.org/256/Act-319---Clean-Green](http://www.chesco.org/256/Act-319---Clean-Green).
5. The land of the proposed subdivision is part of the County Agricultural Land Preservation Program and is protected by an agricultural conservation easement. The Township and applicant should contact the Chester County Parks + Preservation Department (telephone #610-344-5656) for information and clarification on what is permitted and/or restricted under the agricultural conservation easement that protects this property. This will ensure that the proposal is designed and carried out in a manner consistent with the purpose of the agricultural conservation easement.



*Detail of Sheet 1 of the 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: Preliminary/Final Subdivision - Angelo J. Zunino Limited Partnership

# New Garden Township - SD-09-22-17383

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

Sincerely,

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

Glenn Bentley  
Senior Review Planner

cc: Angelo J. Zunino Limited Partnership  
Register Associates, Inc.  
Chester County Assessment Office  
Chester County Parks + Preservation Attn: Evan Martin



# 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

October 7, 2022

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

Re: Final Subdivision - Christian A. Hauser  
# Upper Oxford Township - SD-09-22-17355

Dear Ms. Daggett:

A Final Subdivision Plan entitled "Christian A. Hauser", prepared by Concord Land Planners & Surveyors, and dated May 4, 2022, was received by this office on September 12, 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 of Muddy Run Road, east and west of Widdowson Road  
Site Acreage: 26.19  
Lots/Units: 2 lots  
Proposed Land Use: Farm/Pastureland  
Municipal Land Use Plan Designation: Agriculture  
UPI#: 57-3-68.1B, 57-3-68.1C, 57-3-68.1, 56-1-1.1, 57-3-65.1

**PROPOSAL:**

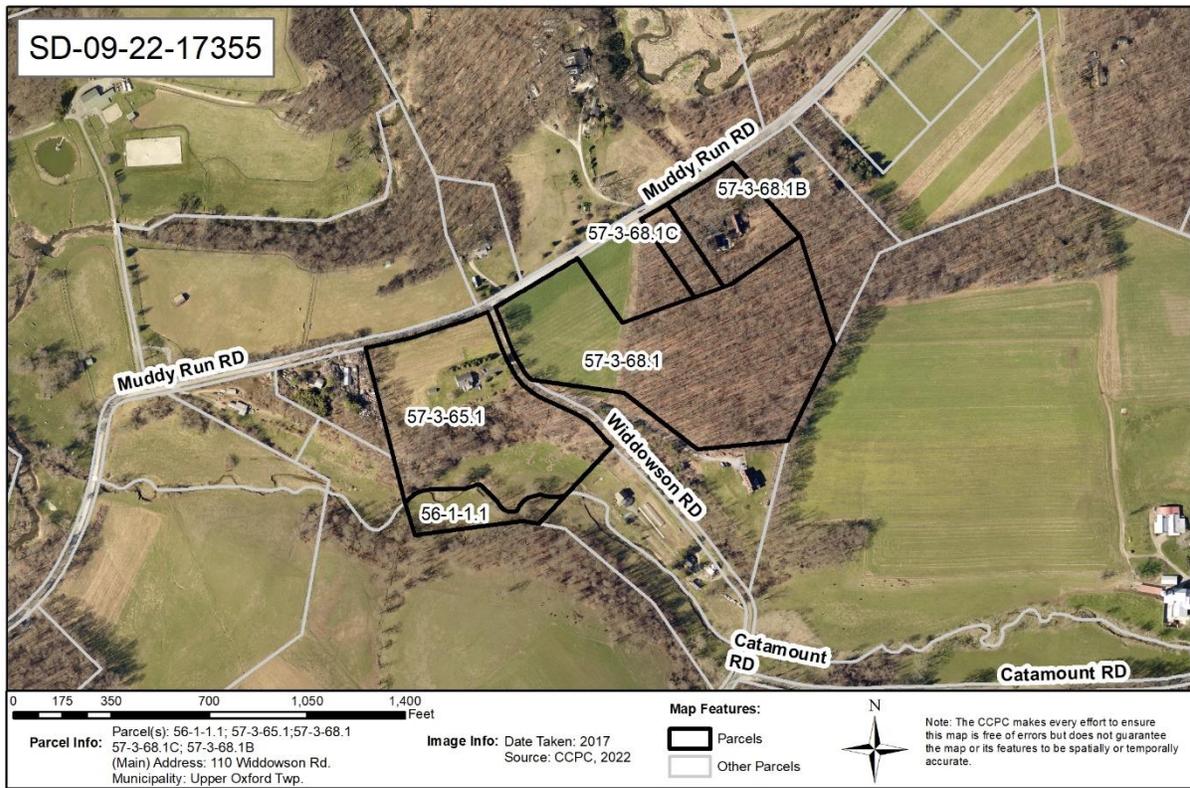
The plan proposes adding adjoining lots to two existing lots to create two larger lots. The project site, is located in the AR-1 Agricultural Residential zoning district. No new sewage disposal or water supply is proposed.

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

**COUNTY POLICY:**

**LANDSCAPES:**

1. The project site is located within the **Agricultural Landscape** designation of [Landscapes3](#), the 2018 County Comprehensive Plan. The vision for the **Agricultural Landscape** is very limited development occurring at very low densities to preserve prime agricultural soils and farm operations. The proposed subdivision is consistent with the objectives of the **Agricultural Landscape**.



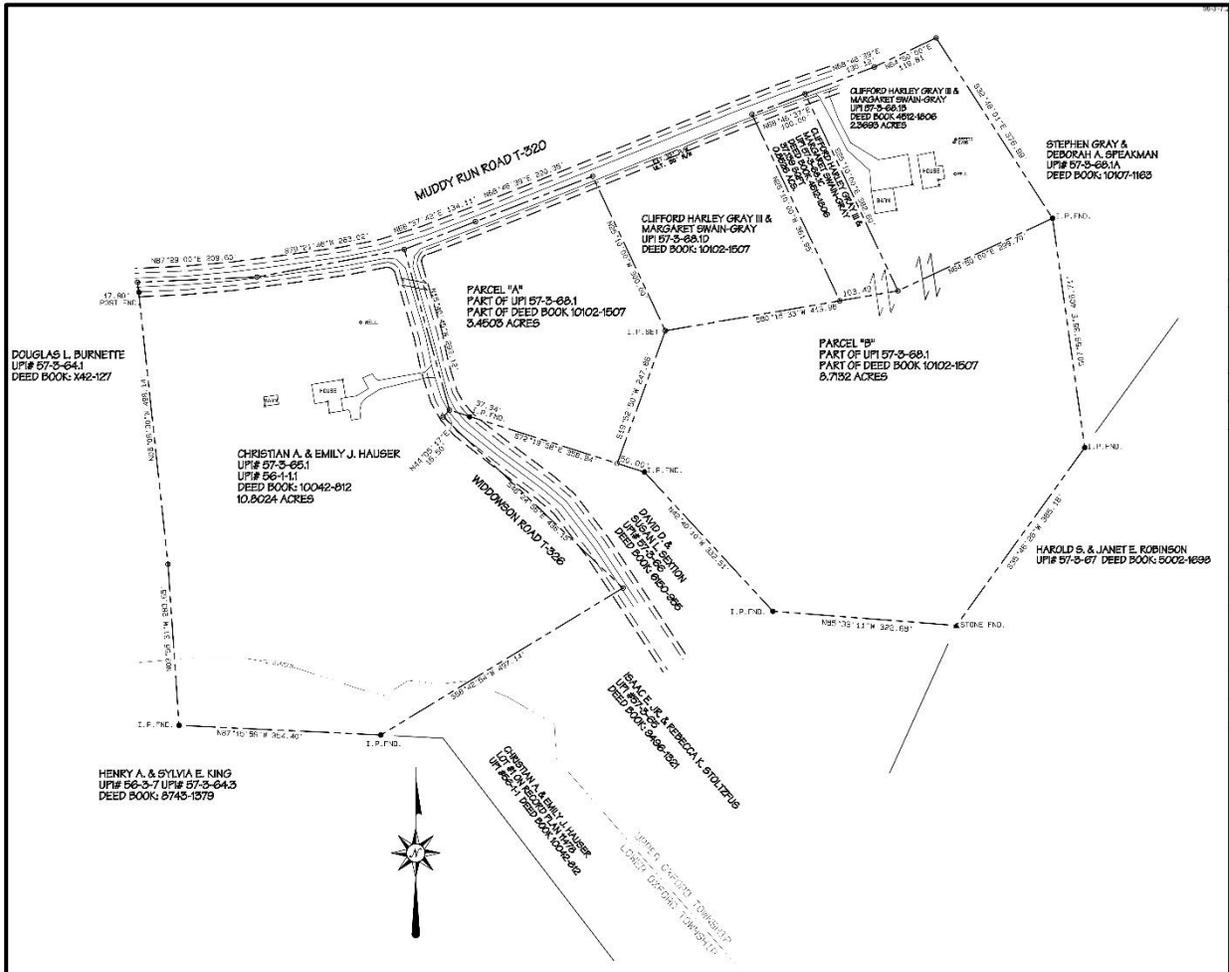
**WATERSHEDS:**

2. **Watersheds**, the water resources component of [Landscapes3](#), indicates the proposed development is located within the Muddy Run subbasin of the Octoraro Creek watershed. **Watersheds'** highest priority land use objectives within this watershed are restoration of water quality of "impaired" streams and ground water, reduction of agricultural nonpoint source pollutants, and implementation of comprehensive stormwater management. **Watersheds** can be accessed at [www.chesco.org/water](http://www.chesco.org/water).

**PRIMARY ISSUES:**

3. 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. If the

applicant is interested in participating in the County Land Preservation Program, they should initially contact the Township to add the parcels to the Township's Agricultural Security Area (ASA) Program; this is a prerequisite to participation in the County Program. We note that tax parcel 57-3-68.1 is already included in the Township's ASA program.



*Detail of sheet 1 of the plan*

4. We would encourage the applicant to add plantings on both sides of Muddy Run at the rear of their property to establish an effective riparian buffer. Additional information about riparian buffers can be found at: <https://www.chescoplanning.org/MuniCorner/eTools/44-RiparianBuffers.cfm> The Octoraro Watershed Association is also a source for additional information.

ADMINISTRATIVE ISSUES:

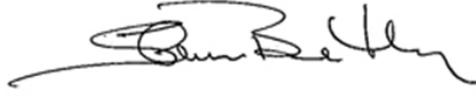
5. According to County Tax Assessment records, the land of the proposed subdivision appears to be subject to an Act 319 (Clean and Green) covenant. We advise the applicant to contact the Chester County Assessment Office (telephone #610-344-6105) regarding this subdivision. Additional information on this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

Page: 4  
Re: Final Subdivision - Christian A. Hauser  
# Upper Oxford Township - SD-09-22-17355

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

This report does not review the plan for compliance to all aspects of your ordinance, as this is more appropriately done by agents of Upper 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:  
Christian A. Hauser  
Clifford H. Gray III & Margaret Swain-Grey  
Chester County Assessment Office  
Lower Oxford Township



# 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

October 12, 2022

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

Re: Preliminary/Final Subdivision – Final Plan of Minor Subdivision Lot Line Change  
# West Brandywine Township - SD-09-22-17382

Dear Ms. Formica:

A preliminary/final subdivision plan entitled " Final Plan of Minor Subdivision Lot Line Change (Richard & Joyce Kline, Scott Verzinskie & Luann McHugh, 1215 & 1225 Manor Road West Brandywine Township)", prepared by D L Howell & Associates Inc. and dated September 6, 2022, was received by this office on September 23, 2022. This plan is reviewed by the Chester County Planning Commission in accord with the provisions of Section 502 of the Pennsylvania Municipalities Planning Code. We offer the following comments on the proposed subdivision for your consideration.

## **PROJECT SUMMARY:**

Location: East of Manor Road (State Route 82), west of Baker Road  
Site Acreage: 7.12 acres  
Lots: 2 lots (lot line revision)  
Proposed Land Use: Residential  
Municipal Land Use Plan Designation: Suburban site-responsive development  
UPI#: 29-7-136.1, 29-7-136.1A

## **PROPOSAL:**

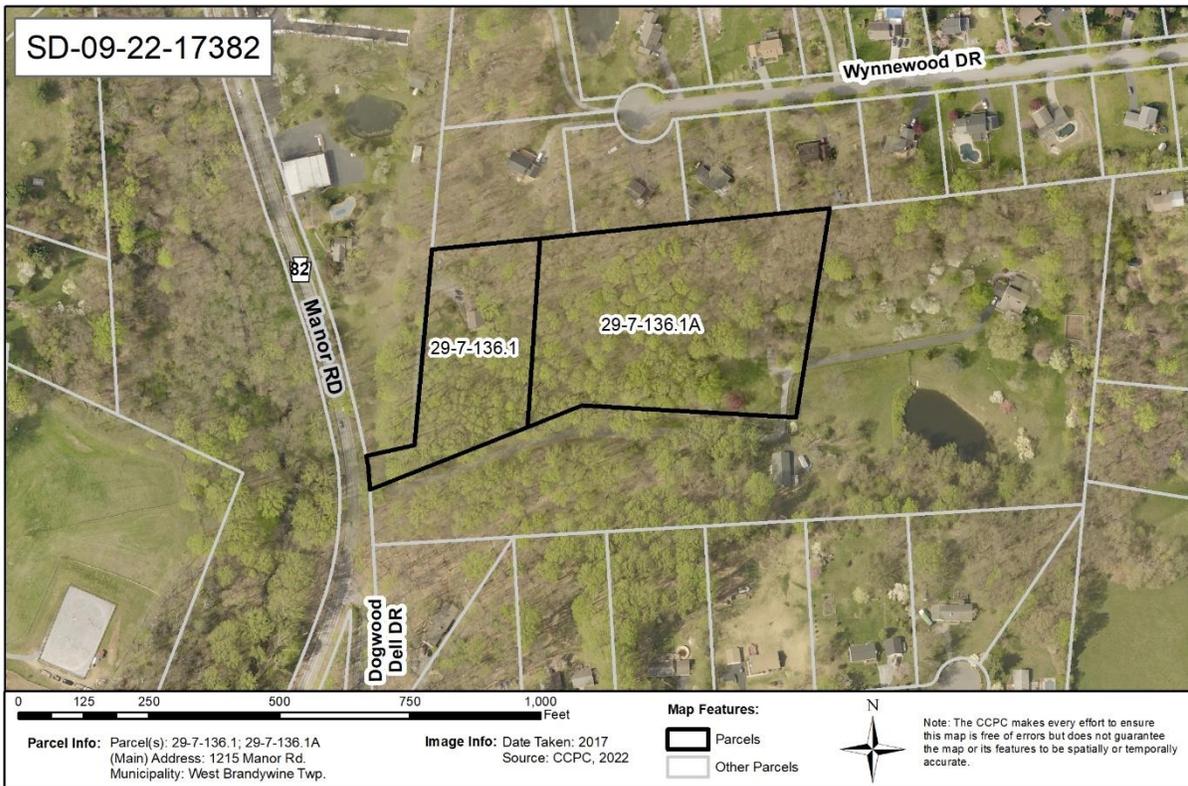
The applicant proposes the revision of the lot line separating two lots. The site, which is served by on-site water and sewer facilities, is located in the West Brandywine Township R-2 Residential zoning district. The site contains a dwelling and other structures, and no additional development is proposed by this subdivision.

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

**COUNTY POLICY:**

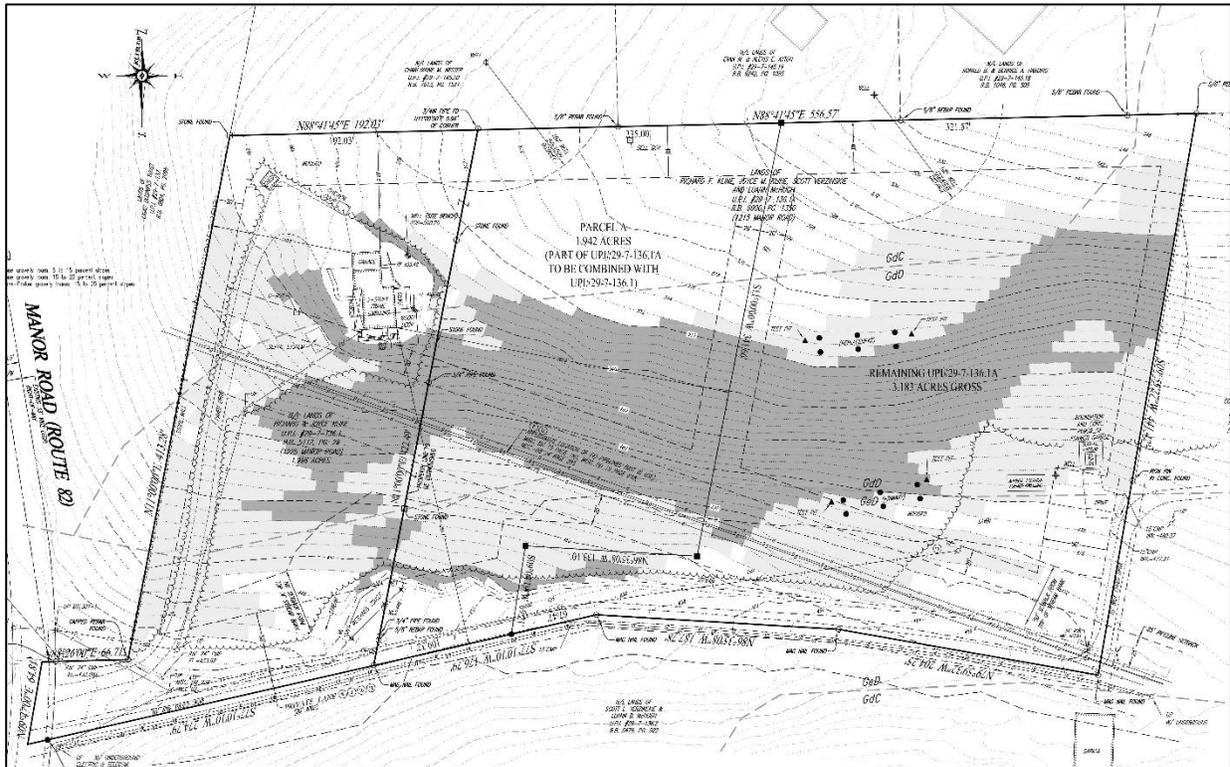
**LANDSCAPES:**

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



**PRIMARY ISSUES:**

2. The site contains steep slopes, wetlands and a stream, and access to the eastern part of the site is apparently over a portion of UPI #29-7-136.1; therefore, 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.



***Detail of Final Plan of Minor Subdivision Lot Line Change (Richard & Joyce Kline, Scott Verzinskis & Luann McHugh, 1215 & 1225 Manor Road West Brandywine Township)***

3. We recommend that any future development on the site preserve as much of the existing woodlands as possible, and avoid disturbing any additional areas of steep slope. Mature trees and shrubs reduce the volume and impacts of stormwater runoff by intercepting precipitation, increasing evapotranspiration, and stabilizing soil through root growth. If development or earth disturbance is going to encroach upon existing woodlands, the removal of trees should be limited to the minimum area necessary. The limits of tree removal should be clearly shown on any future plan and “limits of disturbance” should be delineated to protect all trees that are intended to remain. Orange construction fencing should be placed at the “limit of disturbance” to prevent unintended intrusion into woodland areas by construction equipment. This fencing should be placed at the drip line of any trees that are intended to remain to limit inadvertent impacts from construction equipment to root zones and long-term tree health. Additional native trees and shrubs should be incorporated into the landscaping plans to replace and mitigate the loss of removed trees.

Areas of steep and moderate slopes should also be protected from disturbance that may cause erosion and flooding, as well as negatively impact water quality, wildlife habitat, slope stability, and scenic views. The Township should also confirm that any future development will comply with the Township’s riparian buffer requirements. *Landscapes3* supports the comprehensive protection and restoration of the county’s ecosystems, including riparian corridors (“Protect” Objective B, page 63).

Page: 4

Re: Preliminary/Final Subdivision – Final Plan of Minor Subdivision Lot Line Change  
# West Brandywine Township - SD-09-22-17382

4. The plan shows the approximate locations of four pipelines crossing the site, but the plan indicates that these pipelines are not in use. The Chester County Pipeline Information Center at: <http://www.chescoplanning.org/pic/introduction.cfm> does not show these pipelines. However, to minimize risks before and during any potential future construction near these pipelines, the project designer should contact the Pennsylvania One Call Center at 811 or <http://www.pa1call.org/pa811>, consistent with the provisions of Section 4(2) of Act 287 (Underground Utility Protection Act), prior to finalizing the design. The PA One Call Center should also be contacted at least 3 business days, but not more than 10 days, prior to any excavation. More information about pipeline safety can be found at the Chester County Pipeline Information Center at: <http://www.chescoplanning.org/pic/introduction.cfm>.
5. The County Planning Commission's Multimodal Circulation Handbook (2016 Update), which is available online at [www.chescoplanning.org/resources/PubsTransportation.cfm](http://www.chescoplanning.org/resources/PubsTransportation.cfm), classifies Manor Road (State Route 82) as a minor arterial. The Handbook (page 183) recommends a 100 foot-wide right-of-way for minor arterial roads to accommodate future road and infrastructure improvements. We recommend that the applicant and the Township contact PennDOT to determine the appropriate right-of-way to be reserved for this section of Manor Road. We suggest that this area be identified as a dedicated right-of-way, and be offered for dedication to PennDOT.

ADMINISTRATIVE ISSUE:

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

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

Sincerely,



Wes Bruckno, AICP  
Senior Review Planner

cc: D L Howell & Associates Inc.  
Richard and Joyce Kline  
Scott Verzinskie and Luann McHugh  
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  
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West Chester, PA 19380-0990  
(610) 344-6285 Fax (610) 344-6515

October 14, 2022

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

Re: Preliminary/Final Land Development - 895 Fern Hill Road  
# West Goshen Township – LD-08-22-17339

Dear Mr. Bashore:

A Preliminary/Final Land Development Plan entitled "895 Fern Hill Road", prepared by Edward B. Walsh and Associates, Inc., and dated June 7, 2022, was received by this office on August 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:	the east side of Fern Hill Road, south of Old Fern Hill Road
Site Acreage:	2.21
Lots/Units:	1 Lot
Non-Res. Square Footage:	13,000
Proposed Land Use:	Industrial (Warehouse)
New Parking Spaces:	24
Municipal Land Use Plan Designation:	Commercial, Office, Industrial Infill
UPI#:	52-3-171.1C

**PROPOSAL:**

The applicant proposes the construction of a 13,000 square foot warehouse building, and 24 additional parking spaces. The existing one-story warehouse building will remain. The project site, which will be served by public water and public sewer, is located in the I-2 Light Industrial zoning district.

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



**COUNTY POLICY:**

**LANDSCAPES:**

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

**WATERSHEDS:**

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

**PRIMARY ISSUES:**

3. The Township should verify that the design of the proposed outdoor lighting plan (Sheet 7) conforms to Township ordinance requirements. The illumination should be directed inward from the periphery of the site and be oriented to reduce glare and visual impact on the adjoining roadways and land uses.
4. In its review of the proposed landscaping plan (Sheet 6), we recommend that the applicant and Township should consider providing additional landscaping along Fern Hill Road.
5. The plan and 2022 aerial photography indicate that a portion of the site is wooded. Mature trees and shrubs reduce the volume and impacts of stormwater runoff by intercepting precipitation, increasing evapotranspiration, and stabilizing soil through root growth. The removal of trees should be limited to the minimum area needed for the buildings and support facilities. The "limits of disturbance" should be delineated to protect all trees that are intended to remain, and orange construction fencing should be placed at the "limit of disturbance" to prevent unintended intrusion into these areas by construction equipment.

**ADMINISTRATIVE ISSUES:**

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

Page: 4  
Re: Preliminary/Final Land Development - 895 Fern Hill Road  
# West Goshen Township – LD-08-22-17339

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

Sincerely,

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

Paul Farkas  
Senior Review Planner

cc: 895 Fern Hill Road LLC  
Edward B. Walsh and Associates, Inc.



# THE COUNTY OF CHESTER



COMMISSIONERS  
Marian D. Moskowitz  
Josh Maxwell  
Michelle Kichline

Brian N. O’Leary, AICP  
Executive Director

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

October 20, 2022

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

Re: Final Land Development - Bank of America  
# West Whiteland Township – LD-09-22-17378

Dear Mr. Weller:

A Final Land Development Plan entitled "Bank of America", prepared by Rettew Associates Inc., and dated September 20, 2022, was received by this office on September 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.

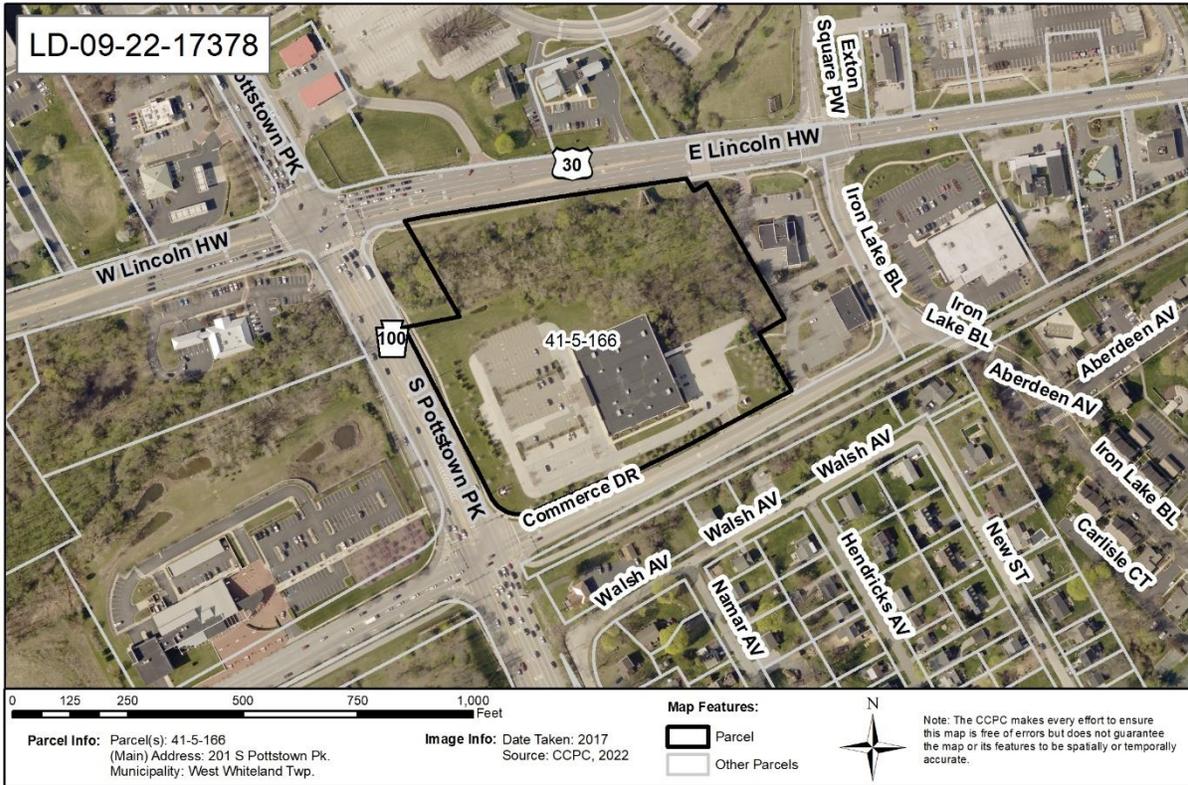
**PROJECT SUMMARY:**

Location:	the northeast corner of South Pottstown Pike and Commerce Drive
Site Acreage:	9.54
Lots/Units:	1 Lot
Non-Res. Square Footage:	4,255
Proposed Land Use:	Bank
Municipal Land Use Plan Designation:	Town Center Mixed Use; and Naturally Constrained Land
UPI#:	41-5-166

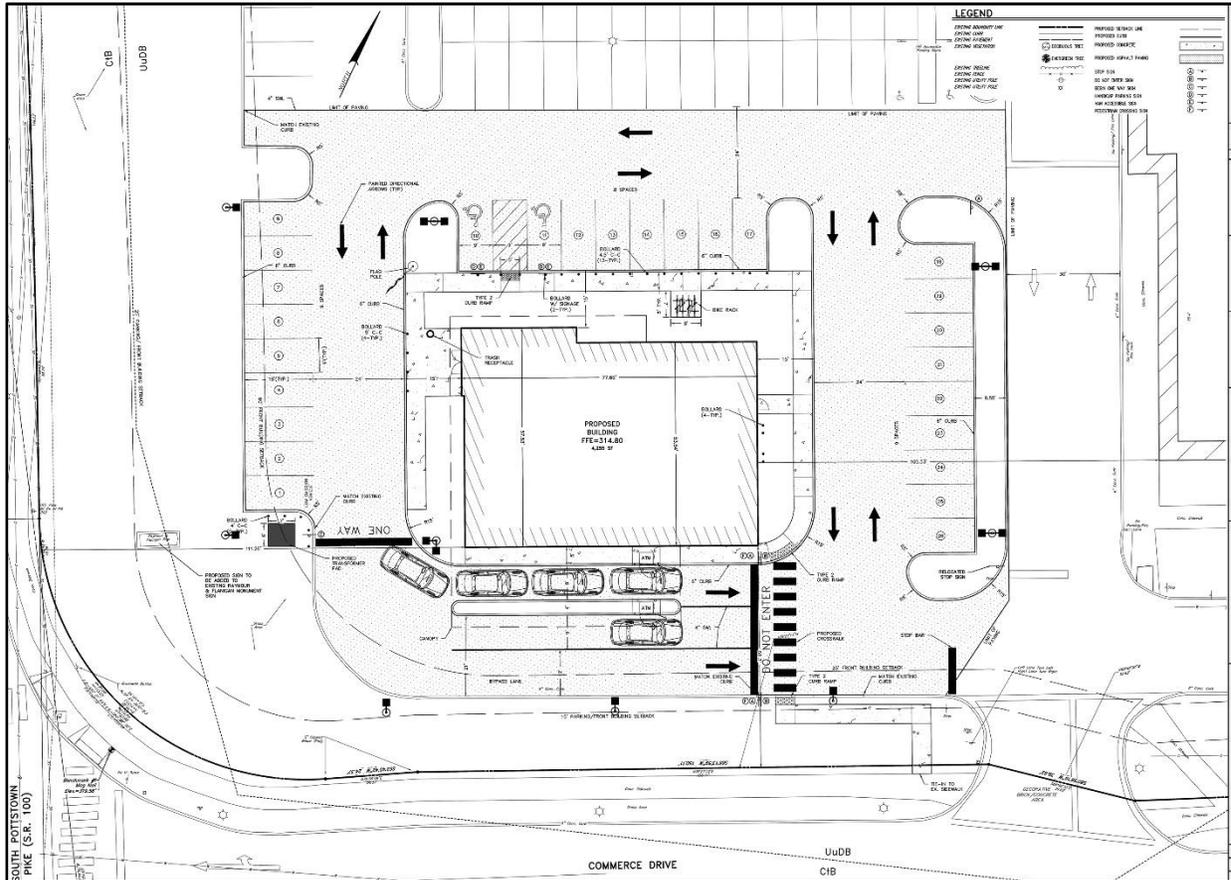
**PROPOSAL:**

The applicant proposes the construction of a 4,255 square foot bank with drive-through facilities. The existing building, a Raymour & Flanigan furniture store, will remain. The Parking Data table on Sheet 2 indicates that 168 paved parking spaces will be provided for this site (we acknowledge the site plan indicates that the applicant is requesting approval to reduce the number of parking spaces required by the Township Zoning Ordinance). The project site, which will be served by public water and public sewer, is located in the TC Town Center 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 land development plan.**



Model Rendering Package, Sheet 1 – Image Location Map (not to scale)



Site Plan Detail, Sheet 5: Final Land Development - Bank of America

**COUNTY POLICY:**

**LANDSCAPES:**

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

**WATERSHEDS:**

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

PRIMARY ISSUES:

Access and Circulation:

3. We acknowledge, and endorse, that pedestrian access will be provided from the existing sidewalk network to the proposed bank building. Pedestrian connectivity between sidewalks and buildings is an important component of a complete sidewalk system in the Suburban Center Landscape. We recommend that the applicant provide crosswalk pavement markings across the Commerce Drive entrances.
4. We acknowledge, and endorse, that a bicycle rack will be provided (we note that a bike rack detail is provided on Sheet 11). Consideration should be provided for locating the bike rack under a shelter or building overhang to provide shelter from the elements. Additional information on this topic is provided in the County Planning Commission's Multimodal Circulation Handbook (2016 Update), which is available online at: [www.chesco.org/documentcenter/view/27029](http://www.chesco.org/documentcenter/view/27029).
5. We recommend that the applicant and Township investigate the feasibility of providing a vehicular access connection with the adjoining property to the east. *Landscapes3* recommends that interconnected streets and properties be provided for development in the Suburban Center Landscape (page 37).

Design Issues:

6. The Township should verify that the design of the proposed outdoor lighting plan (as shown on Sheet 8) conforms to Township ordinance requirements. The illumination should be directed inward from the periphery of the site and be oriented to reduce glare and visual impact on the adjoining roadways and land uses.

Stormwater Management:

7. Land disturbance and land development activities that occur within Chester County must comply with the *County-wide Act 167 Stormwater Management Plan for Chester County, PA* (July 2013) and the associated Act 167 stormwater management ordinance standards adopted by each municipality.
8. The site is underlain by carbonate geology in which the presence or potential may exist for formation and/or expansion of solution channels, sinkholes, and other karst features. These features can present risk of collapse and groundwater contamination that often can be overcome and avoided with careful stormwater management design. The location, type, and design of stormwater facilities and best management practices (BMPs) should be based on a site evaluation conducted by a qualified licensed professional that ascertains the conditions relevant to formation of karst features, and the PA BMP Manual or other design guidance acceptable to the Municipal Engineer.

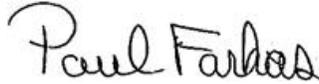
ADMINISTRATIVE ISSUES:

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

Page: 5  
Re: Final Land Development - Bank of America  
# West Whiteland Township – LD-09-22-17378

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

Sincerely,

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: Temika Latilla  
CBRE  
Rettew Associates Inc.



# 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

October 14, 2022

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

Re: Preliminary/Final Subdivision and Land Development - Westrum Senior Living at West Whiteland  
# West Whiteland Township – SD-08-22-17340 and LD-08-22-17341

Dear Mr. Weller:

A Preliminary/Final Subdivision and Land Development Plan entitled "Westrum Senior Living at West Whiteland", prepared by Edward B. Walsh & Associates, Inc., and dated March 22, 2022, was received by this office on September 16, 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:**

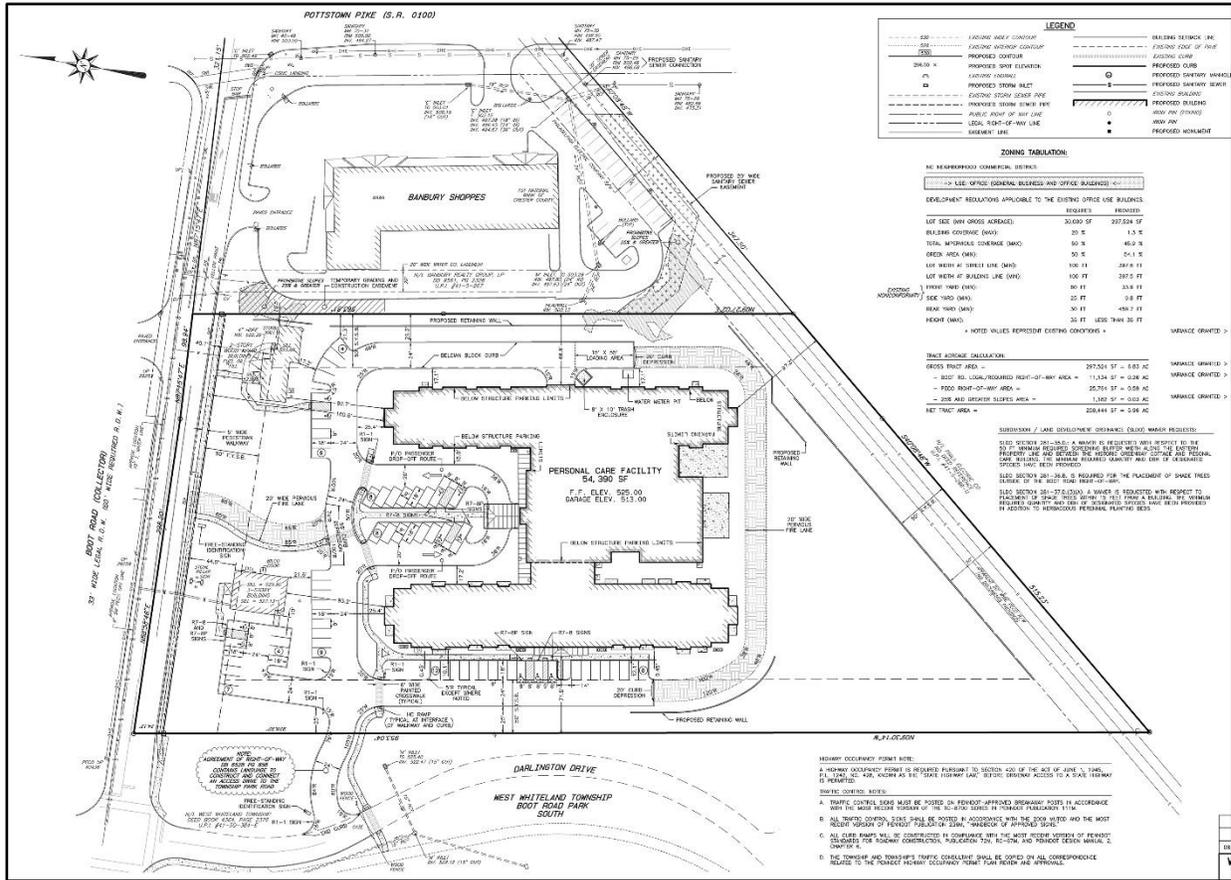
Location:	the south side of West Boot Road, west of Pottstown Pike
Site Acreage:	6.83
Lots/Units:	3 existing lots; 1 proposed lot
Non-Res. Square Footage:	54,390
Proposed Land Use:	Institutional (Personal Care Facility)
New Parking Spaces:	126
Municipal Land Use Plan Designation:	Neighborhood Commercial
UPI#:	41-5-264, 41-5-265, 41-5-266

**PROPOSAL:**

The applicant proposes the consolidation of three existing parcels totaling 6.83 acres into one parcel, along with the construction of a 54,390 square foot personal care facility, and 126 parking spaces. Vehicular access will be provided from Darlington Drive, with an emergency access entrance provided on West Boot Road. The project site, which will be served by public water and public sewer, is located in the NC Neighborhood Commercial zoning district, and is being developed pursuant to the provisions of the IN Institutional Overlay District.

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





Site Plan Detail, Sheet 2, Site Improvement Plan: Westrum Senior Living at West Whiteland

**COUNTY POLICY:**

**LANDSCAPES:**

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

**WATERSHEDS:**

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

Page: 4

Re: Preliminary/Final Subdivision and Land Development - Westrum Senior Living at West Whiteland

# West Whiteland Township – SD-08-22-17340 and LD-08-22-17341

PRIMARY ISSUES:

Access and Circulation:

3. We acknowledge, and endorse, that sidewalks are provided along West Boot Road to the adjoining parcels. We also acknowledge that direct pedestrian access (sidewalks and crosswalk areas) will be provided from the west side of the proposed building to the adjoining parcel to the west owned by the Township (Boot Road Park South). Sidewalks are an essential design element in the Suburban Landscape. We recommend that the applicant and the Township, in consultation with the adjoining landowner, provide direct pedestrian access to the existing commercial building on the adjoining parcel to the east.
4. The applicant and Township should examine the design of the pedestrian facilities in front of the eastern end of the building. There appears to be a crosswalk area that does not connect to the proposed sidewalk network.

Historic Preservation:

5. Land Development Plan Note 3 on Sheet 2 indicates that the existing three-story building located at 60 West Boot Road (UPI# 41-5-265), which will remain, is a Class 2 historic resource. It is our understanding that the Township Historical Commission, at its May 9, 2022 meeting, recommended approval of the conditional use application for this project. The applicant and Township should continue to work to mitigate any negative impacts on the integrity of the existing historic resource. “Appreciate” Objective A of *Landscapes3*, the 2018 County Comprehensive Plan, is to preserve historic resources in their context while supporting appropriate reuse as a vital part of our community infrastructure and character. Additional information on this issue is available online at: [www.chescoplanning.org/Landscapes3/1c-Appreciate.cfm](http://www.chescoplanning.org/Landscapes3/1c-Appreciate.cfm).

Stormwater Management:

6. Land disturbance and land development activities that occur within Chester County must comply with the *County-wide Act 167 Stormwater Management Plan for Chester County, PA* (July 2013) and the associated Act 167 stormwater management ordinance standards adopted by each municipality.
7. The project is located in an area designated by the PaDEP as a Special Protection Watershed. Chester County’s High Quality and Exceptional Value Watersheds are especially sensitive to degradation and pollution that could result from development. Therefore, stricter DEP or municipal limitations to wastewater and stormwater discharges may apply in this watershed. A map of Special Protection Watersheds in Chester County, PA may be viewed here: [www.chesco.org/DocumentCenter/View/17339](http://www.chesco.org/DocumentCenter/View/17339).
8. The applicant should consider using naturalized basin designs for the proposed stormwater basins. Features of naturalized basins, including naturalized low-flow channels and seeding with native plant species, can increase water storage, facilitate greater evapotranspiration, increase nutrient uptake and sediment reduction, and provide additional wildlife habitat.
9. Given the development of new driveways, 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

Page: 5

Re: Preliminary/Final Subdivision and Land Development - Westrum Senior Living at West Whiteland

# West Whiteland Township – SD-08-22-17340 and LD-08-22-17341

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.

10. The PCSWM BMP Inspection and Maintenance notes included in this plan only requires stormwater BMP inspections: A. Annually for the first 5 years; and B. Once every 3 years thereafter. PA DEP’s 2022 Model Stormwater Management Ordinance for municipal separate storm sewer system (MS4s) (Section 802) requires additional inspections of stormwater BMPs: “during or immediately after the cessation of a 10-year or greater storm.” MS4 municipalities are required to adopt stormwater regulations consistent with PADEP’s model ordinance.

After discussion with PADEP, the newly adopted 2022 County-wide Act 167 Stormwater Model Ordinance (Section 706) has two options for both municipal inspection (Option 1) and landowners’ inspection (Option 2). Under the County’s model stormwater ordinance, MS4 municipalities must include the requirement to inspect BMPs after the cessation of a 25-year storm event and:

- Option 1 – if a municipality opts to conduct inspections, the municipality has the option to request that the owner of a BMP complete an inspection after a 10-year storm event; or
- Option 2 – if a municipality requires the owner of a BMP to be responsible for inspections, a municipality can require inspections after each 10-year event, but inspection reports are only required to be submitted if requested by the municipality.

Following final approval from PADEP, all municipalities in Chester County are required, under PA Act 167, to adopt within 6-months stormwater regulations consistent with the County-wide model ordinance.

#### Natural Features Protection:

11. The Existing Features Plan shows wooded areas consisting currently of mature trees, much of which will be removed during construction. The removal of the site's wooded area will significantly reduce infiltration and evapotranspiration of stormwater and will result in the generation of additional stormwater runoff that will need to be managed through the construction of the planned stormwater BMPs. Given the project's location in proximity to Broad Run, a High Quality, Cold Water Fishery watershed, the applicant should minimize the removal of trees on the property to the greatest extent possible to reduce the volume of stormwater generated.

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

#### Design Issues:

12. The Township should verify that the design of the proposed outdoor lighting plan (Sheet 7) conforms to Township ordinance requirements. The illumination should be directed inward from the periphery of the site and be oriented to reduce glare and visual impact on the adjoining roadways and land uses.

Page: 6

Re: Preliminary/Final Subdivision and Land Development - Westrum Senior Living at West Whiteland

# West Whiteland Township – SD-08-22-17340 and LD-08-22-17341

13. The Landscape Plan (Sheet 6) includes several species of shrubs and trees that are non-native to this region. The applicant should consider using native plant species in its landscaping plan. Additional information on this topic is providing in the County Planning Commission’s Landscaping with Native Plants Planning eTool, which is available online at: <https://www.chescoplanning.org/MuniCorner/eTools/72-NativePlants.cfm>.
14. The proposed building includes 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/>.

#### ADMINISTRATIVE ISSUES:

15. The Township Board of Supervisors’ July 27, 2022 meeting minutes indicate that the applicant obtained conditional use approval for this project, with 12 conditions of conditions of approval. We note that the conditions of approval include the following:
  - Prior to occupancy, the facility shall purchase one (1) individual membership to the Good Fellowship Ambulance Company for each available unit of occupancy, which shall be renewed as needed (condition #1).
  - The land development shall provide an evergreen buffer along the eastern side of the site to create a more effective visual buffer (condition #7).
  - The land development approval shall include a requirement for the applicant to conduct a post-development traffic analysis to evaluate the impact of the project upon the Boot Road/Darlington Drive intersection, the date of such analysis to be determined by the Township. Should the analysis indicate the need for changes to signal timing or phasing, the applicant shall be responsible for the permitting and implementation of such changes (condition #8).

Prior to granting final plan approval, the Township should verify that all applicable conditions of approval have been incorporated into the final plan.

16. The Zoning Tabulation table on Sheet 2 indicates that four variances have been granted for this project. The Township should verify that the plan conforms to the decision issued by the Township Zoning Hearing Board. The date of the Zoning Hearing Board’s decision, along with any conditions of approval, should be indicated on the final plan.
17. The site plan depicts the location of three retaining walls. The Township should verify that the design of the slopes is consistent with all ordinance requirements related to permitted grades, the design and specifications of retaining walls and slope stabilization. Areas of steep and moderate slopes should be protected from disturbance that may cause erosion and flooding, as well as negatively impact water quality, wildlife habitat, slope stability, and scenic views. Additional information on this issue is provided in the County Planning’s Commission’s Retaining Wall Design Standards eTool, which is available online at: <https://www.chescoplanning.org/MuniCorner/eTools/74-RetainingWalls.cfm>.

Page: 7

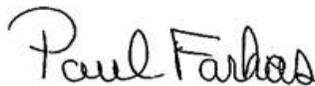
Re: Preliminary/Final Subdivision and Land Development - Westrum Senior Living at West Whiteland

# West Whiteland Township – SD-08-22-17340 and LD-08-22-17341

18. The waiver requests table on Sheet 2 indicates that the applicant is requesting three waivers from the design standards set forth in Article V 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.
19. The site plan depicts the location of a 50 foot wide PECO easement along the southern parcel boundary. The details of this easement should be incorporated into the deed of the proposed lot.
20. A Pennsylvania Department of Transportation (PennDOT) permit is required for new or revised access and should be identified on the final plan as required by Section 508(6) of the Municipalities Planning Code.
21. 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>.
22. A minimum of four (4) copies of the plan should be presented at the Chester County Planning Commission for endorsement to permit recording of the final plan in accord with the procedures of Act 247, the Pennsylvania Municipalities Planning Code, and to meet the requirements of the Recorder of Deeds and the Assessment Office.

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

Sincerely,



Paul Farkas  
Senior Review Planner

cc: Commerce Pursuit Capital, L.P.  
Edward B. Walsh & Associates, Inc.  
Tytrevken, LLC  
Anthony Antonelli, District Permits Manager, PennDOT  
Francis J. Hanney, PennDOT  
Chester County Conservation District  
Chester County Water Resources Authority

# Proposed Plan and Ordinance Reviews





# ORDINANCE PROPOSALS

10/1/2022 to 10/31/2022

The staff reviewed proposals for:	Total
Comprehensive Plans	1
Miscellaneous Ordinance (Misc.) Amendments	3
Subdivision and Land Development Ordinance (SLDO) Amendments	2
Zoning Map Amendments	1
Zoning Ordinance Amendments	6
<b>TOTAL REVIEWS</b>	<b>13</b>

MUNICIPALITY	FILE NO.	REVIEW DATE	TOPIC	LANDSCAPES3 CONSISTENCY
East Bradford Township	MA-10-22-17409	10/20/2022	<p><b>Proposed - Misc Amendment</b></p> <p>The Township proposes to delete Chapter 92-Streets, in its entirety, to be replaced by the proposed language in Section 1of the draft Ordinance. The proposed revisions include standards for small wireless facilities in rights-of-way, and related definitions.</p>	Consistent
East Bradford Township	ZA-09-22-17380	10/20/2022	<p><b>Proposed - Zoning Ordinance Amendment</b></p> <p>The Township proposes to provide standards and related definitions for small wireless facilities within the right-of-way. Additionally, the Township proposes the addition of "general municipal use" to the list of by-right permitted uses in the C-1 Neighborhood Commercial district.</p>	Consistent
East Coventry Township	SA-09-22-17370	10/3/2022	<p><b>Proposed - SLDO Amendment</b></p> <p>new definition for "Managed Meadow" and related regulations</p>	Consistent
East Coventry Township	ZA-09-22-17365	10/3/2022	<p><b>Proposed - Zoning Ordinance Amendment</b></p> <p>new definition for "Managed Meadow"</p>	Consistent

MUNICIPALITY	FILE NO.	REVIEW DATE	TOPIC	LANDSCAPES3 CONSISTENCY
East Goshen Township	MA-10-22-17398	10/26/2022	<b>Proposed - Misc Amendment</b> The Township proposes to repeal Chapter 156-Noise of the Township Code in its entirety, to be replaced by the proposed ordinance language in Section 1 entitled Noise and Nuisances.	Not Relevant
East Goshen Township	ZA-09-22-17384	10/26/2022	<b>Proposed - Zoning Ordinance Amendment</b> The Township proposes to delete the existing noise control and vibration control standards in Sections 240-24.C and 240-24.D of its Zoning Ordinance, along with updating references provided elsewhere in the Zoning Ordinance to the noise standards that are proposed to be added to Chapter 156 of the Township Code (refer to CCPC# MA-10-22-17398).	Not Relevant
Easttown Township	MA-10-22-17401	10/27/2022	<b>Proposed - Misc Amendment</b> The proposed amendments to the Township Code include the addition of Chapter 281 - Noise Control, along with the addition of graphic Design Standards for Historic Resource Protection in the Village of Berwyn.	Consistent
Easttown Township	SA-10-22-17402	10/27/2022	<b>Proposed - SLDO Amendment</b> The Township proposes to amend the minimum and maximum plan sheet sizes for preliminary and final plans set forth in the Township SLDO.	Not Relevant
Easttown Township	ZA-10-22-17403	10/27/2022	<b>Proposed - Zoning Ordinance Amendment</b> The proposed amendments to the Township Zoning Ordinance include changing the name of Section 455-55 from "Demolition of Historic Resources" to "Exterior Renovation of or Demolition of Historic Resources," and replace the existing language with the draft Ordinance language provided in Section 23.	Consistent
Easttown Township	ZM-10-22-17404	10/27/2022	<b>Proposed - Zoning Map Amendment</b> The Township proposes to remove four parcels, situated on the north side of Berkeley road and the east and west side of Dorset Road, from the PA Planned Apartment Overlay District.	Consistent
Highland Township	CP-09-22-17381	10/14/2022	<b>Proposed - Comprehensive Plan</b> Comprehensive Plan Update, prepared under the Chester County Vision Partnership Program (VPP).	Consistent
West Goshen Township	ZA-10-22-17400	10/26/2022	<b>Proposed - Zoning Ordinance Amendment</b> The proposed amendments to the Zoning Ordinance include the following: add a definition for the term "fence" to Section 84-8; delete "Independent Living Facility" from the list of uses permitted by conditional use in the R-3 Residential District; amend the permit requirements for fences set forth in Section 84-47.G(4); and amend the parking standards for restaurants set forth in Section 84-55.I(2).	Consistent

MUNICIPALITY	FILE NO.	REVIEW DATE	TOPIC	LANDSCAPES3 CONSISTENCY
Westtown Township	ZA-09-22-17379	10/19/2022	<b>Proposed - Zoning Ordinance Amendment</b> Definition of Structure, setback standards for accessory structures and permitted encroachments into required yard areas	Consistent

**TOTAL NUMBER OF ORDINANCE PROPOSALS WITH RELEVANCE TO LANDSCAPES3: 10**

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

# Ordinance Review Letters





# THE COUNTY OF CHESTER



COMMISSIONERS  
Marian D. Moskowitz  
Josh Maxwell  
Michelle Kichline

Brian N. O'Leary, AICP  
Executive Director

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

October 20, 2022

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

Re: Zoning Ordinance Amendment – Small Wireless Facilities; and General Municipal Use, C-1  
Neighborhood Commercial Zoning District; and  
Miscellaneous Ordinance Amendment – Small Wireless Facilities in Rights-of-Way  
# East Bradford Township – ZA-09-22-17380 and MA-10-22-17409

Dear Ms. Cantlin:

The Chester County Planning Commission has reviewed the proposed Zoning Ordinance and Miscellaneous Ordinance amendments, which were received by this office on September 21, 2022. The proposed zoning ordinance amendment was reviewed pursuant to the provisions of Section 609(e) of the Pennsylvania Municipalities Planning Code, and we offer the following comments to assist in your review of the proposed amendments.

## DESCRIPTION:

1. The Township proposes the following amendments to the Township Code:
  - A. Delete Chapter 92-Streets, in its entirety, to be replaced by the proposed ordinance language in Section 1 of the draft Ordinance. We note that, while the standards provided for street openings and installations appear to be identical to the existing township code requirements, new definitions and standards for small wireless facilities in rights-of-way are provided;
  - B. Amend the definitions of the following terms set forth in Section 115-6 of the Zoning Ordinance: Person; and Small Wireless Facilities (SWF);
  - C. Add new definitions for the following terms to Section 115-6: General Municipal Use; and Small Wireless Facilities in Rights-of-Way;
  - D. Amend Section 115-51.1, Wireless Communications Facilities, by re-lettering subsection H as subsection I, and adding a new subsection H pertaining to small wireless facilities in rights-of-way;
  - E. Amend the list of by-right permitted uses for the C-1 Neighborhood Commercial district set forth in Section 115-28, by re-lettering subsection H as subsection I, and adding a new subsection H, "General Municipal Use;" and
  - F. Amend the introductory sentence in Section 115-31, the design standards for the C-1 Neighborhood Commercial District, by adding that the following design standards shall apply to all uses except General Municipal Use (we note that the general site development standards currently set forth in Section 115-30.A apply to all uses in the C-1 district).

Page: 2

Re: Zoning Ordinance Amendment – Small Wireless Facilities; and General Municipal Use, C-1  
Neighborhood Commercial Zoning District; and  
Miscellaneous Ordinance Amendment – Small Wireless Facilities in Rights-of-Way  
# East Bradford Township – ZA-09-22-17380 and MA-10-22-17409

COMMENTS – SMALL WIRELESS FACILITIES STANDARDS:

2. It is our understanding that the intent of the amendments to the wireless facilities standards in the Township Code is to support compliance with Pennsylvania Act 50 of 2021, the Small Wireless Facilities Deployment Act. The Township should adopt these standards in accordance with the recommendations of the Township Solicitor.

COMMENTS – GENERAL MUNICIPAL USE, C-1 NEIGHBORHOOD COMMERCIAL DISTRICT:

3. According to our copy of the Township Zoning Map (last revised July 9, 2019), there are two existing C-1 Neighborhood Commercial district designations in the Township: the south side of Route 322 at its intersection with Copeland School Road; and the south side of Lenape Road, east and west of Birmingham Road. Both of these designations are located within the **Suburban Landscape** and **Natural Landscape** designations of [Landscapes3](#), the 2018 County Comprehensive Plan.

The vision for the **Suburban Landscape** is predominantly residential communities with locally-oriented commercial uses and facilities, accommodating growth at a medium density that retains a focus on residential neighborhoods, with enhancements in housing diversity and affordability. Additionally, roads, sidewalks and paths with convenient access to parks and community facilities should be provided. As an overlay of all other landscapes, the county's **Natural Landscapes** consist of a network of streams, wetlands, floodplains, and forests that are protected by regulations or should be subject to limited disturbance. Conservation practices should protect and restore these natural resources. Municipal uses are appropriately located in a **Suburban Landscape** designation.

4. The proposed definition of general municipal use includes the term “municipal campus” (“...Such use shall include, but not be limited to, municipal campuses, municipal parks, municipal recreational facilities, Township uses.”) However, there is a separate definition provided for a “municipal campus” in Section 115-6, which is a permitted use in the Township’s R-3 Residential district in accordance with the standards set forth in Section 115-19D. Additionally, it is our understanding that the Township is considering future amendments to its Zoning Ordinance regarding municipal uses. The Township should ensure that the definition of general municipal use is sufficiently distinct from the existing definition of municipal campus in order to avoid any confusion between these uses.

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

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

Sincerely,



Paul Farkas  
Senior Review Planner



# THE COUNTY OF CHESTER



COMMISSIONERS  
Marian D. Moskowitz  
Josh Maxwell  
Michelle Kichline

Brian N. O'Leary, AICP  
Executive Director

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

October 3, 2022

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

Re: Zoning Ordinance and Subdivision and Land Development Ordinance Amendments –  
Definition of “Meadow” and Associated Regulations  
# East Coventry Township – ZA-09-22-17365, SA-09-22-17370

Dear Mr. Kraynik:

The Chester County Planning Commission has reviewed the proposed amendments to the East Coventry Township Zoning Ordinance and Township Subdivision and Land Development Ordinance as submitted pursuant to the provisions of the Pennsylvania Municipalities Planning Code, Section 609(e) and Section 505(a). Both these amendments were submitted concurrently. The referral for review was received by this office on September 14, 2022. We offer the following comments to assist in your review of the proposed amendments.

## DESCRIPTION:

1. East Coventry Township proposes the following amendments to its Zoning Ordinance and Subdivision and Land Development Ordinance:
  - A. The East Coventry Township Subdivision and Land Development Ordinance, and the East Coventry Township Zoning Ordinance is to be amended to add a new definition for “Managed Meadow”:

“Managed Meadow - An area intentionally grown or planted with a mix of native species, wildflowers and grasses, mowed at least annually and maintained to reduce or eliminate non-native and invasive plant species”
  - B. The Township Subdivision and Land Development Ordinance is to be amended to add “Managed Meadow” in Appendix 22-D, which includes the Open Space Management Plan Requirements.
  - C. Other proposed amendments to the Ordinances of East Coventry Township is included with this submission, which are not subject to County Planning Commission review under the provisions of the Pennsylvania Municipalities Planning Code (we note that this includes a proposed amendment to the Township’s Chapter 10 Health and Safety regulations relating to riparian buffers planted to comply with the specifications outlined in the Township Zoning Ordinance, but the Township’s Health and Safety regulations are not subject to review by the County Planning Commission under the provisions of the Pennsylvania Municipalities Planning Code).

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Re: Zoning Ordinance and Subdivision and Land Development Ordinance Amendments –  
Definition of “Meadow” and Associated Regulations

# East Coventry Township – ZA-09-22-17365, SA-09-22-17370

COMMENTS:

2. The proposed definition for “Managed Meadow” is adequately broad to encompass a variety of different meadow types.
3. The remaining portions of the amendments appear necessary for consistency with the Township’s ordinances.
4. The Township may wish to review the Chester County Planning Commission’s various eTools on environmental protection, landscaping and preservation of natural features; these eTools are available on the Planning Commission’s website at:  
<https://www.chescoplanning.org/MuniCorner/eTools/NatResources.cfm>

**RECOMMENDATION: The County Planning Commission supports the adoption of the proposed amendments.**

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

Sincerely,



Wes Bruckno, AICP  
Senior Review Planner



# THE COUNTY OF CHESTER



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

October 26, 2022

Derek Davis, Township Manager  
East Goshen Township  
1580 Paoli Pike  
West Chester, PA 19380

Re: Zoning Ordinance and Miscellaneous Ordinance Amendments – Noise and Nuisances  
# East Goshen Township – ZA-09-22-17384 and MA-10-22-17398

Dear Mr. Davis:

The Chester County Planning Commission has reviewed the proposed Zoning Ordinance and Miscellaneous Ordinance Amendments, which were received by this office on September 27, 2022 (we note that the draft ordinance is identified as “Solicitor Draft – 9.27.22”). The proposed zoning ordinance amendment was reviewed pursuant to the provisions of Section 609(e) of the Pennsylvania Municipalities Planning Code, and we offer the following comments to assist in your review of the proposed amendments.

## DESCRIPTION:

1. The Township proposes the following amendments to the Township Code:
  - A. Repeal Chapter 156-Noise in its entirety, to be replaced by the proposed ordinance language in Section 1, entitled Chapter 156 – Noise and Nuisances. We note that Article I – Noise includes standards on noise limits, exceptions to noise limits, enforcement provisions, other remedies, and waivers. Article II – Nuisances addresses health hazards and nuisances, including the planting, cultivating and growing of bamboo;
  - B. Delete Section 240-24.C of the Zoning Ordinance, Noise Control, in its entirety;
  - C. Delete Section 240-24.D of the Zoning Ordinance, Vibration Control, in its entirety;
  - D. Amend Section 240-31.C(3)(h)[2][b][ii][C], pertaining to a study demonstrating compliance with the noise standards in Chapter 156 of the Township Code for commercial communications antenna on a commercial communications support structure;
  - E. Amend Section 240-31.C(3)(h)[3][c][ii][B]{3}, pertaining to a study demonstrating compliance with the noise standards in Chapter 156 of the Township Code for commercial communications antenna on an existing structure not previously approved for installation;
  - F. Amend subsection [6] of Section 240-31.C(3)(p), the conditional use standards for junkyards (including automobile salvage yards), by replacing the existing language with a reference to see the general performance standards of Article V and the noise and nuisance regulations of Chapter 156; and
  - G. Amend Section 240-31.C(3)(aa)[14], by replacing the existing language with a reference that, for a public utility facility and/or public utility building, all uses shall be conducted in compliance with applicable governmental regulations, including the general performance standards of this chapter and the noise and nuisance regulations of Chapter 156.

COMMENTS:

2. We endorse the Township’s efforts towards adopting the proposed noise control standards under the provisions of the Township Code, instead of the Pennsylvania Municipalities Planning Code (PA MPC). The creation of noise is an activity that relates more closely to personal behavior rather than the matters that Article VI (Zoning) in the MPC allows municipalities to regulate, which includes the use of land, the location and density of development and related activities.
3. Section 156-3.A(1) provides sound level limits for three land use categories: Residential, public space, open space, agricultural, or institutional; commercial or business; and industrial. We note that there are lower sound level limits at nighttime for the first two land use categories. We recommend that the Township consider applying the lower (nighttime) sound level limit for these categories to either Sundays and legal holidays, or weekends and legal holidays. The following are examples of other Chester County municipalities that have such standards in their noise ordinances:
  - Birmingham Township - <https://ecode360.com/9022012>.
  - West Goshen Township - <https://ecode360.com/16233184>.
  - West Whiteland Township - <https://ecode360.com/28606637>.
4. Existing Section 156-3 of the Township Code contains numerous definitions related to noise. While some of these definitions have been incorporated into the text of the draft ordinance (e.g., impulsive sound is defined within Section 156-3.B(2)), other terms such as pure tone, and sound level, are not defined at all in the draft ordinance language. The Township should ensure that definitions are provided for all noise-related terms. We also recommend, for ease of use purposes, that all definitions be provided within a definitions subsection in Article I-Noise of Chapter 156. We note that a definitions subsection is provided for the proposed nuisance standards in Article II of Chapter 156.
5. Section 156-5 appears to identify the list of municipal officials that may have the power to administer the terms of this chapter (“A summary citation under this Chapter may be filed by any Township law enforcement officer, zoning officer, code enforcement officer, Township Manager, or any other person designated by the Board of Supervisors”). We also note that, while the existing ordinance language states that the noise control program shall be administered by the “Noise Control Office(r),” this term is not provided in the draft ordinance language.

We note that code enforcement officers and the Township Manager may not be available at times when noise complaints are likely to be filed, such as in the late evening or early morning hours, and they may not be able to respond immediately at other times, especially when the noise is of a transient nature. Other municipal officials, such as law enforcement officers, may be better suited to enforce a noise ordinance in those and other circumstances.
6. Consideration should be provided by the Township to either exempt school events and school activities (e.g., sporting events, band practice, etc.) from these standards, or indicate that these types of activities are subject to the waiver standards set forth in Section 156-7. If waivers are required for these activities, then consideration should be provided for allowing more than four waivers in any calendar year for school events and school activities as appropriate.

Page: 3

Re: Zoning Ordinance and Miscellaneous Ordinance Amendments – Noise and Nuisances  
# East Goshen Township – ZA-09-22-17384 and MA-10-22-17398

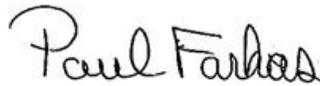
7. The Township should review the language provided in Section 156-3(D)(2) pertaining to noise sources. As currently written (“...by any other means or methods which are physically annoying to the comfort of any reasonable person...”), this does not appear to be objective criteria that can be enforced by the Township. The Township Solicitor may wish to further explore the regulation of low-frequency noise as there may be objective ways to measure these frequencies. While we currently are not aware of specific ordinances in Chester County that address the issue, there may be other examples that address this issue.
8. Section 156-11 addresses the prohibition of the planting, cultivating and/or growing of bamboo within the Township. We recommend that the Township, in its review of the proposed standards, refer to Swarthmore Borough’s bamboo ordinance, which is available online at:  
<https://www.swarthmorepa.org/DocumentCenter/View/242/Ord-Bamboo05-04-15?bidId=>.

Additional information on invasive plant species is provided in the County Planning Commission’s “Landscaping with Native Plants” planning eTool, which is available at:  
<https://www.chescoplanning.org/MuniCorner/eTools/72-NativePlants.cfm>.

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



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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October 27, 2022

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

Re: Miscellaneous Township Code Amendments; and  
Subdivision and Land Development Ordinance Amendment – Procedural Requirements  
# Easttown Township – MA-10-22-17401 and SA-10-22-17402

Dear Mr. Briggs:

The Chester County Planning Commission has reviewed the proposed miscellaneous Township Code and Subdivision and Land Development Ordinance (SLDO) amendments which were received by this office on September 30, 2022. The proposed SLDO amendment was reviewed pursuant to the provisions of Sections 505(a) of the Pennsylvania Municipalities Planning Code, and we offer the following comments to assist in your review of the proposed amendments.

## DESCRIPTION:

1. The proposed amendments to the Easttown Township Code of Ordinances include the following:
  - A. Section 1 of the draft Ordinance addresses amendments to the responsibilities of the Township Historical Commission set forth in Section 13-16.E;
  - B. Section 2 deals with the addition of subsection F to Section 274-48, the development design standards of the Village of Berwyn districts, pertaining to the applicable sections of the Township Code that address historic resource protection;
  - C. Section 3 addresses the addition of a definition for the term “beekeeping nuisance” to Chapter 280-Nuisances;
  - D. Section 4 deals with the addition of “creating or permitting a beekeeping nuisance” and “creating or permitting a noise nuisance under Chapter 281” to the list of nuisances enumerated in Section 280-3;
  - E. Section 32 addresses the addition of a new chapter: Chapter 281, Noise Control; and
  - F. Section 34 proposes the addition of graphic Design Standards for Historic Resource Protection in the Village of Berwyn, that were prepared by Thomas Comitta Associates, Inc., dated July 21, 2022, and last revised September 12, 2022. We note that Item J on Sheet 2, Purpose & Intent, states that these design standards are hereby added as Section 274-48.F in Chapter 274 – Natural Resources Protection.
2. Sections 5 and 6 address amendments to the minimum and maximum plan sheet sizes for preliminary and final plans set forth in Chapter 400 – Subdivision and Land Development.
3. The proposed amendments to the Township Zoning Ordinance and Zoning Map, as set forth in Sections 7 through 31, are addressed by the County Planning Commission in a separate review letter (CCPC# ZA-10-22-17403 and ZM-10-22-17404). We note that the existing noise standards

Page: 2  
Re: Miscellaneous Township Code Amendments; and Subdivision and Land Development Ordinance  
Amendment – Procedural Requirements  
# Easttown Township – MA-10-22-17401 and SA-10-22-17402

in the Township Zoning Ordinance are proposed to be deleted (this issue is further discussed in comment #8).

COMMENTS:

4. We acknowledge, and endorse, that the responsibilities of the Township’s Historical Commission, as set forth in Section 13-16.E has been revised to include advising the Board of Supervisors, Township Planning Commission, and other Township officials and agencies about the exterior renovation and protection of significant historical structures and sites, as well as any proposed demolition, in addition to the rehabilitation, preservation, adaptive reuse, and restoration of significant historic structures.
5. Chapter 274 of the Township Code – Natural Resource Protection contains two sections that are not directly related to natural resources (Article XII - Village of Berwyn Streetscape Design Standards, and Article XIII – Village of Berwyn Development Design Standards). For clarity purposes, we suggest the Township consider changing the name of this Chapter to more accurately reflect the topics that are addressed (e.g., “Resource Protection”), along with any associated revisions to the purpose and intent of this Chapter set forth in Section 274-2.
6. While we acknowledge that the standards for keeping of farm animals and poultry as pets set forth in Section 455-48.A(4) of the Township Zoning Ordinance addresses beehives as a permitted accessory use to an existing residential use, we recommend that the Township, in its review of the proposed beekeeping nuisance standards, review the Pennsylvania State Beekeepers Association’s “Model Ordinance for the Keeping of Honey Bees in Pennsylvania Municipalities,” which is available at:  
<https://www.pastatebeekeepers.org/Legislative>.  
  
As noted on page 1 of the model ordinance, “...the Right to Farm Act and the ACRE Law may have some influence on what can or cannot be enacted and/or enforced.” The Township should also recognize that different standards should apply for residential versus commercial beekeeping. Additional information on ACRE is available online at:  
<https://www.chescofarming.org/PDF/Info-ACRE.pdf>.
7. Sections 400-22.B and 400-23.B indicate that the original plan drawing, and all submitted prints, for preliminary and final plans shall be made on sheets a minimum of 24 by 36 inches to a maximum of 36 by 48 inches; we note that Section 400-23.B includes the text “...or other such size as the Recorder of Deeds of Chester County may specify.” We note that the Chester County Recorder of Deeds requires that subdivision plan sizes must be between 17" x 22" and 34" x 44" for recording purposes. This information is available in the Recorder of Deeds’ Fee Schedule, which is available online at: <https://www.chesco.org/428/Fee-Schedule>.
8. We endorse the Township’s efforts towards adopting the proposed noise control standards under the provisions of the Township Code, instead of the Pennsylvania Municipalities Planning Code (PA MPC). The creation of noise is an activity that relates more closely to personal behavior rather than the matters that Article VI (Zoning) in the MPC allows municipalities to regulate, which includes the use of land, the location and density of development and related activities.
9. There is no Section 33 provided in the draft Ordinance (we note that Section 32, pertaining to noise control, is immediately followed by Section 34, the design standards for the Village of Berwyn). This should be clarified by the Township.

Page: 3

Re: Miscellaneous Township Code Amendments; and Subdivision and Land Development Ordinance Amendment – Procedural Requirements

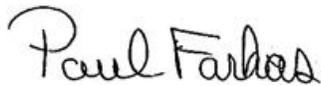
# Easttown Township – MA-10-22-17401 and SA-10-22-17402

10. We acknowledge, and endorse, the Township's efforts in developing specific design standards for historic resource protection in the Village of Berwyn that reflect the recommendations set forth in Chapter 5 of the Township's 2018 Comprehensive Plan. Additional information on this topic is provided in the County Planning Commission's Historic Resource Protection Standards planning eTool, which is available at:  
<https://www.chescoplanning.org/MuniCorner/eTools/36-HistoricStandards.cfm>.

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

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

Sincerely,

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

Paul Farkas  
Senior Review Planner



# THE COUNTY OF CHESTER



COMMISSIONERS  
Marian D. Moskowitz  
Josh Maxwell  
Michelle Kichline

Brian N. O'Leary, AICP  
Executive Director

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October 27, 2022

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

Re: Zoning Ordinance Amendment – Various Amendments; and  
Zoning Map Amendment – PA Planned Apartment Overlay District  
# Easttown Township – ZA-10-22-17403 and ZM-10-22-17404

Dear Mr. Briggs:

The Chester County Planning Commission has reviewed the proposed Zoning Ordinance and Zoning Map Amendments as submitted pursuant to the provisions of the Pennsylvania Municipalities Planning Code, Section 609(e). The referral for review was received by this office on September 30, 2022. We offer the following comments to assist in your review of the proposed amendments.

## DESCRIPTION:

1. The proposed amendments to the Township Zoning Ordinance and Zoning Map, as set forth in Sections 7 through 31 of the draft Ordinance, include the following:
  - A. Amend the community development objectives set forth in Section 455-2.B, which includes updated references and associated language to the Township's current (2018) Comprehensive Plan;
  - B. Remove the following parcels, situated on the north side of Berkeley Road and the east and west side of Dorset Road, from the PA Planned Apartment Overlay District (we note that the base zoning designations of these parcels is R-3 Residential, and we note that these four parcels constitute the entirety of the overlay district in this area of the Township):
    - UPI# 55-3J-42 (0.42 acres) – 133 Berkley Road.
    - UPI# 55-3J-50 (1.7 acres) – 27 Dorset Road.
    - UPI# 55-3J-51 (0.87 acres) – 25 Dorset Road.
    - UPI# 55-3J-52 (11.8 acres) – 23 Dorset Road.
  - C. Replace the existing Land Use Table (Figure 3-1) and Dimensional Requirements Table (Figure 3-2) of the Zoning Ordinance with the new tables provided in Exhibits B and C;
  - D. Amend the introductory language in Section 455-16.A(2), pertaining to the uses permitted on lots equal to or greater than one acre in the PBO Planned Business – Office District;
  - E. Delete warehouse from the list of uses permitted on lots equal to or greater than one acre in the PBO Planned Business – Office District, and add it to the list of uses permitted by conditional use, on a lot equal or greater than one acre, in the PBO District;
  - F. Add subsection (3) to Section 455-16.(A), which would permit, on a lot equal to or greater than one acre in the PBO zoning district, a combination of by-right uses permitted in subsection A.(1), provided the uses provided for in subsection A(2) do not exceed 50 percent

Page: 2  
Re: Zoning Ordinance Amendments – Various Amendments; and  
Zoning Map Amendment – PA Planned Apartment Overlay District  
# Easttown Township – ZA-10-22-17403 and ZM-10-22-17404

- of the gross floor area of all buildings constructed, erected or converted under the provisions of Article IV;
- G. Delete “Parking facility, garage” from the list of uses permitted by conditional use in the PBO Planned Business – Office district, on a lot less than acre in size; and add it to the list of accessory uses permitted in the PBO district;
  - H. Amend subsection C of Section 455-25, the off street parking regulations of the Village of Berwyn Districts;
  - I. Update the references to the Township Comprehensive Plan set forth in subsection C of the Section 455-26, the Purpose of the Lot Averaging provisions;
  - J. Amend Section 455-32.A, pertaining to the purpose and application of regulations for the PA Planned Apartment Overlay District;
  - K. Amend the applicability standards for outdoor lighting facilities set forth in Section 455-39;
  - L. Replace the existing Noise Control standards in Section 455-40.A with a sentence stating “No person shall operate or cause to operate a use or proposed use which creates noise in violation of, or in excess of that permitted by, Chapter 281”;
  - M. Change the name of Section 455-44 from “Demolition of Historic Resources” to “Exterior Renovation of or Demolition of Historic Resources,” and replace the existing language with the draft Ordinance language provided in Section 23 of the draft ordinance;
  - N. Amend the reference to the Township Comprehensive Plan set forth in Section 455-56.A;
  - O. Amend Section 455-57.D, pertaining to the hours of outdoor activities permitted for educational uses that abut a residential property or residential zoning district;
  - P. Amend Section 455-61.E(2)(e), pertaining to a professional office with two or more practitioners as a use that is prohibited as a home occupation and shall be classified as a commercial use;
  - Q. Amend the introductory language to the short-term rental standards provided in Section 455-72.4;
  - R. Amend the off-street parking requirements for office buildings and business services, and veterinary clinics, set forth in Section 455-74.I;
  - S. Update the references to the Township Comprehensive Plan and Open Space, Recreation and Environmental Resources Plan set forth in Section 455-104.A(1);
  - T. Amend the submission requirements for Zoning Hearing Board applications set forth in Section 455-112.C, by adding that attachments and plans, in addition to the application, are required in pdf format; and
  - U. New or amended definitions for the following terms in Section 455-132: Adaptive Reuse; Aesthetic Design; Alteration; Bay; Certified Archaeological Historian; Certified Architectural Historian; Contributing Building; Cultural; Demolition; Design Aesthetic; Exterior Renovation; Façade; Fenestration; Historic Environment; Historic Resources; Historic Structure; Hotel, Motel or Inn; Impervious Surface; Net Tract Area; New Construction; Owner Occupied Short Term Dwelling Rental Unit; Personal Service, Commercial; Professional Office; Public View; Public Way; Reconstruction; Restoration; Short Term Lodging; Streetscape; Structures to Service Active Recreation Uses; Vernacular Architecture; and Victorian Vernacular.

COMMENTS:

- 2. Sections 1, 2, 3, 4, 32, and 34 of the draft Ordinance, which address amendments to miscellaneous sections of the Township Code, along with the amendments to the Township Subdivision and Land Development Ordinance addressed in Sections 5 and 6, are addressed by the Commission in a separate review letter (CCPC # MA-10-22-17401 and SA-10-22-17402).

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Re: Zoning Ordinance Amendments – Various Amendments; and  
Zoning Map Amendment – PA Planned Apartment Overlay District  
# Easttown Township – ZA-10-22-17403 and ZM-10-22-17404

COMMENTS – ZONING AMENDMENTS:

3. We acknowledge that the amended historic resource standards in Section 455-55 include the addition of standards for the exterior renovation of historic resources. “Appreciate” Objective A of *Landscapes3*, the 2018 County Comprehensive Plan, is to preserve historic resources in their context while supporting appropriate reuse as a vital part of our community infrastructure and character. Additional information on this issue is available online at: [www.chescoplanning.org/Landscapes3/1c-Appreciate.cfm](http://www.chescoplanning.org/Landscapes3/1c-Appreciate.cfm).
4. The Township should consider adding National Register historic districts to the list of items that are considered a Class 1 resource.
5. The definition of a Class 2 historic resource in Section 455-44.B(1) (“the applicant can document to the satisfaction of the Zoning Officer that the structure is more than 50 years old”) is very open ended. We suggest that the additional criteria be provided, in order to narrow down the number of applications that the Township will need to review.
6. Sections 455-44.B(4) and 455-44.B(5) address adding and removing properties from the Easttown Township Historic Resources Map. For clarity purposes, the Township should identify what process it will follow for the review and adoption of revisions to this map (we note that some historic resource ordinances have a different process than a zoning map amendment conducted in accordance with the requirements of the PA Municipalities Planning Code).
7. While Section 455-44.C addresses the review of the exterior renovation of Class 1 and Class 2 historic resources, the first sentence in Section 455-44.C(2) utilizes the phrase “...change the exterior appearance of any contributing building...” instead. The Township should ensure that consistent terminology is adopted throughout the Township Code.
8. Section 455-44.C(2) indicates that applications to change the exterior appearance of any contributing building shall be reviewed one (1) time by the Historical Commission. The Township should consider and indicate how a back and forth discussion between the applicant and the Historical Commission may be handled if the Historical Commission can only review it one time.
9. The Township should verify the accuracy of the wording provided in the second sentence in Section 455-44.C(2) (“Exterior changes for all principal and accessory buildings shall include all matters which require a permit where subject to Public View.”)
10. Section 455-44.C(6) indicates that the required review process for exterior renovation include a one (1) time review for any historic resource brought to, moved within, or disassembled and re-assembled on site in Easttown Township. The Township should clearly identify how buildings being brought into the Township will be determined to be historic or not.
11. The Township should clarify what is meant by the term “ripe for issuance” set forth in Section 455-44.C(8).
12. For clarity purposes, the Township should determine if the second reference to the term “usable” in Section 455-44.F(2)(c) should be changed to “unusable.”

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Re: Zoning Ordinance Amendments – Various Amendments; and  
Zoning Map Amendment – PA Planned Apartment Overlay District  
# Easttown Township – ZA-10-22-17403 and ZM-10-22-17404

13. The Township should clarify what is meant by the phrase “former occupant’s history” referenced in Section 455-44.F(4)[1] that is required within a historic report for a demolition permit. We also suggest that the Township consider adding “what methods has the applicant taken to protect the resource from degradation until action is taken” (or similar language) to the list of issues that the Historical Commission shall take into account when reviewing the application for a demolition permit.
14. The Township should clarify what is meant by the term “cultural” that is proposed to be added to the definitions provided in Section 455-132. We suggest that the Township use the term “cultural resource” instead.
15. The definition of Historic Structure in Section 455-132 differs from the language provided in Section 455-44.B(1) for Class 1 and Class 2 historic resources. This should be clarified by the Township.
16. For readability purposes, a space should be provided between the words “3-4” and “of” in part A of the proposed definition of Historic Structure in Section 455-132.
17. Additional resources and guidance on historic preservation are available through the Chester County Planning Commission. For more information, see our webpage on Historic Preservation technical assistance at: <https://www.chescoplanning.org/Historic/TechnicalAssistance.cfm>, as well as our historic preservation eTools located at: <https://www.chescoplanning.org/MuniCorner/eTools/HisResources.cfm>.
18. While the Township currently permits short-term rentals by conditional use in all zoning districts, the proposed introductory language in Section 455-72.4 states that an owner occupied short term dwelling rental unit shall be permitted by conditional use in all zoning districts, while a short-term rental where the owner does not reside in the dwelling shall be considered a type of short term lodging, and shall be permitted by conditional use only in the PBO and VB zoning districts. In both instances, the existing standards set forth in Sections 455-72.4.A through 455-72.4.M shall apply. We note that the proposed definition of “short term lodging”, which states that this term shall include short term rental of a dwelling unit where the owner does not reside in the dwelling, differs from the existing definition of short-term rental in this regard.  
  
The Township should stay apprised of any future court decisions that may affect the content and application of short-term rental provisions. Additional information on short-term rentals is provided in the County Planning Commission’s Short-term Rentals planning eTool, which is available online at: <https://www.chescoplanning.org/MuniCorner/eTools/15-ShortTermRentals.cfm>.
19. We endorse the requirement for digital (pdf) copies of all attachments and plans for applications to the Zoning Hearing Board set forth in Section 455-112.C. The County Planning Commission endorses the incorporation of digital submission requirements into municipal codes, as this creates increased efficiency in sharing plan information amongst municipal offices.

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Re: Zoning Ordinance Amendments – Various Amendments; and  
Zoning Map Amendment – PA Planned Apartment Overlay District  
# Easttown Township – ZA-10-22-17403 and ZM-10-22-17404

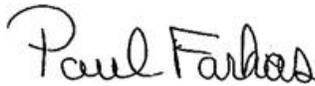
COMMENTS – ZONING MAP AMENDMENT:

20. Prior to taking action on this amendment, the Township should ensure that the zoning map amendment is generally consistent with its municipal Comprehensive Plan, as set forth in Section 603(j) of the PA Municipalities Planning Code (PA MPC). According to our copy of the Township Zoning Map (last amended December 13, 2016), it appears that there will be two areas of the Township that will remain in the PA Planned Apartment Overlay District if this map amendment is adopted: the north side of Conestoga Road west of North Fairfield Road; and the northwest corner of Darby Road and Leopard Road.
21. Prior to taking action on this amendment, the Township should ensure that they have met the posting and notification requirements for zoning map amendments as set forth in Section 609 of the PA Municipalities Planning Code (PA MPC).

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



COMMISSIONERS  
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Josh Maxwell  
Michelle Kichline

Brian N. O'Leary, AICP  
Executive Director

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

October 14, 2022

Barbara Davis, Manager  
Highland Township  
100 Five Points Road  
Coatesville, PA 19320

Re: Highland Township Comprehensive Plan:  
Act 247 and Vision Partnership Program Review  
VPP Contract #20079  
Act 247 Review #: CP-09-22-17381

Dear Ms. Davis:

The referral for review was received by this office on September 20, 2022. This letter serves as both the official Act 247 review pursuant to the provisions of Section 301.3 of the Pennsylvania Municipalities Planning Code, and the Vision Partnership Program (VPP) Review required by Section 8.5 of the VPP Grant Manual dated January 2020.

This review notes the project's consistency with *Landscapes3*, with the VPP Grant Contract (dated February 18, 2021), and Scope of Work. Chris Patriarca served as the VPP Grant Monitor for this project. *Consistency with Landscapes3 and the VPP Grant Contract are required prior to VPP grant reimbursement.*

## **DESCRIPTION:**

Highland Township has developed an updated Comprehensive Plan using an issue focused approach that provides a goal, objectives, and recommendations that address the following future Township needs:

- Natural, Historic and Scenic Resources
- Open Space and Land Preservation
- Future Land Use
- Transportation
- Community Facilities and Services
- Climate Resiliency

Each of the issues are addressed in chapters and arranged to both provide additional background and identify key issues first, followed by a goal, objectives, and a series of recommendations for each. These topical areas are further supported with a detailed series of appendices containing further supplemental information. Overall, the plan is thorough and reflects the results of a public process.

### **CONSISTENCY WITH LANDSCAPES3:**

***Landscapes3***, the Chester County Comprehensive Plan, was adopted in 2018. According to ***Landscapes3***, Highland Township is predominately classified as an ***Agricultural Landscape***.

*Agricultural landscapes consist of large concentrations of active and diverse farm operations, along with related support services. The landscape is dominated by working lands that support land-based livelihoods. Very limited development occurs at very low densities to preserve prime agricultural soils and farm operations. Transportation infrastructure and amenities are context sensitive to the agricultural character and accommodate farm and residential needs. The proposed comprehensive plan is consistent with the objectives of the **Agricultural Landscape**.*

Additionally, Highland Township has very limited areas of four other classifications. At its northwest boundary with West Sadsbury and Parkesburg is a small area of the ***Suburban Landscape*** designation and along Chestnut Hill Drive adjacent to Parkesburg is an even smaller area designated as ***Urban Center Landscape***. At its northeast boundary with Sadsbury is an area of the ***Rural Landscape*** designation and a sliver of the ***Rural Center Landscape*** designation can be found at its southwest corner that is contiguous with greater Cochranville. Although each of these areas generally exhibits similar characteristics of the bulk of the ***Agricultural Landscape*** designation in the Township, these areas can support additional housing choices and commercial uses envisioned by each at a scale appropriate for the rural nature of the Township.

The overall vision of the plan states: “Highland Township is a community cherished by residents for its natural beauty, family farms, and quiet, rural lifestyle. This beloved landscape will be peacefully enjoyed by generations to come through innovative planning that protects the open space and cooperative growth management that mitigates the impacts of development.”

Township future land use areas incorporate elements of the ***Agricultural Landscapes3*** designation. Specifically, the future land use map depicts areas of Agricultural Preservation for the vast majority of the Township. The other designations of Rural Conservation, Rural Village, and Industrial are each intended to provide for additional housing and commercial opportunities at a scale appropriate to complement the agricultural community. These designations will further objectives seeking to both protect and sustain the Township’s agricultural economy as well as conserve its abundant prime agricultural soils and natural resources. They also accommodate a variety of other land uses and housing opportunities in areas that are less suitable for farming in the Doe Run village, and in areas near Parkesburg and Cochranville.

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

- **Appreciate Objective A:** Preserve historic resources in their context while supporting appropriate reuse as a vital part of our community infrastructure and character.

- *Historic and Scenic Resources, Recommendation 2* – Update the Township’s inventory of historic resources. Request through Chester County’s Heritage Preservation Coordinator that Chester County develops a Historic Resource Atlas in partnership with Highland Township.
- *Historic and Scenic Resources, Recommendation 3* – Consider the formation of a Township Historical Commission with residents willing to carry out Commission responsibilities, including reviewing land use applications that impact historic resources and advising/making recommendations to elected officials on such applications.
- **Appreciate Objective D:** Preserve the stories of our cultural heritage and connect them to our residents and our future.
  - *Historic and Scenic Resources, Recommendation 4* – Publish maps, brochures, and/or other information in digital or print format to highlight Highland Township’s heritage and increase resident awareness of the people, places, and/or events important to the Township’s local history.
- **Connect Objective A:** Meet travel needs and reduce congestion through transportation demand management, roadway improvements, and expanded public transportation.
  - *Transportation, Recommendation 16* – Evaluate the transportation issues identified through the public outreach part of this Plan to determine the next steps and solutions. Apply for grant funding to study issues such as key corridors, intersection improvements, traffic calming, and cut-through traffic in concert with a transportation planner or engineer. Alternately, explore PennDOT’s Local Technical Assistance Program (LTAP) as a potential avenue to assist with further studies.
- **Connect Objective C:** Provide universally accessible sidewalks, trails, and public transit connections to create a continuous active transportation network within designated growth areas, and develop multi-use trails to interconnect all communities.
  - *Transportation, Recommendation 19* – Evaluate the feasibility of converting portions of the historic Pomeroy and Newark railroad to a trail to create a regional north south trail connection along the eastern side of the township.
- **Live Objective A:** Provide opportunities for a diverse housing mix that complements community character and contributes to vibrant, safe, and inclusive neighborhoods.
  - *Future Land Use, Recommendation 11* – To increase the Township’s housing choices and allow Highland’s residents to age-in-place, consider amending the Zoning Ordinance to permit accessory dwelling units on lots with principal single-family dwellings in the AP, RC, and RV zoning districts.
- **Preserve Objective A:** Protect a significant portion of Chester County as preserved farms, open space, forests, public parks or nature preserves.

- *Open Space, Recommendation 2* – Retain Highland Township’s dedicated open space tax to generate revenue for future agricultural and/or conservation easements.
- *Open Space, Recommendation 4* – Continue to partner with area land trusts to cultivate and secure easements and other forms of restrictive covenants on the Township’s unprotected agricultural and other high-resource value lands.
- **Preserve Objective B:** Prioritize preservation efforts to reflect the critical resources of agricultural soils, wildlife habitat, water resources, and public recreation opportunities.
  - *Natural Resources, Recommendation 2* – Consider amending the Zoning Ordinance to enhance riparian buffer requirements, particularly the restoration of any impacted riparian buffer when a new land development is proposed subject to Township approval.
  - *Future Land Use, Recommendation 11* – Retain the Transferable Development Rights (TDR) provisions within the Zoning Ordinance to provide farm- and other landowners the option to sever and sell their development rights to another landowner, developer, or the Township to be used to enhance a development proposed for the RV-2 District, while permanently protecting the land.
- **Preserve Objective D:** Promote stewardship of water resources, natural habitats, woodlands, historic landscapes, scenic vistas, recreational resources, and farms.
  - *Natural Resources, Recommendation 4* – Partner with non-profits, neighboring municipalities, and/or other governmental entities to ensure property owners have access to information about best practices managing natural resources and invasive species removal.
- **Prosper Objective D:** Encourage the agricultural industry so that its diverse business models and workforce can adapt and thrive, continuing as a vital component of county industry and land use.
  - *Open Space, Recommendation 5* – Support Township landowner applications to enroll eligible farm parcels in the Township’s Agricultural Security Area, as enabled under State and County farmland preservation programs.
- **Protect Objective D:** Promote the environmental, aesthetic, and economic value of protecting and restoring natural resources to residents and municipalities.
  - *Climate Resiliency, Recommendation 8* – Partner with non-profits and/or other governmental entities to ensure property owners have access to information and resources about the benefits of riparian buffer and woodland restoration, including programs that provide technical assistance, financial assistance, cost-sharing mechanisms, and free resources.

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

Except for Section 2.4 relevant to the Pennsylvania Municipalities Planning Code required public hearing, and deliverables to the Township after its adoption, the plan is consistent with the VPP Grant Contract and has addressed the tasks listed in the Scope of Work (Appendix B, dated December 9, 2020).

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

**OTHER COMMENTS:**

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

**RECOMMENDATION:**

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

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

Sincerely,



William Deguffroy, AICP  
Community Planning Director

WD/NCS

cc: Sarah Sharp, Brandywine Conservancy  
Grant DeCosta, Brandywine Conservancy



# THE COUNTY OF CHESTER



COMMISSIONERS  
Marian D. Moskowitz  
Josh Maxwell  
Michelle Kichline

Brian N. O'Leary, AICP  
Executive Director

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

October 26, 2022

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

Re: Zoning Ordinance Amendment – Fence Standards; Independent Living Facility, R-3 Residential District; and Parking Standards  
# West Goshen Township – ZA-10-22-17400

Dear Mr. Bashore:

The Chester County Planning Commission has reviewed the proposed Zoning Ordinance Amendment as submitted pursuant to the provisions of the Pennsylvania Municipalities Planning Code, Section 609(e). The referral for review was received by this office on September 28, 2022. We offer the following comments to assist in your review of the proposed amendment.

## DESCRIPTION:

1. The Township proposes the following amendments to its Zoning Ordinance:
  - A. Add the definition of fence to Section 84-8;
  - B. Delete “Independent Living Facility” from the list of uses permitted by conditional use in the R-3 Residential District (Section 84-12.G(3)), along with deleting the associated area and bulk requirements and design standards in Sections 84-13.C and 84-14.C, respectively;
  - C. Amend the permit requirements for fences set forth in Section 84-47.G(4);
  - D. Delete the existing parking standards for an “eating and drinking place” set forth in Section 84-55.I(2); and
  - E. Add parking standards for the following uses to Section 84-55.I(2):
    - i. Standard Restaurant, Fast Food Restaurant, Drive-through Restaurant: 1 parking space per 100 square feet gross floor area.
    - ii. Miniwarehouse / Self Storage Facility: 1 parking space per 10,000 square feet gross floor area.
2. We note that the Township currently permits independent living facilities by conditional use in the I-2-R Light Industrial-Restricted and I-C Industrial-Commercial zoning districts, both of which will remain. It is our understanding that there are no existing independent living facilities in the Township’s R-3 Residential district. It is also our understanding that the Township has recently proposed a zoning amendment to add independent living facilities to the list of uses permitted by conditional use in the Township’s C-3 Limited Highway Commercial district (as of October 25, 2022, this zoning amendment has not yet been submitted to the County Planning Commission for review).

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Re: Zoning Ordinance Amendment – Fence Standards; Independent Living Facility, R-3 Residential District; and Parking Standards

# West Goshen Township – ZA-10-22-17400

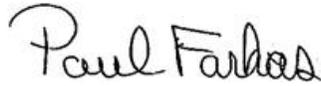
COMMENTS:

3. The proposed ordinance amendments appear to be appropriate.

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

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

Sincerely,

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

Paul Farkas  
Senior Review Planner



# THE COUNTY OF CHESTER



COMMISSIONERS  
Marian D. Moskowitz  
Josh Maxwell  
Michelle Kichline

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

October 19, 2022

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

Re: Zoning Ordinance Amendment - Definition of Structure, Setback Standards for Accessory Structures, Permitted Encroachments into Required Yard Areas  
# Westtown Township - ZA-09-22-17379

Dear Ms. Dobbs:

The Chester County Planning Commission has reviewed the proposed amendments to the Westtown Township Zoning Ordinance as submitted pursuant to the provisions of the Pennsylvania Municipalities Planning Code, Section 609(e). The referral for review was received by this office on September 20, 2022. We offer the following comments to assist in your review of the proposed Township Zoning Ordinance amendments.

## DESCRIPTION:

1. Westtown Township proposes the following amendments to its Zoning Ordinance:
  - A. The definition of Structure is to be revised;
  - B. The regulations relating to permitted encroachments into yard areas, such as porches, pools, patios, decks, and detached structures, spas/hot tubs, tennis courts, basketball courts, and other similar uses are revised;
  - C. Regulations for accessory uses are amended.

## COMMENTS:

2. The definition of Structure is very comprehensive, but the Township's Building Code Official should verify that it is also compatible with the definition used in the Pennsylvania Uniform Construction Code.
3. Many of the proposed amendments are reorganizations and clarifications of existing provisions. However, we suggest that the Township consider the following:
  - Setbacks for pools are to be 25 feet from the water's edge; we suggest that the Township consider whether the paved deck and fencing surrounding a pool should also be subject to setbacks.
  - The Township should consider whether accessory occupations that occur in a separate structure should have additional setbacks.
  - The Township should consider how it would calculate setbacks for a structure with a roof but without walls, such as those that typically covers a car or similar vehicle.

Page: 2

Re: Zoning Ordinance Amendment - Definition of Structure, Setback Standards for Accessory Structures, Permitted Encroachments into Required Yard Areas  
# Westtown Township - ZA-09-22-17379

- The ordinance requires that accessory structures may not exceed the height of the principal dwelling or 20 feet, whichever is greater. However, the Township should consider whether accessory structures should be permitted to have flat (or almost flat) roofs; roofs with little or no pitch may result in taller structures that may be inappropriate for their local surroundings.

**RECOMMENDATION: Westtown 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 Westtown 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

# Act 537 Reviews

# Act 537 Reviews for Chester County

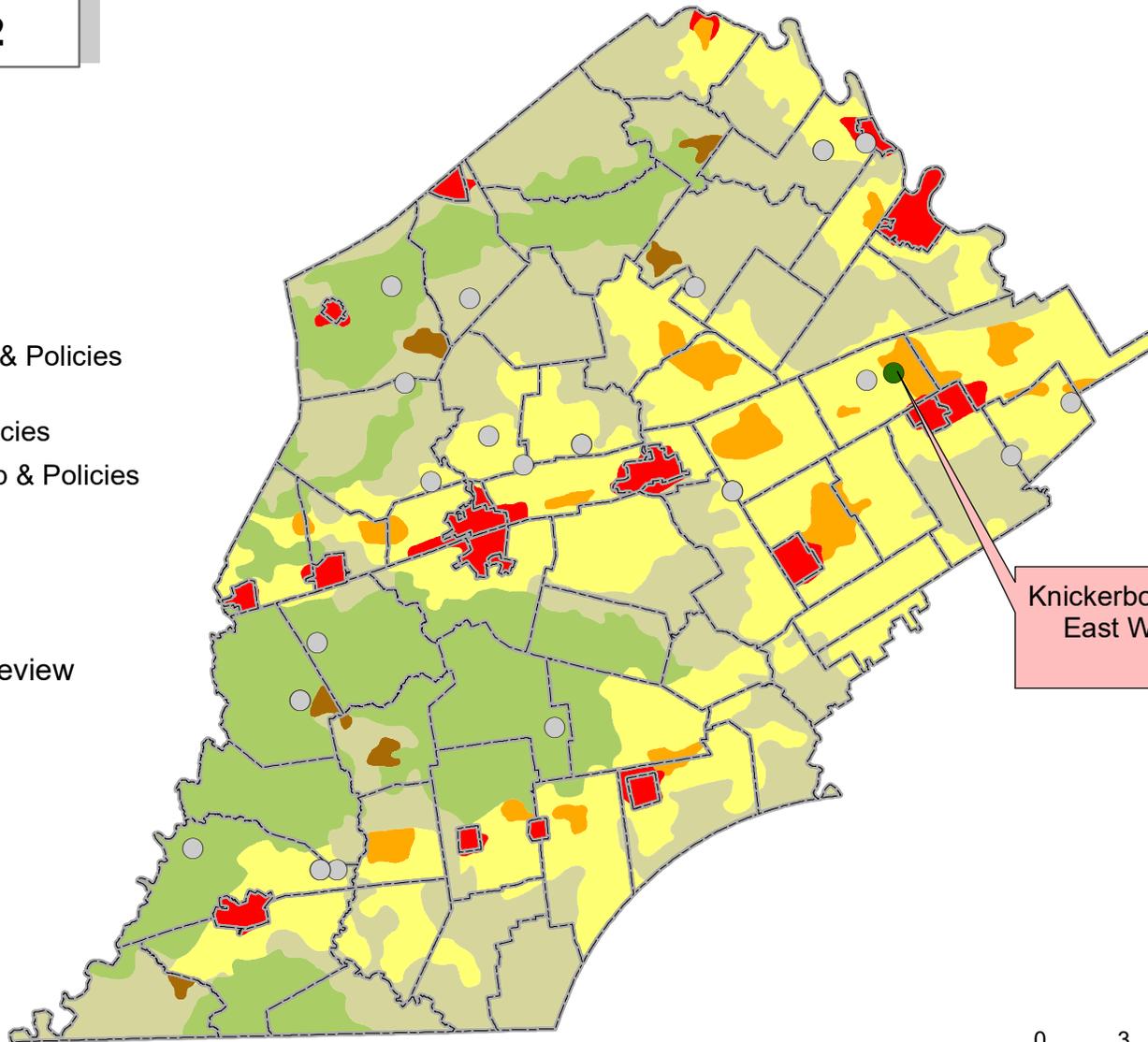
October 2022



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

## Legend

- October Act 537 Review
- Previous Review
- Agricultural
- Rural Center
- Suburban Center
- Urban Center
- Rural
- Suburban



Knickerbocker Redevelopment  
East Whiteland Township  
80,300



Map prepared November 2022

Data Sources:

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



Chester County Planning Commission  
November 9, 2022

**ENVIRONMENTAL PLANNING ACTIVITIES**

***Sewage Facilities Planning***

MAJOR REVISIONS TO MUNICIPAL PLANS:

**None**

MINOR REVISIONS TO MUNICIPAL PLANS:

**East Whiteland Township, Knickerbocker Redevelopment**

The applicant is proposing a residential development of 280 homes (204 townhouses/76 twins) on 176.7 acres. The site is at the intersection of Lapp and Old Morehall Road. The amount of wastewater for the project is 80,800 gpd. The project is to be served by a public sewage disposal system operated by Valley Forge Sewer Authority. This project is designated as a Suburban Center and Suburban Landscape and is inconsistent with ***Landscapes3***.

Action Requested

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

11/9/2022

# Minor Revisions



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

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

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

Project Name & Municipality Knickerbocker Lands LLC, East Whiteland Township

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

1. Date plan received by county planning agency. September 07, 2022
2. Date plan received by planning agency with areawide jurisdiction N/A Agency name N/A
3. Date review completed by agency October 20, 2022

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

- | Yes                                 | No                                  |     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
|-------------------------------------|-------------------------------------|-----|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <input checked="" type="checkbox"/> | <input type="checkbox"/>            | 1.  | Is there a county or areawide comprehensive plan adopted under the Municipalities Planning Code (53 P.S. 10101 <i>et seq.</i> )? <u>Landscapes3, the Chester County Comprehensive Plan, was adopted in 2018. Watersheds, the Chester County Comprehensive Plan Integrated Water Resources Element, was adopted in 2002.</u>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
| <input type="checkbox"/>            | <input checked="" type="checkbox"/> | 2.  | Is this proposal consistent with the comprehensive plan for land use?<br><u>According to the Landscapes map adopted in 2018, the proposed subdivision/land development includes land designated as the Suburban Center Landscape, Suburban Landscape and Natural Features Overlay. The vision for the Suburban Center Landscape is regional economic, population and transportation centers with varying land uses, accommodating substantial future growth of medium to high intensity. Public sewer systems are supported in this landscape when available. 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 county's Natural Landscapes is an overlay of all other landscapes and consists 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. Sewage facility impacts should be minimized in this landscape, and natural resources should be preserved or restored. For the reasons noted below, the proposed development is considered inconsistent with Landscapes3.</u> |
| <input type="checkbox"/>            | <input checked="" type="checkbox"/> | 3.  | Does this proposal meet the goals and objectives of the plan? If no, describe goals and objectives that are not met:<br><u>A portion of the tract is situated along a 100-year floodplain corridor located in a Natural Landscape Overlay designation. Other site constraints are also present, including a major transmission pipeline, making significant areas of the tract unsuitable for development. The remainder of the tract is located in a Suburban Center and Suburban Landscape designation, which is generally consistent with residential development. However, the level of residential density proposed for this tract is not appropriate given the tract's existing physical and environmental constraints. Therefore, the proposed development is not consistent with Landscapes3.</u>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| <input type="checkbox"/>            | <input checked="" type="checkbox"/> | 4.  | Is this proposal consistent with the use, development, and protection of water resources?<br>If no, describe inconsistency <u>Landscapes3 Protect Objective A states: "Guide development away from sensitive natural resources and toward areas appropriate for accommodating growth." According to PA Code Title 25, Chapter 93, this proposal is located in a watershed or sub-watershed that has a stream use designated as Exceptional Value Waters, the Valley Creek. These streams are given high priority when considering watershed protection measures. The applicant may need to conduct further coordination with DEP or other agencies in order to comply with the water quality standards set forth in this regulation. Additionally, Watersheds Objective 6-8 states: "Plan water supply and wastewater sources and facilities that seek to maintain the natural watershed balance of each subdivision." A water supply increase of 10,000 gpd or more may be required to accommodate the proposed discharge for this project (80,300 gpd).</u>                                                                                                                                                                                                                                                                                                                                  |
| <input checked="" type="checkbox"/> | <input type="checkbox"/>            | 5.  | Is this proposal consistent with the county or areawide comprehensive land use planning relative to Prime Agricultural Land Preservation? If no, describe inconsistencies:                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| <input type="checkbox"/>            | <input checked="" type="checkbox"/> | 6.  | Does this project propose encroachments, obstructions, or dams that will affect wetlands?<br>If yes, describe impact:                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| <input type="checkbox"/>            | <input type="checkbox"/>            | 7.  | Will any known historical or archaeological resources be impacted by this project? <b>Not Known.</b><br>If yes, describe impacts                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
| <input type="checkbox"/>            | <input checked="" type="checkbox"/> | 8.  | Will any known endangered or threatened species of plant or animal be impacted by the development project?                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| <input type="checkbox"/>            | <input checked="" type="checkbox"/> | 9.  | Is there a county or areawide zoning ordinance?                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| <input type="checkbox"/>            | <input type="checkbox"/>            | 10. | Does this proposal meet the zoning requirements of the ordinance? <b>N/A</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |

Yes	No	SECTION C. AGENCY REVIEW (continued)
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- |                                     |                                     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
|-------------------------------------|-------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <input type="checkbox"/>            | <input type="checkbox"/>            | 11. Have all applicable zoning approvals been obtained? <b>N/A</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| <input type="checkbox"/>            | <input checked="" type="checkbox"/> | 12. Is there a county or areawide subdivision and land development ordinance? <b>No</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| <input type="checkbox"/>            | <input type="checkbox"/>            | 13. Does this proposal meet the requirements of the ordinance? <b>N/A</b><br>If no, describe which requirements are not met                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
| <input checked="" type="checkbox"/> | <input type="checkbox"/>            | 14. Is this proposal consistent with the municipal Act 537 Official Sewage Facilities Plan?<br>If no, describe inconsistency                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| <input type="checkbox"/>            | <input type="checkbox"/>            | 15. Are there any wastewater disposal needs in the area adjacent to this proposal that should be considered by the municipality? <b>Not known</b> If yes, describe                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| <input type="checkbox"/>            | <input type="checkbox"/>            | 16. Has a waiver of the sewage facilities planning requirements been requested for the residual tract of this subdivision?<br>If yes, is the proposed waiver consistent with applicable ordinances. <b>Not Known</b><br>If no, describe inconsistencies                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| <input checked="" type="checkbox"/> | <input type="checkbox"/>            | 17. Does the county have a stormwater management plan as required by the Stormwater Management Act? If yes, will this project plan require the implementation of storm water management measures? <u>According to our records, all municipalities have updated their stormwater management ordinances to be consistent with Chester County's PA DEP approved stormwater management (SWM) plan, dated July 2, 2013. We note that on February 10, 2022, the Chester County Board of Commissioners adopted a resolution to amend the County-wide Act 167 Stormwater Management Plan for Chester County, PA to replace the model ordinance. MS4 permitted municipalities will need to be consistent with the updated model by September 30, 2022, per PA DEP requirements. For more information and updates on this process please visit the Chester County Water Resources Authority at <a href="http://www.chesco.org/water">http://www.chesco.org/water</a></u> |

18.

Name, Title and signature of person completing this section:

Name: Carrie J. Conwell, AICPTitle: Environmental PlannerDate: 10/20/2022

Signature: \_\_\_\_\_

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

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

This project was reviewed under Act 247 as Cases SD-02-22-17084 and LD-01-22-17071 and was determined to be inconsistent with Landscapes3.

According to the National Pipeline Mapping System (NMPS), the proposed project is located within an area that contains the Buckeye Partners pipeline corridor. While the location of this project's proximity does not preclude development along the pipeline corridor, there may be special steps that can avoid negative impacts or interactions between the public and the pipeline. The Chester County Planning Commission recommends contacting the pipeline operator to coordinate construction activities in addition to calling 811 before digging. You can find contact information for the operator in your area by going to the Chester County Pipeline Information Center website <https://www.chescoplanning.org/pic/operators.cfm> and linking to the corresponding company.

PC53-10-22-17422

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

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

cc: Elizabeth Mahoney, PaDEP  
Chester County Health Department  
DP Whiteland, Site Contact  
John Nagle, East Whiteland  
Sabrena Johnson, Ebert Engineering

# VPP Round II 2022 Grants



***Vision Partnership Program - 2022 Round 2 Reimbursable Cash Grant Requests - Project Descriptions***  
(in alphabetical order)

<p><b>East Coventry Township – Land Use Assumptions Report &amp; Roadway Sufficiency Analysis</b> Completion of a Land Use Assumptions Report and Roadway Sufficiency Analysis in support of a new Act 209 Study. This new effort will take a fresh look at development projections and existing/future traffic conditions; determine development traffic impact fees; and determine transportation capital improvements consistent with community and region's current goals and vision. McMahon Associates, Inc. would serve as the primary consultant for this project.</p>	<p>VPP Grant Request \$34,200.00 (60%) <u>Municipal Match \$22,800.00 (40%)</u> Total Project Cost \$57,000.00</p>
<p><b>East Fallowfield Township – Open Space, Recreation, and Environmental Resource Plan Update</b> The township will update its 1993 Open Space, Recreation, and Environmental Resources Plan. The revised plan will identify opportunities for future open space preservation, identify the current and potential future demands for recreational parks and facilities, and provide a vision for a bicycle and pedestrian transportation network that connects neighborhoods to parks, schools, and businesses. The consultant team for this project would consist of Brandywine Conservancy and Recreation and Parks Solutions.</p>	<p>VPP Grant Request \$30,000.00 (47%) <u>Municipal Match \$33,900.00 (53%)</u> Total Project Cost \$63,900.00</p>
<p><b>Phoenixville Borough – Zoning Ordinance Update</b> This project is to update the Borough's current Zoning ordinance this is on the heels of the Borough's newly adopted Comprehensive plan update. The Borough's Zoning Ordinance rewrite will strive to be consistent in achieving the goals and vision of Landscapes3. The Borough hopes to integrate the goals of Preserve, Protect, Appreciate, Live, Prosper, and Connect in an Urban Center into the zoning ordinance update. The Borough's Current Zoning Ordinance was adopted in 2013. Gilmore &amp; Associates would serve as the consultant for this project.</p>	<p>VPP Grant Request \$35,250.00 (50%) <u>Municipal Match \$35,250.00 (50%)</u> Total Project Cost \$70,500.00</p>
<p><b>West Pikeland Township – Parks, Recreation, and Open Space Plan</b> The plan will provide guidance to the Township for improving their existing parks, conserving open space, and connecting trails. It will also provide recommendations on land use policies, financing, operations and maintenance. It will be based on a robust public process, designed to gather information from the public to guide creation of the plan. This plan would be adopted as an amendment to the municipal comprehensive plan. Natural Lands would serve as the consultant for this project.</p>	<p>VPP Grant Request \$40,000.00 (50%) Municipal Match \$10,000.00 (12.5%) <u>Other Grant Funds* \$30,000.00 (37.5%)</u> Total Project Cost \$80,000.00</p> <p style="text-align: right;"><i>*Only \$10,000 is in-hand</i></p>
<p><b>West Whiteland Township – Parks Wayfinding Signage Manual</b> The purpose of the West Whiteland Parks System Wayfinding Signage Design Manual (WSM) is to promote placemaking throughout the Township, starting with our 11 parks. The goal is to complete a comprehensive wayfinding signage package to enhance the user experience in the parks. The WSM will create a uniform wayfinding signage brand for the Township to use at each park to provide mapping, educational and informational signage to facilitate users' needs to locate park amenities, along with Township sign maintenance and overall phasing implementation of the signage program. Merje would serve as the consultant for this project.</p>	<p>VPP Grant Request \$20,300.00 (58%) <u>Municipal Match \$14,700.00 (42%)</u> Total Project Cost \$35,000.00</p>



# Discussion and Information Items



# Community Planning

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# Community Planning Municipal Assistance Projects

November 2022

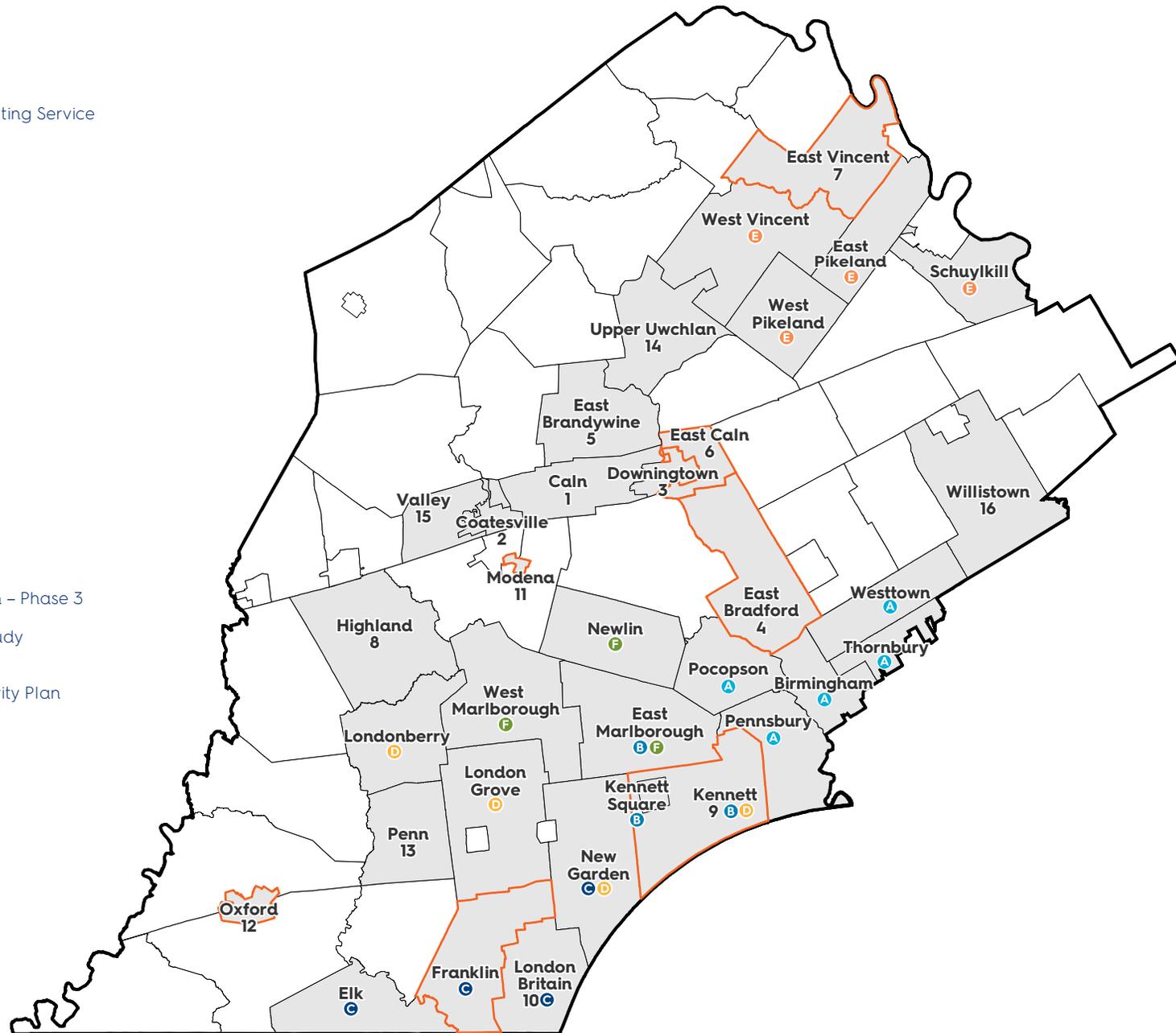
- Municipality with Ongoing VPP Project
- Municipality with Planning Commission Consulting Service

## 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. Highland Comprehensive Plan
9. Kennett Zoning Ordinance
10. London Britain SLDO
11. Modena Comprehensive Plan
12. Oxford Comprehensive Plan
13. Penn Comprehensive Plan
14. Upper Uwchlan Active Transportation Plan
15. Valley – W. Lincoln Highway Corridor Master Plan
16. Willistown Comprehensive Plan

## Multi-Municipal Projects

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



# COMMUNITY PLANNING REPORT

November 2022 (Activities as of 10/31/22)

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: 90%      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. The consultant distributed a full draft of the Zoning Ordinance for discussion at the August Task Force meeting. The Task Force focused their review on a few critical sections of the ZO (including the zoning map, zoning districts, design and development standards, and resource protection standards). The Task Force held a follow-up meeting later in August and primarily discussed the development options included in the “Residential Growth” district where all the large developable parcels still exist. Due to a breakdown in communication, the Township manager, solicitor, and ZO have been meeting to determine what sections of the Ordinance still need to be completed to submit the complete draft to the Township Planning Commission for their review and recommendation to the Board of Commissioners. They appear to have worked through this glitch but only time will tell.

#### 2. City of Coatesville – Zoning Ordinance Update

Percent Completed: 65%      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. All materials have been reviewed at least once so the work has transitioned to review and clarification on amendments prior to providing recommendations to the City planning commission and council. An interim meeting with the consultant was held on August 29<sup>th</sup> to discuss the project status to ensure the project timeline remains on track. The next meeting is November 8<sup>th</sup>

#### 3. Downingtown – Comprehensive Plan

Percent Completed: 0%      Contract Term: TBD      Consultant: Michael Baker International      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. *The borough has selected Michael Baker International as the consultant. The contract is currently being developed.*

**4. East Bradford Township – Zoning Ordinance Update**

Percent Completed: 10%      Contract Term: 8/22 – 7/24      Consultant: Chester County Planning Commission      Monitor: Chris Patriarca

*The October meeting included review of the draft articles for Nonconformities, the Zoning Hearing Board, and Administration.*

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

Percent Completed: 95%      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 Landscapes<sup>3</sup>. 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 has a completed VPP/247 review and the Comp Plan is adopted. The Official Map came in for VPP/247 review but the review request was rescinded by the Township and they will be resubmitting soon.*

**6. East Caln Township – Comprehensive Plan**

Percent Completed: 15%      Contract Term: 6/22 – 5/24      Consultant: Chester County Planning Commission      Monitor: Chris Patriarca

*A public workshop was held at the Township in October attended by approximately 25 citizens. The November Task Force meeting will include review of the public survey results, draft mapping, and existing conditions. Stakeholder interviews were completed during the final week of October.*

**7. East Vincent – Zoning Ordinance**

Percent Completed: 15%      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 October meeting focused on reviewing the Low Density and Moderate Density residential zoning districts, the conservation residential development article, and additional definitions. The next meeting is scheduled for November 16<sup>th</sup>.*

**8. Highland Township – Comprehensive Plan Update**

Percent Completed: 90%      Contract Term: 2/21 – 1/23      Consultant: Brandywine Conservancy      Monitor: Chris Patriarca

*Joint Act 247/VPP review letter forwarded to the Township in October. Plan will be adopted in late 2022.*

**9. Kennett Township – Zoning Ordinance**

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

*Kennett Planning Commission intends to begin the Act 247 review process in mid-November with the MPC public meeting and a recommendation to the Board of Supervisors.*

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

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

Specific sections of the ordinance are being edited by the Township Solicitor and Planning Commission. *The draft ordinance will be reviewed at the October 25<sup>th</sup> Planning Commission meeting. The ordinance will be submitted for Act 247 Review once the review is completed by the Township Planning Commission and Board of Supervisors.*

**11. Modena Borough – Comprehensive Plan**

Percent Completed: 90%      Contract Term: 4/21 – 3/23      Consultant: Chester County Planning Commission      Lead Planner: Chris Patriarca  
*Joint Act 247/VPP review letter forwarded to the Borough in October. Plan will be adopted by Council in November 2022.*

**12. Oxford Borough – Comprehensive Plan**

Percent Completed: 75%      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. Plan Chapters were presented throughout the Summer and will continue through the Fall with the full plan being presented by the end of the Year. *We will present the economic development and land use chapters to the Task force in November. Adoption is anticipated in the first quarter of 2023.*

**13. 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 25<sup>th</sup>. Since that time three meetings have been held focusing on plan background and public outreach (including the development of a community survey) and inventories for natural resources, parks and recreation, transportation, and existing land use. The mapping and research that has been presented has been exemplary. *The consultant presented the initial responses and feedback from the community survey and the 1<sup>st</sup> public open house (September) as well as the Community Service and Facilities inventory at their October Meeting. The Task Force will meet again in early 2023 while the consultant develops draft plan recommendations.*

**14. Upper Uwchlan Township – Active Transportation Plan**

Percent Completed: 0%      Contract Term: TBD      Consultant: McMahon Associates      Monitor: Joe Shanley  
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. *The kickoff meeting for the task force is scheduled for mid-November.*

**15. Valley Township – W. Lincoln Highway Corridor Master Plan**

Percent Completed: 65%      Contract Term: 8/21-7/23      Consultant: Pennoni and Thomas Comitita 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 Task Force meeting scheduled for May 24<sup>th</sup> was cancelled and the Township put the project on hold for a few months while they worked through several development applications that will impact the draft policies of the plan. We met again in September to go over the character areas and draft policies and to review the project schedule which will include a public information meeting in early 2023.

**16. Willistown Township – Comprehensive Plan**

Percent Completed: 75%      Contract Term: 1/21-12/22      Consultant: Gaadt Perspectives      Monitor: Kate Clark

*A public information meeting was held on October 20<sup>th</sup>. The next Task Force meeting is planned for November 16<sup>th</sup>. A full draft plan is expected in early 2023.*

**MULTI-MUNICIPAL**

**17. 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

*Technical report draft has been prepared by consultants and is in review by CCPC. Consultants will assist drafting and reviewing planning documents.*

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

Percent Completed: 20%      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 was held September 19, 2022. The first public meeting will be held on October 26<sup>th</sup>, which will primarily be a virtual meeting however an in person watch party will also be held in Kennett Square for participants to watch and participate in in the virtual meeting together as well as provide input to the project in person to staff and municipal representatives on site.

**19. 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. *Contract is being signed by the four municipalities.*

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

Percent Completed: 0%      Contract Term: TBD      Consultant: McMahon Associates      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. *The contract is currently being developed.*

**21. Phoenixville Area Townships – Clean Energy Transition Plan**

Percent Completed: 45 %      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. The monitor is reviewing the Contract to report back to the Task Force (at their November meeting) regarding their progress based on the project timeline.

**22. Unionville Area Region – Comprehensive Plan Update**

Percent Completed: 5%      Contract Term: 4/22 – 3/24      Consultant: Brandywine Conservancy      Monitor: Kate Clark

*A public visioning session was held on October 20<sup>th</sup>. The next Task Force meeting is scheduled for November 2<sup>nd</sup>.*

**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 and Laura DeMatteo, support from Nancy Shields, along with Jeannine Speirs and Joe Shanley.  
External Partners: CCHPN and individual site organizers/municipalities/municipal historical commissions  
Status: Planning has begun for the 2023 program. *Municipalities will receive applications for the 2023 tours in November, with a goal of nine to ten Town Tours between June and August.*
- **Training** – Conduct and support training for historical commissions, committees, and HARBs, often in coordination with CCHPN.  
Staff: Laura DeMatteo with support from Nancy Shields and Jeannine Speirs.  
External Partners: CCHPN, PHMC  
Status: *The Chester County Historic Preservation Network fall training workshop is scheduled for November 12<sup>th</sup> and will focus on design guidelines for historic resources and recruitment and retention strategies for municipal historical commissions.*
- **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: Laura DeMatteo with Jeannine Speirs support on select items (such as DCD Section 106 Committee and reviews of ordinance language)  
External Partners: Vary by project  
Programs/Projects:

- DCD Section 106 Committee: Jeannine Speirs serves on this committee. Laura DeMatteo has provided her resume to DCD to serve 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 CC Facilities Dept (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. Cultural Review reports are underway for #35, Harvey's Bridge Road #92, and West Cedarville Road/Eckers Run #311. 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 Laura DeMatteo for the 250th and Harriet Tubman Byway and Jeannine Speirs for Battlefield Heritage Centers, and municipal heritage interpretive plans  
 External Partners: Vary by project  
 Projects with ongoing activity:
    - America250PA Chester County Commission: Commissioner Kichline serves on the statewide committee. The second America 250PA Chester County Commission meeting was held on October 6<sup>th</sup>. *Six committees have been established to define and execute the work of the Commission. They are: Heritage Sites, Partnership, Communications & Marketing, Education, Program & Event, and Development.*
    - County Heritage Tourism Plan: A consultant team has been retained to create a plan guide Chester County on heritage tourism and assisting the local heritage economy via examining public historic sites in a thematic context. The consultant team held a coordination meeting with local heritage preservation leaders and CCPC staff on October 17<sup>th</sup> and have been working with the America250PA Chester County Commission's Heritage Sites Committee to develop a comprehensive directory of historic sites in Chester County and assess their operating capacities and levels of visitor readiness.
    - Iron and Steel Heritage Partnership: The partnership is focusing on coordination with Heritage Tourism planning. *The Partnership's Steering Committee will hold its next bimonthly 17<sup>th</sup> meeting at the Schuylkill River Heritage Center.*
    - Underground Railroad: A section of PA-52 in Pocopson, Kennett, and Pennsbury Townships has been proposed as a state byway to be called the Harriet Tubman Underground Railroad Byway. The Brandywine Valley Scenic Byway Commission nominated the byway in commemoration of the bicentennial of Harriet Tubman's birth. *The Chester County Commissioners endorsed the Byway with a resolution at their October 26<sup>th</sup> meeting.*
    - 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: Laura DeMatteo 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, Kennett, and West Caln.

- **Adaptive Reuse Design Guide** – development of a guide specific to adaptive reuse  
Staff: Mark Gallant led with support from Jeannine Speirs, Joe Shanley, Jake Michael, and Laura DeMatteo  
External Partners: Advisory Committee for the project  
Status: Interviews are being conducted to inform the project, and successful examples of adaptive reuse collected, researched, and photographed. *The Guide will be made available on the Chester County Planning Commission’s website and will be a “living” document to be updated to highlight best practice projects as they are completed.*
- **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. Several sign dedication events have occurred and have received press coverage.

## 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. Finalizing drafting text for 2022 report.

## HOUSING

- **Housing Choices Committee** – Fall meeting held October 20.
- **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** –Finalizing planning for fall 2022 event with a date set for November 15.
- **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** – Presented potential strategies to key partners. Completing additional stakeholder outreach to solicit feedback and ideas.
- **Presentations** – *Presented housing map at Affordable Housing Development Collaborative in November.*

## URBAN CENTERS

- **VPP Support** – Monitoring of cash grants to Kennett (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, 2<sup>nd</sup> Century, CDC, and CCPC); West Grove – potential assistance with PA DCNR C2P2 Grant for parks master plan, and zoning updates consistent with the 2022 comprehensive plan update. 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 2<sup>nd</sup> 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.
- **Urban Center Webpage** –No recent activity.
- **Urban Center Forum** –The 2022 UCF will 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. 2023 UCII is ready for launch – waiting for coordination with 2023 CRP/DCD.
- **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 reviewed and comments submitted, and awards made. Awaiting release of 2023 CRP final determination.
- **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 27<sup>th</sup>, 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 1<sup>st</sup>. A webinar for the upcoming TCDI round was held February 14<sup>th</sup> 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 31<sup>st</sup>. 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



# 2023 Communications Plan





# 2023 Communications Plan

Draft – 10/22/28

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The Chester County Planning Commission's 2022 work program and communications efforts are focused on implementing *Landscapes3*. The communications plan is divided into three broad areas: general communications, communication by *Landscapes3* goal, and communication procedures for projects and events.

## General Communications

### Identified Audiences

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

- Municipal-Level Planning and Development
  - Municipal officials (BOS, BC, PC, other MCD boards and staff)
  - Multimunicipal planning regions
  - Municipal service providers (engineers, attorneys)
  - Planning professionals (private sector planning firms, DVRPC, APA PA, APA, other county Planning Commissions)
  - Developers/247 applicants
  - Municipal organizations (CCATO, consortiums)
- Project Implementers of County Planning Goals
  - PennDOT, TMAs (TMACC and GVFTMA)
  - Transit Service Providers (SEPTA, PART, Rover)
  - Conservancies, Land Trusts, and Watershed Groups
  - County Departments
  - Utility Providers
  - Other State and Federal Agencies
- Funders and Policymakers for Planning Goals/Projects
  - Commissioners
  - State Representatives and Senate leaders
  - DVRPC
  - State Agencies
- Groups Affected by Planning and Development Implementation
  - County residents
  - County businesses and their associations (chambers, CCEDC)
  - Major Employers
  - Restaurants
  - Cultural Institutions
  - Farmers
  - Ag service providers and related industries
  - Advocacy groups (CC2020, SAVE, Bike Coalitions, Circuit Coalition)
  - School districts
  - Real estate agents
  - Developers
  - Planning educators (universities/programs)
  - Media (newspapers, online, etc.)

## **Interaction with Identified Audiences**

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

### ***Municipal Level Planning and Development***

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

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

### ***Project Implementers of County Planning Goals***

Why might implementers of projects listen to CCPC's messages? The county has a direct role in deciding whether a project will move forward. The county commissioners are often involved in the decision-making process.

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

### ***Funders and Policymakers for Planning Goals/Projects***

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

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

### ***Groups Affected by Planning and Development Implementation***

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

- The public and groups affected by planning generally do not pay attention to planning issues unless they are directly affected, perhaps by traffic congestion or unwanted neighboring development.
- Many members of the public have specific issues that excite them (e.g., bicycling, preservation, or natural resource protection).

## New Initiatives for 2023

Action	Audience	Staff	Status
Enhance the municipal/VPP section of the website with project examples.	Municipalities Public	CPD Oakley	In progress
Increase reach on social media by engaging with audience and partner pages more and trying new techniques for sharing information (i.e., stories)	Public Partners Municipalities	Steinman Oakley	Ongoing

## General Ongoing Initiatives

Action	Audience	Staff	Status
Present at CCATO conferences	Municipalities	Management	Spring and Fall
Meet with CCATO Board discuss topics of interest.		O'Leary	First Quarter
Participate in key partner events (i.e., attend, present, interactive booths, etc.)	Municipalities Partners Public	All Staff	Ongoing <i>(maintain list)</i>
Attend or present at PSATS conference to better understand issues and hot topics for local officials.	Partners Municipalities	O'Leary	
Attend and present at Chester County Manager's Annual Consortium meeting.	Partners Municipalities	O'Leary	
Attend and present at Chester County Secretary's Meetings.	Partners	Management	
Present new information at engineering association's continuing education seminars.	Partners	Management	
Present new information at Bar's continuing education seminars.	Partners	Management	
Send welcome letter and packet to all newly elected officials, planning commission members and municipal managers.	Municipalities	O'Leary Shields	First Quarter
Maintain and drive people to our websites.	Municipalities Partners Public	Oakley Steinman	Ongoing
Have planners share important CCPC announcements at meetings.	Municipalities Partners	All	Ongoing
Post to social media about projects, activities, news, events, funding opportunities, and planning stories.	Municipalities Partners Public	Steinman Oakley	Ongoing Daily
Send monthly eNewsletter	Municipalities Partners Public	O'Leary Steinman Oakley	Ongoing Monthly
Email municipal managers with CCPC updates	Municipalities	O'Leary Steinman	Biannually
Push out grant opportunities	Municipalities Partners	All	Ongoing
Send monthly email to commissioners on current CCPC activity.	Commissioners	O'Leary	Ongoing Monthly

Provide articles and other content for newsletters and outreach efforts to other county departments and implementation partners.	Partners Municipalities Public	Steinman	Ongoing <i>(maintain list)</i>
Aid in other county departments' planning related studies and integrate their projects and plans into CCPC work program.	Partners	O'Leary	Ongoing <i>(maintain list)</i>

## Communications for Landscapes3 Goals

### Preserve Goal

Advance the protection and stewardship of open space, farmland, and natural and cultural features to realize economic, ecological, and quality of life benefits.

### Purpose

Preserving our farmlands, natural areas, and cultural resources is fundamental to protecting the county's quality of life, enhancing its economy, and maintaining the character that residents and visitors so highly value. Permanently protected lands limit development pressure on critical resources and often provide for public access offering people of all ages a place to connect to streams, woodlands, and wildlife. Preserving farmlands protects and strengthens the agriculture industry, providing food security and a connection to our agricultural heritage.

### Communications Background

The following background information provides a framework for communications actions.

#### ***What do we want to accomplish under the Preserve Goal?***

- Protect more open space in Chester County, particularly prime farmland, sensitive natural areas, connected open space, viewsheds, and recreational land.

#### ***What do we want municipalities and other partners to do?***

- Incorporate open space preservation as a priority in their planning documents.
- Adopt ordinances that protect open space, including TDRs, cluster ordinances, and true agricultural zoning.
- Purchase open space or conservation easements.
- Update municipal plans for protecting open space to generate buy-in for current preservation initiatives
- Leverage county and state funding by helping to fund open space acquisition or easements
- Conduct public outreach on open space

#### ***What messages should we share that might help convince municipalities to do these actions?***

- Open space preservation helps communities maintain their existing character and reduce suburban sprawl.
- Open space has many economic benefits and, because preserved open space does not generate new homes and school-aged children, it has a positive fiscal impact on local schools and municipalities.
- Open space land does not create negative impacts, such as new traffic or stormwater runoff from new impervious coverage.
- Protecting open space provides a haven for wildlife and allows for natural systems to thrive.

- There are ways open space can be implemented by the private sector (HOA open space, fee in lieu, etc.) if ordinances effectively require it.
- Overwhelmingly residents support open space preservation, and the benefit of preserved open space is the reason many people choose to live here.
- Referenda for funding open space rarely fail (provide data).
- Open space funds can be used for maintaining land preserved with those funds.

**Why aren't municipalities and other partners always implementing the Preserve goal?**

- They do not want to raise taxes or reduce potential tax base.
- They do not want land they have to maintain.
- They believe open space preservation impedes property rights.
- Not understanding the need/benefits of open space.
- Lack of resources: staff, funding,
- No sense of urgency

**Who are the key partners for the Preserve goal?**

- Municipalities
- Land Trusts
- State agencies
  - o PA Department of Community and Economic Development
  - o PA Department of Conservation and Natural Resources
  - o Department of Agriculture, Agricultural Land Preservation Board
- Chester County Parks and Preservation
  - o Chester County Agricultural Land Preservation Board
  - o Chester County Parks Board
- Chester County Agricultural Development Council
- School districts
- Environmental groups
- Farmers
- Major employers
- Historic commissions and organizations
- Public

**Action Items**

Action	Audience	Due	Staff	Tools	Status
Conduct municipal outreach on open space	Municipalities Partners	1 <sup>st</sup> Half	Sustainability	Meetings Flyers Custom emails	From 2022
Push out POST	Partners	1 <sup>st</sup> Quarter	Michael Steinman	Website Social Media eNewsletter	Annually
Promote Open Space Summit (before and after)	Municipalities Partners Public	Spring	Griffith Steinman Oakley	Website Social Media eNewsletter Custom emails	Annually

## **Protect Goal**

Protect and restore critical natural resources to ensure a resilient environment that supports healthy communities.

## **Purpose**

The county's natural environment is integral to the high quality of life enjoyed by residents and visitors and serves as a foundation for our vibrant economy. Protecting woodlands, streams, wetlands, riparian buffers, groundwater, floodplains, soils, and wildlife habitat provides significant and wide-ranging benefits.

## **Communications Background**

The following background information provides a framework for communications actions.

### ***What do we want to accomplish under the Protect goal?***

- Expand and restore natural areas.
- Provide adequate and ongoing protection of natural resources through policy planning and regulatory controls.
- Engage in open discussion and involvement between municipalities, CCPC, and other partner agencies to address inquiries, questions, and concerns regarding barriers to protecting natural resources.
- Raise citizen awareness on the benefits and importance of natural resource protection.
- Expand the focus of natural resource protection to other related topics such as addressing climate change or providing more equitable access to protected spaces.

### ***What do we want municipalities and other partners to do?***

- Directly protect, expand, and improve natural areas through streambank stabilization, riparian buffer restoration, reforestation, wetland creation, and other projects.
- Consider the adoption of policy plans and regulatory ordinances which protect natural resources.
- Strengthen relationships with partner agencies to raise awareness and share information on the importance of protecting the environment with all audiences of municipalities (for example, residents, businesses, students, and municipal officials among others).
- Seek and share feedback regarding potential barriers to protecting the environment.
- Engage in intermittent status updates on natural resources with partner agencies.
  - o Are there specific properties or natural resources of concern in the municipality?
  - o Are there areas of municipal ordinances that need to be updated or addressed?
  - o Have residents or developers shared concerns with building in the municipality in relation to current protection policies?

### ***What messages should we share that might help convince municipalities to do these actions?***

- Potential updates and policy changes can happen incrementally – these updates do not need to be implemented all at once or to the strictest standards possible.
- Residents typically support natural resource protection, and access to vibrant natural resources is the reason many people choose to live here.
- Protecting natural resources provides compound benefits. For instance, protecting riparian buffers may provide additional protection to wetlands or floodplain areas.

### ***Why aren't municipalities and other partners always implementing the Protect goal?***

- Lack of resources: staffing, funding, expertise, and knowledge.
- Concern of public opposition or concern for not complying with complex laws such as ACRE.

- Concerns of over regulation, or not fully understanding that regulations can be balanced to provide protection but not be overly limiting.

**Who are the key partners for the Protect Goal?**

- Municipalities
- Municipal Environmental Advisory Councils
- Land Trusts
- Other planning professionals
- Environmental advocacy groups
- Residents
- Watershed groups

**Action Items**

Action	Audience	Due	Staff	Tools	Status
Solar Ordinance Inventory and Outreach	Municipalities	4 <sup>th</sup> Quarter	Sustainability D&T Steinman	Meetings Social Media eTools eNewsletter Custom Emails	From 2022
Promote Sustainability Conference (Protect Event)	Municipalities Partners Elected Officials	1 <sup>st</sup> Quarter Promotion; April Event	Sustainability Admin Steinman	Website Social Media eNewsletter Custom Emails Press Release Partner Toolkit	Annual Protect Event
Sustainable Practices for HOAs	HOAs Municipalities	4 <sup>th</sup> Quarter	Sustainability	Meetings eNewsletter Partner Toolkit	Start in 1 <sup>st</sup> Quarter
Woodland Conservation and Preservation	Municipalities	3 <sup>rd</sup> Quarter	Sustainability Admin	Website Flyers Custom Emails eNewsletter Social Media Meetings	From 2022
Promote Keep PA Chester County Beautiful	Public	4 <sup>th</sup> Quarter	Sustainability Oakley Steinman	Social Media Website eNewsletter	In Progress (Sep 2022)

## Appreciate Goal

Preserve the historic resources and landscapes that define our cultural heritage to inspire the future through tangible connections to our shared past.

## Purpose

As one of the founding counties in the nation, Chester County benefits from an abundance of historic homes, barns, mills, bridges, and other notable features and events that have retained original settlement patterns and ***connections to the stories of our history***. These historic features and their surroundings provide a unique sense of place and positively impact our economy and environment through reuse of infrastructure, heritage tourism, and improved property values.

## Communications Background

The following background information provides a framework for communications actions.

### ***What do we want to accomplish under the Appreciate goal?***

- Protection and invest in historically significant structures and their environs to ensure they are used productively into the future.
- Develop programming that increases the understanding and value placed upon historic structures and their environs.
- Increase the capacity (staff and funding) of historically significant museums and sites so the public can experience them in a predictable and enjoyable manner.
- Advance 250<sup>th</sup> planning with Brandywine Battlefield and the BBTF/partners as the central focus and lead.
- Promote the heritage economy including historic resources, open space resources (aka environs for historic resources), and agritourism.
- Provide the message that historic resources are an inherent, although often unrecognized, part of community character, and once they are gone, they cannot be replaced.

### ***What do we want municipalities and other partners to do?***

- Implement programs to increase public support for historic resources and their environs.
- Create and support Historic Commissions and/or Historic Review Boards to promote the public value and physical protection and adaptive reuse of historic resources.
- Continue to Identify historically significant structures and environs.
- Enact demolition, rehabilitation, and new construction standards to ensure the preservation of historically significant resources and their environs.
- Coordinate historic resource promotion and appreciation with adjacent municipalities/regional planning.
- Coordinate impacts of economic development, recreation, and public infrastructure planning with historic resources preservation.
- Preserve and rehabilitate municipally owned historic properties.
- Consider preserving and owning key historic resources in their community.

### ***What messages should we share that might help convince municipalities to do these actions?***

- The preservation and investment in historic resources, streetscapes and landscapes are the most important ways that municipalities preserve their unique qualities and differentiate themselves from one another. They provide an inherent sense of place.
- Historic resources are a record of their time and show the evolution of a place. Once they are removed there is no way to recreate the effect of their presence and the sense of place they create.

- There is potential for increased local heritage related economic activity and development for small businesses (e.g., shops, pubs, restaurants, and agritourism) and through using incentives (e.g., Federal and State historic tax credits for historic preservation and adaptive reuse).

**Why aren't municipalities and other partners always implementing the Appreciate goal?**

- Lack of resources: staffing, funding, coordinated planning.
- Reluctance to regulate property owners (e.g., private property rights issues).
- Lack of adequate (willing and/or knowledgeable) volunteers for Historic Commissions/HARBS.
- Historic preservation is viewed as a burden/afterthought/headache and not as a core benefit. Doesn't rise to level of importance as other local planning topics. People take for granted that historic resources will be there forever/preserved without help.

**Who are the key partners for the Appreciate goal?**

- Chester County Conference and Visitors Borough
- Chester County Historic Preservation Network
- Municipal Historic Commissions
- Historic Sites
- Brandywine Battlefield Task Force
- Chester County History Center
- Municipalities
- Pennsylvania History and Museum Commission
- Iron and Steel Coalition
- Oxford Region Historic Preservation Network
- Heritage Centers
- Chester County Parks and Preservation
- Chester County Archives
- Chester County Department of Community Development
- Chester County Economic Development Corporation
- Pennsylvania Department of Transportation
- Mason-Dixon Planning Group
- Developers
- Businesses

**Action Items**

Action	Audience	Due	Staff	Tools	Status
Brandywine Battlefield Phase 3	Partners Public	3 <sup>rd</sup> Quarter	Speirs Oakley Steinman	Website Social Media eNewsletter	Continued from 2021
Promote Adaptive Reuse Design Guide	Municipalities Public	1 <sup>st</sup> Quarter	Gallant Oakley Steinman	Website Social Media eNewsletter Emails	Continued from 2021

Support 250 <sup>th</sup> Anniversary Celebration	Municipalities Partners Public	Ongoing	Comm O’Leary DeMatteo Steinman Oakley	Video Social Media eNewsletter Emails	Ongoing
Promote Town Tours	Public Partners	Summer	DeMatteo Steinman Oakley	Website Social Media eNewsletter Events Calendar	Annually
Historic Tourism Study	Public Municipalities Partners	4 <sup>th</sup> Quarter	O’Leary DeMatteo Steinman Oakley	Meetings	
Promote Village Preservation Guide	Municipalities	4 <sup>th</sup> Quarter	Administration D&T Steinman Oakley	Website Social Media eNewsletter	From 2022

## Live Goal

Nurture diverse and well-rounded communities with a balance of residential opportunities and convenient access to community facilities, services, and amenities.

### Purpose

Our neighborhoods, including homes, schools, libraries, community services, and parks, provide the foundation for public and individual health and significantly influence economic opportunity and social resiliency. Strong neighborhoods with a diversity of housing options that are affordable across all incomes are a cornerstone for community well-being. Other cornerstones are adequate emergency services, accessible community facilities, and supportive services that evolve to address the needs of all community members.

### Communications Background

The following background information provides a framework for communications actions.

#### ***What do we want to accomplish under the Live goal?***

- Provide accessibility, walkability, educational opportunities, and a sense of community.
- Provide increased diversity of new housing and an expanded supply of affordable housing.
- Ensure Chester County residents and businesses continue to have access to appropriate community facilities and are served by adequate emergency services.

#### ***What do we want municipalities and other partners to do?***

- Adopt zoning that provides incentives for affordable housing.
- Use municipally owned land for affordable housing developments.
- Encourage development around amenities such as public transportation (transit-oriented development).
- Encourage mixed use development, especially renovation of obsolete commercial and office facilities into mixed use centers with housing.
- Reduce zoning and processing hurdles that are adding overly burdensome costs to new residential construction.
- Change zoning to allow a broader variety and denser housing types (such as accessory dwelling units, twins, duplexes, triplexes, quadraplexes, and small multiplexes) in appropriate areas.

#### ***What messages should we share that might help convince municipalities to do these actions?***

- Housing options are essential to allow people to live in the communities they work and serve. Affordability is a growing issue and employers are struggling to attract employees due to high housing costs.
- As municipalities continue to experience extreme weather events at a greater frequency, greater cooperation and coordination of emergency services is essential.
- Access to parks and recreational opportunities offer residents opportunities for both mental and physical engagement in their communities as well as promotion of healthier lifestyles.
- Population is growing and demographics are changing (increasing one and two person households, aging population) that will cause a shift in the needed housing types.
- Infill development helps to preserve open space.
- Developing near transportation helps to keep traffic lower.
- Chester County historically had many of these diverse housing styles.

#### ***Why aren't municipalities and other partners always implementing the Live goal?***

- Lack of resources: funding, staff, knowledge
- Community push back
- Politics

- Residents feel they cannot express concern/feedback.
- There is a sense of futility and inability to fight market conditions.

**Who are the key partners for the Live goal?**

- Other county departments
- American Association of Retired Persons (AARP)
- Housing Choices Committee
- Housing Authority of Chester County
- Developers
- Municipalities
- Major Employers
- Economic Development Council
- Department of Community Development
- Housing Authority
- Housing advocacy groups
- Homebuilders’ associations
- Chester County Association of Township Officials (CCATO)
- Non-profits
- Labor organizations
- Emergency service providers
- Food banks
- Land trusts
- School Districts

**Action Items**

Action	Audience	Due	Staff	Tools	Status
Promote housing supply initiative	Municipalities Partners Developers Employers Public	4 <sup>th</sup> Quarter	O’Leary Deguffroy Horwitz Patriarca Steinman Oakley	TBD Website Partners Toolkit	From 2022
Promote Residential Report	Municipalities Partners Public	2 <sup>nd</sup> Quarter	Horwitz Oakley Steinman	Website Social Media eNewsletter	Annually
Promote Housing Summit (before and after)	Municipalities Developers Partners Public	Fall	Horwitz Patriarca Steinman Oakley	Website Social Media eNewsletter Events Calendar Partner Toolkit	Annually
Promote Accessible Housing Locations Guide	Municipalities Partners Public	3 <sup>rd</sup> or 4 <sup>th</sup> Quarter	Horwitz Patriarca Steinman Oakley	Website Social Media eNewsletter	
Promote Adaptable Housing Guide	Municipalities Partners Public	3 <sup>rd</sup> or 4 <sup>th</sup> Quarter	Horwitz Patriarca Steinman Oakley	Website Social Media eNewsletter	

## Prosper Goal

Grow our economic strength through developing and sustaining a skilled workforce, adaptable work areas, supportive infrastructure, a culture of innovation, and engaged communities.

### Purpose

Economic opportunity is an essential element of healthy communities, supporting the quality of place across our landscapes. A strong and diverse economy provides economic opportunity through job and business growth, and provides the financial resources for preserving open space, delivering quality education, and maintaining and enhancing infrastructure for the benefit of the entire community.

## Communications Background

The following background information provides a framework for communications actions.

### *What do we want to accomplish under the Prosper goal?*

- Grow the economy (increase businesses, lower unemployment, support new industries, workforce development, revitalize main street areas, etc.).
- Celebrate and support agriculture as a top economic driver in our region.

### *What do we want municipalities and other partners to do?*

- Work collaboratively and coordinate with each other, the County, and other partners.
- Understand available resources.
- Adopt nonresidential zoning that has flexible standards.
- Streamline development review processes.
- Support existing industries and businesses (and acknowledge “support industries”)
- Plan for growth considering mixed-use, infill development, brownfield and greyfield redevelopment.
- Create business improvement districts (BIDs).
- Encourage BIDs and other Main Street organizations to provide community support and resources

### *What messages should we share that might help convince municipalities to do these actions?*

- CCPC, and other organizations, can help with funding, data, and information.
- Agriculture is a significant economic driver that can bring environmental benefits as well as agritainment and agritourism opportunities. (not just an attractive, temporary land use waiting for real development)
- Chester County has numerous existing and growing industries unique to the county.
- Importance/protection of industrial zoning

### *Why aren't municipalities and other partners always implementing the Prosper goal?*

- Lack of resources: staffing, funding, knowledge
- Municipalities don't have a major role influencing the market outside of ensuring adequate provision of utilities and zoning.
- Consider growth to be a “bad” thing that will have negative impacts.
- Avoiding conflict with residents over agricultural industry (smell, noise, etc.)

### *Who are the key partners for the Prosper goal?*

- Chester County Economic Development Council
- Chester County Conference and Visitors Bureau
- Department of Community Development
- Chambers of Commerce
- Major employers
- Public transportation agencies
- Municipalities

- Developers
- Commissioners
- Agricultural organizations
- Farmers
- Ag service providers and related industries
- Chester County Association of Township Officials
- Restaurants and cultural institutions

## Action Items

Action	Audience	Due	Staff	Tools	Status
Promote Non-residential Construction Report	Municipalities Public Partners	1 <sup>st</sup> Quarter	Horwitz Steinman Oakley	Website Social Media eNewsletter	Annually
Promote County Economy Data	Municipalities Public Partners	4 <sup>th</sup> Quarter	CPD Oakley Steinman	Website Social Media eNewsletter	
Implement Ag Economic Development Study	Public Municipalities Partners	Spring	ADC Steinman Oakley	Website Social Media eNewsletter	Ongoing
Promote the Farm Guide	Public	Late Spring or Early Summer	Lane Oakley Steinman	Website Social Media eNewsletter	Annually
Municipal Outreach on Agriculture	Municipalities	2024	ADC Steinman Oakley	Website	From 2021
Promote Urban Centers Forum (before and after)	Municipalities (Urban & Suburban Centers)	Fall	Myers Steinman Oakley	Website Social Media eNewsletter Events Calendar Partner Toolkit	Annually
Promote Ag Awards	Public	2 <sup>nd</sup> and 3 <sup>rd</sup> Quarter	Lane Oakley Steinman	Website Social Media eNewsletter	Annually

## **Connect Goal**

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

### **Purpose**

The infrastructure systems that connect and serve Chester County are an integral part of our past, present, and future, evolving to serve the needs of our community. These systems provide a stable foundation for economic growth and community safety.

### **Communications Background**

The following background information provides a framework for communications actions.

#### ***What do we want to accomplish under the Connect goal?***

- Develop multi-use trails and sidewalks to interconnect communities (accessible for everyone)
- Expand public transportation services to meet travel demand/needs
- Reduce congestion through roadway improvements (bottleneck points on highways, bridges, etc.)
- Promote safe, sustainable, and resilient energy and communications systems
- Guide development toward designated growth areas (water/sewage facilities and land use planning)

#### ***What do we want municipalities and other partners to do?***

- Participate in studies.
- Engage in the planning process.
- Build sidewalks and trails, and complete connections in the multi-modal trail network.
- Amend subdivision ordinances to require active transportation improvements.
- Pursue funding to advance projects and other initiatives.
- Share information with stakeholders and other community members to encourage feedback.
- Understand the importance of smart transportation, multimodal transportation, Complete Streets, and other important objectives.
- Enhance pipeline safety and connectivity.
- Implement greenhouse gas reduction strategies such as installation of energy savings measures at municipal facilities, updating or adopting alternate energy ordinances, participating in the regional LED streetlight procurement process, and installation of electric vehicle charging stations.
- Provide information to the public on sustainable and efficient energy practices and links to support resources such as home energy audits and weatherization programs.

#### ***What messages should we share that might help convince municipalities to do these actions?***

- Provide relevant and compelling data that educates as to why these actions are important and what impact they have
- Specific information for funding opportunities (reimbursement programs, match programs, etc.)
- Tutorial or summary to assist with the application processes which are complicated/always changing
- Success stories

#### ***Why aren't municipalities and other partners always implementing the Connect goal?***

- Lack of resources: staffing, funding, coordinated planning
- Unaware of opportunities or how to take advantage of them
- Negative feedback from community members on controversial topics
- Lack of understanding or political avoidance of the issues by municipal officials

#### ***Who are the key partners for the Connect goal?***

- Planning and Implementation Partners: SEPTA, PennDOT, DVRPC
- Transit Service Providers: SEPTA, PART, Rover, TMACC

- Transportation Demand Management and Advocacy Groups: GVF, TMACC, Bike Coalition, Bike Chesco, Circuit Coalition

## Action Items

Action	Audience	Due	Staff	Tools	Status
Promote Public Transportation Plan Update (Phase 2)	Partners Municipalities Public	4 <sup>th</sup> Quarter	MTP Oakley Steinman	Website Social Media eNewsletter	From 2021
Promote County-Wide Trail Master Plan	Partners Municipalities Public	4 <sup>th</sup> Quarter	MTP D&T Steinman Oakley	Website Social Media eNewsletter	From 2022
Promote Transportation Improvement Inventory (TII)	Municipalities	First Half	MTP Steinman Oakley	Website Custom Emails	Biannual
Promote Transportation Priority Projects (TPP)	Municipalities Public	2 <sup>nd</sup> and 3 <sup>rd</sup> Quarter	MTP Oakley Steinman	Website	Ongoing
Promote Transportation Event (before and after)	Partners Municipalities Public	Fall	Styche Steinman Oakley	Website Social Media eNewsletter Events Calendar Partner Toolkit	Annually
Conduct transportation outreach to rural and ag communities	Rural and Agricultural Municipalities	4 <sup>th</sup> Quarter	MTP ADC	Website eNewsletter	TBD
Promote DVRPC Safety Program	Municipalities	4 <sup>th</sup> Quarter	MTP Steinman	Social Media eNewsletters	TBD

## Landscapes Vision and Map

The vision for Chester County focuses on place, choice, and community.

### Purpose

To embrace places, enhance choices, and engage communities as we continue to balance preservation and growth in the county.

### Communications Background

The following background information provides a framework for communications actions.

#### ***What do we want to accomplish under the Vision?***

- Balance preservation and growth.
- Provide targeted education efforts, planning, technical assistance, programs, and services.
- Educate municipalities on what CCPC does and how we can provide assistance.
- Ask municipalities how we can help them to support the L3 Vision

#### ***What do we want municipalities and other partners to do?***

- Implement smart and effective planning principles that benefit our social, economic, and environmental health.
- Commit to the core principles that position the county and its municipalities for success: Resource Preservation, Revitalized Centers, Housing Diversity, Transportation Choices, Collaboration, and Resiliency.
- Adopt zoning that includes design and dimensional standards that create appropriate landscapes.
- Coordinate planning efforts with their neighbors.
- Promote development consistent with the Landscapes Map.
- Apply for the Vision Partnership Program.

#### ***What messages should we share that might help convince municipalities to do these actions?***

- Design matters to maintain and create sense of place. Continue to promote the design guides to municipalities (planning commissions, managers, commissioners), land planning and design consultants, and municipal attorneys
- Multi-municipal collaboration is critical.
- VPP offsets costs/is cost effective for municipalities
- Planning is an opportunity to address issues and enhance communities

#### ***Why aren't municipalities and other partners always implementing the Landscapes Vision and Map?***

- Not understanding the importance of maintaining and enhancing the characteristics of each landscape on the Landscape Map
- A misconception that the Landscapes Map limits growth
- Not understanding the distinctive planning principles and design elements of each landscape and/or not incorporating the principles and design elements within comprehensive plans or specific plans
- The Landscape Map overlays (Significant Historic Landscapes and Significant Natural Landscapes) are ignored when evaluating development plans
- Multi-municipal coordination is inconsistent or not happening with municipal long-range planning
- Not understanding the regional influences impacting the county (i.e., population growth, aging population, housing affordability, etc.)
- Don't understand what a Comprehensive Plan (or planning in general) is and is not
- Unaware of the consequences of not planning for future or poor/outdated planning policies

**Who are the key partners for the Vision?**

- Multimunicipal Planning Regions: Honey Brook Township/Honey Brook Borough, Octoraro Region, Oxford Region, Phoenixville Region, Pottstown Metropolitan Region, Unionville Area Region, Kennett Area Region, Northern Federation
- Municipalities
- Developers
- Chester County Association of Township Officials
- Land trusts
- Architects
- Engineers
- Landscape architects
- Land use attorneys
- Chester County Economic Development Council

**Action Items**

Action	Audience	Due	Staff	Tools	Status
L3 Annual Progress Report – Metrics and Successes	Public Partners	2 <sup>nd</sup> Quarter	O’Leary Michael D&T Steinman Oakley	Website Social Media eNewsletter YouTube	Annually
L3 Success Stories	Public Partners	Monthly	Michael Steinman	Social Media eNewsletter	Monthly
Promote L3 5-year implementation progress	Public Partners	4 <sup>th</sup> Quarter	Admin Steinman Oakley	Website Social Media eNewsletters	
Promote Rural Centers Design Guide	Municipalities Partners	4 <sup>th</sup> Quarter	D&T Steinman Oakley	Website Social Media eNewsletter Custom emails	
Keep completed comprehensive plans and VPP projects “alive”	Municipalities Public	Ongoing	CPD Steinman Oakley	Website Social Media eNewsletter	Ongoing
Promote VPP	Municipalities	January September	Deguffroy Steinman Oakley	Website Social Media eNewsletter Municipal email	Biannually
Continue to update and promote eTools	Municipalities Public Partners	Ongoing	O’Leary D&T Steinman Oakley	Website Social Media eNewsletter	79 completed as of 10/21
Promote Planners’ Forums (before and after)	Municipalities Partners	Spring Fall	O’Leary Shields Steinman Oakley	Website Social Media Partner Toolkit eNewsletter Personalized emails	Biannually

# Communicating Work Program Projects

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

## Process for Communicating Work Program Projects

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

1. Prior to meeting with the communications team, planners should refer to the form on the following page.
2. Hold a production and communications scoping meeting early in the process that includes a discussion of the communications outreach and confirm assigned outreach level (I, II, or III).
3. Focus the initial outreach efforts on participation.
4. Hold a mid-project scoping meeting that assesses how the communications outreach is working and adjust, as necessary.
5. While continuing to encourage participation, begin outreach focused on either implementation or conveying information.
6. Hold an end of project meeting to determine potential ongoing communications outreach needed to help implement the project and discuss the successes (and failures) of outreach efforts.

## Communication Levels

Each project will be assigned a Communications level which reflects the amount of work that might be used on the project. The following categories generally describe the types of communications work that might fall within each level, although these can be varied as necessary. See appendix 2 for detailed list of potential communication activities.

### Level I

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

### Level II

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

### Level III

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

# Communications Checklist for Planners

## Background Information

Name of project:  
Start date:

Lead planner:  
Anticipated end date:

What goal does this project fall under and what do we want to accomplish?  
Who is the audience for this project, and what do we want them to do?  
Who are the key partners for this project, and will you provide us with contact information?  
What messages might help us convey this project to our audiences?  
What level of Communications does this project require? (Refer to Appendix 3)

## Materials and Timeline

Please indicate which outreach materials are needed for this project:

Materials	Yes/No	Estimated Date Needed
Press Release		
Email sent from CCPlanning *		
Partner Toolkit		
Newsfeed Article on CCPC Website		
eNewsletter Feature		
Social Media Post(s)		
Survey		
Public Meeting(s)		

\* If you selected YES to having an email sent out, please select which signature you would like. \*

- Generic CCPC Signature
- Brian O’Leary’s Signature
- Lead Planner Signature

## Additional Information

Would you like an article/news piece following up once the project is completed?  
Would you like to review all materials before they go out?  
Would you like to schedule a mid-project check in?  
Are there any eTools that are relevant to this project?  
Are there any potential grant opportunities at the end of this project to assist municipalities with implementation?

# Appendices

## Appendix 1: 2022 Completed Tasks

Below are items completed in 2022, organized by Landscapes3 Goal.

### General Ongoing Initiatives

- Used planners' emails and contacts for more targeted outreach.
- Planners shared important announcements at meetings.
- Pushed out grant opportunities.
- Posted daily to social media.
- Sent monthly eNewsletter and grew audience.
- Provided content for other department and partner newsletters
  - Life Magazine (WCCC) – Spring/Summer 2022
  - Life Magazine (WCCC) – Fall/Winter 2022
  - New Sustainability Director (County) – March 2022
  - Chester County's Open Space/Farm Tours Press Release (County) – June 2022
  - Town Tours & Village Walks Press Release (County) – May 2022
  - Bike & Pedestrian Campaign Press Release (County) – August 2022
  - Keep PA Beautiful Affiliate (County) – October 2022
  
- Aided in other departments' planning related studies
  - Water Resources Authority – Watersheds
  - Parks + Preservation – Open Space and Trails
  - Community Development – Housing
  - Community Development – Community Revitalization Program
  - Parks + Preservation – Spring Farm Tours
  - Health Department – Movement Monday
  - Facilities – Renewable Energy
  
- Participated in key partner events.
  - 2/17 - Northern Chester County EAC Network (Presented on Natural Resource Protection)
  - 2/25 – CCEDC Breakfast (Presented Economy Report)
  - 3/14 – GVF Breakfast
  - 3/22 - West Chester University Careers in Sustainability Networking event
  - 4/11 – WRA Stormwater Summit
  - 4/21 – Delaware County Sustainability Conference
  - 4/29 – TMAcc Breakfast
  - 5/11 – WRA Watershed Roundtable
  - 5/19 – TMAcc Bike to Work
  - 5/20 – GVF Bike to Work
  - 9/14 - DVRPC Panel on Climate Change
  - 9/20 - West Chester U's Chester County Climate Panel
  - 10/22 - We Conserve PA Fall Gathering for EAC's

### Preserve

- Promoted the Conservation Subdivision Design Guide
- Pushed out POST

- Assisted with campaign around the importance of open space preservation
- Promoted Open Space summit (before/after)

### **Protect**

- Promoted Clean & Sustainable Energy Webpage
- Promoted Solar Power Guide
- Promoted Protect Forum (before/after)

### **Appreciate**

- Supported 250<sup>th</sup> Anniversary Commission
- Promoted Town Tours and Village Walks (before/after)

### **Live**

- Promoted annual residential report
- Promoted A+ Homes Initiatives (guides)
- Promoted Housing Forum (before/after)
- **Missing Middle?**

### **Prosper**

- Promoted annual Non-residential Construction Report
- Aided in promoting the Ag Economic Development Study
- Aided in promoting the Farm Guide
- Promoted Urban Centers Forum (before/after)

### **Connect**

- Promoted Pedestrian and Bicycle Safety Campaign
- Promoted Complete Street Policy and aided in advocating adoption by municipalities (9 as of 10/4)
- Promoted Transportation Forum (before/after)
- Started promoting the Schuylkill River Passenger Rail Authority

### **Vision and Map**

- Released *Landscapes3* Metrics and Successes for 2021
- Promoted monthly *Landscapes3* Success Story (current for 2022)
- Promoted VPP
- Updated and promoted eTools (77 as of 10/4)
- Promoted Planners' Forums (before/after)
- Promoted PMPEI to municipalities and the public as appropriate

## Appendix 2: Communication Tools

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

**Electronic media tool:** eNewsletter, email campaigns, ChescoPlanning.org home page, project specific websites, Facebook, Twitter, LinkedIn, Flickr, YouTube, Instagram, News Feed, EventBrite, calendar of events, and online meeting tools such as Zoom and WebEx.

**Publication tools:** Annual report, topic-specific reports, project publications, and project executive summaries.

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

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

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

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

## Appendix 3: Communication and Production Levels

### Level I

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

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

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

## **Level II**

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

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

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

## **Level III**

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

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

- Social media posts: Facebook, LinkedIn, Twitter, and Instagram
- Targeted/paid Facebook ad
- Facebook event
- ChescoPlanning homepage banner
- Monthly eNewsletters and/or topic specific eNewsletters
- News Feed
- Flyers/Posters (printed or electronic) \*
- Postcards\*
- Events calendar
- EventBrite/Zoom

- “Save the Date” emails
- Event tables\*\*
- Event planning\*\*
- Webpages
- Surveys
- PowerPoint presentations\*
- Executive summaries\*
- Photos\*
- Partner toolkits
- Press releases
- Media advisories
- News articles
- Publications\*
- Newspaper legal advertisements for public hearing
- Text message and email alerts via ReadyChesco
- Videos\*
- Complex PowerPoint presentations\*
- Audio blogs\*
- ESRI Story Map\*

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

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

# Sustainability Division

Monthly Activities Report – October 2022

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## Summary:

- CCPC Sustainability Division held the first meeting of the Steering Committee for the newly-formed Keep Chester County Beautiful affiliate group. The [website](#) is now live, as are a new [Facebook page](#) and [Instagram page](#). A press release was also sent out announcing the group.
- Commissioners passed a resolution expanding the C-PACE program (Commercial Property Assessed Clean Energy) to include multi-family buildings, indoor air quality improvement projects, and resiliency projects as eligible for financing.
- CCPC presented the new Conservation Subdivision Design Guide at the Chester County Engineer's conference on 10/20 and at the Southeastern PA Fall Gathering of EACs on 10/22.
- Sustainability Division helped CCATO develop and moderate a webinar on electric vehicle charging stations on 10/11.
- Work continued on open space outreach initiative, sewer service areas interactive map, solar ordinance inventory, SolSmart designation, Climate Action Plan metrics, and eTool development.

## Environmental and Energy Advisory Board:

The Environmental and Energy Advisory Board's Clean Energy Subcommittee met on 10/19. The group discussed plans for upcoming programs, including a roundtable discussion with industry professionals to identify barriers within the solar industry.

The full EEAB held their quarterly meeting on 10/26. Discussion items included CCPC's 2023 work program, plastic bag bans, metrics for the climate action plan.

# Multimodal Transportation Planning Division



# Multimodal Transportation Planning Division

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October 2022

## PA DCED Act 13 Awards

As reported verbally at the October CCPC Board meeting, the Commonwealth Financing Authority announced awards for the Act 13 (Marcellus Legacy Fund) Programs at their meeting held September 20<sup>th</sup>. Award recipients in Chester County include:



### Greenways, Trails, Recreation Program (GTRP)

- **Borough of Kennett Square** - Red Clay Park Restoration - \$125,000
- **Caln Township** - Beaver Creek Trail Segment 5 - Engineering and Design - \$50,000
- **Malvern Borough** - Randolph Woods Preserve Phase 1 Improvements - \$158,249
- **West Grove Borough** - West Grove Borough Park Master Plan - \$39,082

### Watershed Restoration and Protection Program (WRPP)

- **Brandywine Red Clay Alliance** - Bucktoe Creek Stream Restoration - \$114,037
- **South Coatesville Borough** - UNT West Branch Brandywine Creek Stream Restoration - \$150,000
- **Tredyffrin Township** - Gregory Lane/ Jenkins Arboretum Stormwater Improvement Partnership Project - \$205,372

TOTAL funding awarded: **\$841,740**

The full listing of projects awarded state-wide may be found here: <https://dced.pa.gov/download/Approved%20Projects%202022-09-20%20%E2%80%93%20Act%2013%20Programs/?wpdmdl=67196>

## SEPTA Bus Revolution - DRAFT Plan

Also verbally reported at last month's Board meeting, SEPTA's latest DRAFT service plan for their Bus Revolution project is now available for public review and comment at [www.septabusrevolution.com](http://www.septabusrevolution.com). The project website includes a 'slider map' where one can see both the existing and proposed networks mapped for the entire SEPTA system, plus detailed information regarding potential changes for all existing as well as proposed new routes. In general, service to the suburban counties will do away with low performing fixed route services and replace them with more direct and efficient fixed routes with 'microtransit' or 'on demand' zones. In Chester County, the major proposed changes include:



### Four (4) new microtransit zones

- Cheyney – along Cheyney Rd and campus area (replaces Route 119)
- West Chester – northeast area (replaces Route 92)
- Paoli/Malvern/Frazer/Great Valley
- Phoenixville/Spring City/Royersford – around Phoenixville Borough and along Schuylkill Rd (replaces Route 139)

### Fixed Route Adjustments

- Routes 104 and 135 would be 30MAX routes (max time between buses is 30 minutes)
- Route 93 (Pottstown-Norristown) would be 60MAX
- New Route 802 would consolidate existing Routes 92 and 204 between Paoli and KOP (60MAX)
- New Route 797 Express would streamline existing Route 124 service to by operating from Chesterbrook to Wissahickon, 60MAX)

Otherwise, routes are proposed to be less complex (more direct) with better midday frequencies on existing routes and weekend frequency on many routes will be much more robust. Most cuts are minimized by microtransit replacements, except:

- Route 204 to Eagleview
- Parts of Route 92 between West Chester and Malvern
- Route 139 in Valley Forge
- Route 120 near Willistown

Comments are being received by SEPTA until all planned outreach events are complete in early to mid December.

## West Chester – Open Air Market on Gay Street

West Chester Borough Council at their October 18 meeting began to debate the duration of the popular Open Air Market now that the Borough has taken ownership of Gay Street. The MTP Division facilitated the turnback process between DVRPC and the Borough of West Chester beginning in 2022 which recently was finally approved by PennDOT, who took ownership of Chestnut Street in exchange for Gay Street.

The process was led by the borough's consultant Traffic Planning and Design who prepared the rendering of the proposed gates to control access shown to the right. A decision on the length and frequency of closures may be known as soon as November. For more information, here is a Daily Local News article on the topic:

<https://www.dailylocal.com/2022/10/19/west-chester-mulls-over-gay-street-closure-for-2023/>



# 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:** October 31, 2022  
**Re:** Planning Commission Board Meeting Monthly Report

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For the month of October, 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. Research for the work program's Village Preservation Guide also continued.

The GIS staff assisted Community Planning with municipal mapping requests, historic atlas updates, and work program projects, including the Borough of Oxford and East Caln Township Comprehensive Plans. Updates to the mapping of public sewer service areas in the county also was worked on.

The Graphics team assisted with various work program projects, including the final images for the *Rural Center Landscapes Design Guide*. The team also created a short video providing an overview of how a historic grain separator was successfully moved from Nottingham to Glenroy Preserve.

# Rural Center Landscapes Design Guide

Chester County, PA





Prepared by the Chester County Planning Commission  
November 2022

## **Chester County Planning Commission Members**

Michael C. Heaberg, Chair

Nathan M. Cline, P.E., Vice Chair

Roberta Cosentino

Stephanie Duncan

Dr. Douglas Fasick

Matthew Hammond, P.E.

Molly Morrison

E. Martin Shane

Angela Thompson-Lobb



### **Chester County Board of Commissioners**

Marian Moskowitz

Josh Maxwell

Michelle Kichline

# Rural Center Landscapes Design Guide

Chester County, PA

## Contents

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This is the fourth of six design guides the Planning Commission is preparing for Chester County's Landscape categories. The framework for each guide will be the same to support your community's objectives, values, and priorities in regard to the character of new development.

## Purpose

Chester County is committed to quality of design in its built environment.

Quality design of new development is characterized by context sensitivity and the thoughtful arrangement of details that define streets, public spaces, and communities. Ultimately, quality design improves a community's function and appearance by unifying diverse elements.

The purpose of this guide is to:

- Foster new development that is compatible with community and historic character
- Protect residential neighborhoods from adverse impacts
- Encourage walkability and alternative modes of transportation
- Protect and restore the environment
- Guide appropriate development

The design elements in this guide are focused on locations where new development is most likely to occur—underutilized developed land, villages with expansion or rehabilitation potential, infill sites that interconnect business areas, and undeveloped land close to public utilities.



*View of Ludwig's Village, a multi-tenant business site with rural center characteristics.*



# Long-term Vision

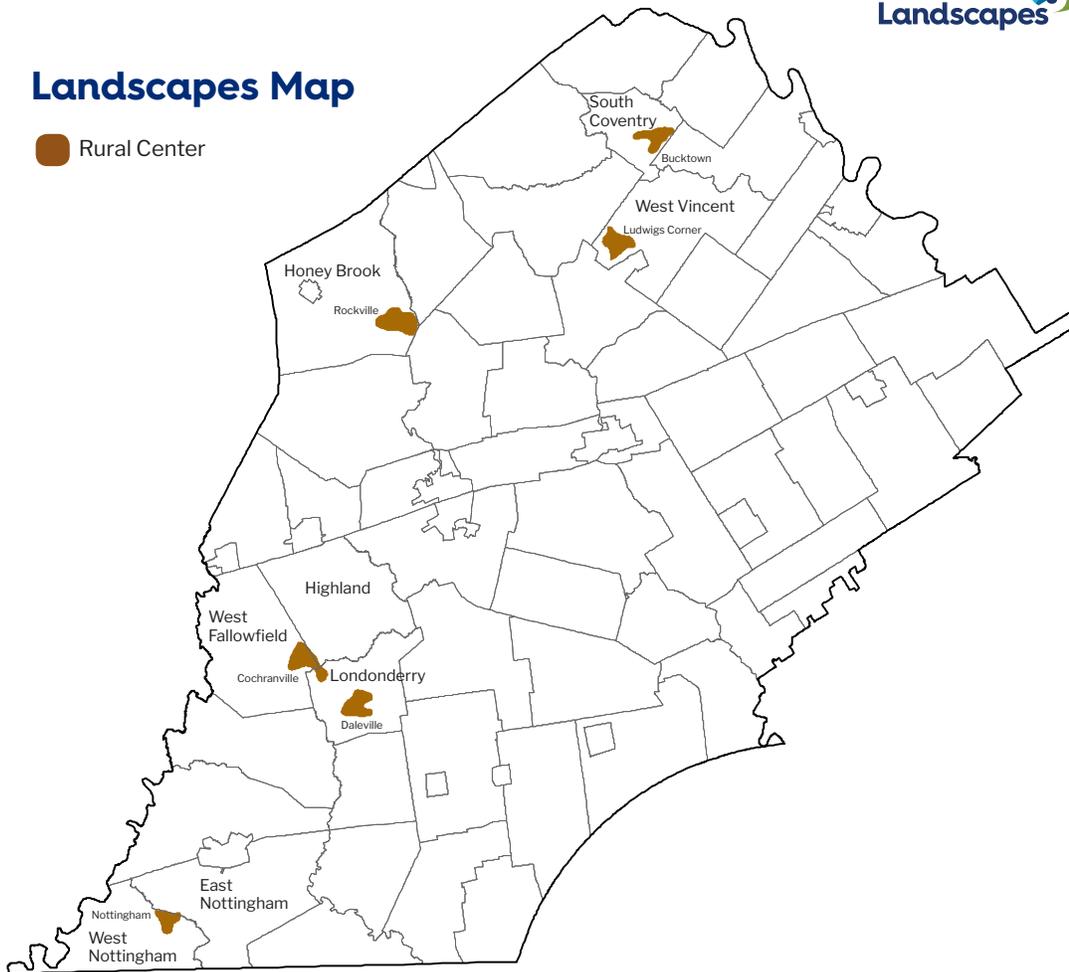
The vision for Rural Center landscapes is a traditional rural village which is allowed to expand over time to contain a mix of housing, local commercial, and institutional uses that serve the surrounding rural and agricultural areas. Acting as community focal points for the surrounding area, Rural Centers will accommodate limited growth. Transportation infrastructure and amenities are provided at a village scale and rural character, with a focus on walkability within the core.

**Rural Center** landscapes are located at historic crossroads and are primarily surrounded by Chester County’s rural resource areas.



## Landscapes Map

 Rural Center



# Format

The planning principles and design elements established in the *Landscapes3* vision for the Rural Center landscapes serve as the basis for the format of this guide.

## Planning Principles

The key objectives, values, and priorities to consider when creating long range plans, investing in infrastructure, or evaluating proposed development.

This section has four themes: **Growth Outlook, Preservation Focus, Land Use Patterns,** and **Infrastructure.** The importance of each principle is discussed and examples of supportive policies that guide municipal action and facilitate private investment are listed. For further information, a link to on-line resources is provided.

## Design Elements

The guidelines for the treatment of development and related features based on well-established patterns of building and quality design.

This section has three themes: **Building Character, Site Amenities,** and **Transportation.** Each guideline is introduced with an overview of “why” it is important to the health, safety, and welfare of the county’s Suburban landscapes. The overview is followed by an illustration or graphic to express design considerations and best practices to carry out each design element. A regulatory strategy from a local or national source is found at the bottom of each topic as well as a link to additional on-line resources.

CHAPTER 2 Planning Principles

**PLANNING THEME** — LAND USE PATTERNS

**PRINCIPLE & RATIONALE**

**PRINCIPLE**  
**& RATIONALE**

**COUNTY EXAMPLE**

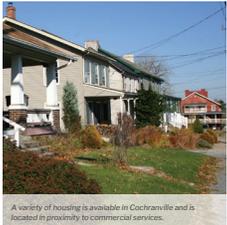
**SUPPORTIVE POLICIES**

**MUNICIPAL PLAN EXAMPLE POLICY**

**ONLINE TOOL**

**LAND USE PATTERNS**

**Variety of housing types and commercial buildings**  
 Allowing a variety of housing types provides affordable opportunities for diverse populations and the local workforce. Variety in commercial buildings encourages the development of employment opportunities and potential for adaptive reuse of historic buildings.



A variety of housing is available in Cochranville and is located in proximity to commercial services.

**Example Policies**

- Update residential zoning districts to allow missing middle housing, smaller residential lots, multi-generational homes, and principal and accessory residential dwellings on the same lot.
- Accommodate higher-density residential housing through zoning, especially near existing or planned commercial areas and where infrastructure capacity exists or is planned.
- Encourage mixed-income developments on the same site, development, or immediate neighborhood.
- Encourage housing that provides easy access to public transit and other efficient modes of transportation.

**MUNICIPAL EXAMPLE**

- Provide for a mix of housing types to accommodate households at various life stages and income levels. [West Collin Township Comprehensive Plan, 2021, p. 26.](#)

**Toolbox**

- [Housing Diversity](#)
- [Infill Development](#)
- [Residential Conversions](#)

**LAND USE PATTERNS**

**Mix of uses on properties**  
 Concentrating a mix of uses within the core of Rural Centers strengthens community walkability, interaction, and viability.



Weatherstone Town Center in Ludwigs Corner, West Vincent Township, provides traditional first floor commercial space with residential units on second and third floors.

**Example Policies**

- Apply mixed-use zoning to create desirable neighborhoods, maintain compatible scale, respect views, and enhance the streetscape and pedestrian environment.
- Identify areas and appropriate uses for infill development.
- Allow a limited amount of planned, high-quality commercial, light industrial, business, and mixed use development.
- Discourage the development of “big-box” stores on the periphery of core areas.

**MUNICIPAL EXAMPLE**

- Allow mixed uses consistent with historic context to promote viability. [West Pikesland Comprehensive Plan Update, 2010, p. 4-4.](#)

**Toolbox**

- [Mixed-use Development](#)
- [Brownfield Redevelopment](#)
- [Greyfield Redevelopment](#)
- [Commercial Landscape Series](#)

CHAPTER 3 Design Elements

**DESIGN THEME**

**DESIGN ELEMENT & RATIONALE**

**DESIGN CONSIDERATIONS**

**REGULATORY STRATEGY**

**ONLINE TOOL**

**TRANSPORTATION**

**Pathways and sidewalks along streets and between buildings**

Safe accommodation for pedestrians is an essential part of any site design. Pathways and sidewalks provide safe transportation options between local destinations and provide enjoyable recreational opportunities that encourage healthy lifestyles and enhance the quality of life within a community.



**Connect buildings to the pedestrian network**  
 Where buildings are required to be set back far from the street, a strong pedestrian element should be developed to connect pedestrians to the local businesses and other uses in the surrounding area.

**Promote a pedestrian-friendly environment**  
 Create pedestrian gathering areas with shade trees, plantings, and benches on public or private land.

**Establish safe pedestrian crossings**  
 Where pedestrian circulation paths cross vehicular routes, provide a change in paving materials, textures or colors to emphasize the conflict points, improve visibility, enhance safety and add aesthetic appeal. Install and maintain continental crosswalk striping to promote driver compliance.

**Create a continuous pedestrian network**  
 Establish clearly visible and direct pedestrian paths between neighboring buildings, between buildings and existing parking areas and between buildings and transit facilities.

**Sidewalk standards**  
 Sidewalks shall be constructed of concrete, or if possible, of brick. Sidewalks shall be no less than five to six feet in width and may be required to be eight to ten feet in width along the frontage of commercial or mixed-use properties or where streetscape amenities such as benches, trash receptacles, bicycle racks or similar structures are established. [West Nottingham Township, Zoning Ordinance, Section 006, N.2, 6.1.](#)

**Toolbox**

- [Bicycle and Pedestrian Facilities Design](#)
- [Chester County Multifamily Handbook](#)





# Planning Principles

Key objectives, values, and priorities to consider when creating long range plans, investing in infrastructure, or evaluating proposed development

**GROWTH OUTLOOK**  
**PRESERVATION FOCUS**  
**LAND USE PATTERNS**  
**INFRASTRUCTURE**

**GROWTH OUTLOOK**

**Limited future growth**

The county’s Rural Center landscapes will accommodate limited growth that contains a mix of housing, commercial, and institutional uses at a village scale and is highly walkable at its core.



*Cochranville in West Fallowfield Township has residential, commercial, and industrial zoning districts to accommodate limited growth.*

**Example Policies**

- Promote infill in appropriate locations, and consider providing incentives to encourage redevelopment of key properties.
- Protect and enhance unique rural characteristics by enforcing design standards and ensuring site designs coordinate with surrounding vicinity and adjoining developments.
- Coordinate planning and community development efforts on a regional level to address needs and issues and maximize efficiency and cost effectiveness of services.

**MUNICIPAL EXAMPLE**

- Require that developments provide for the needed infrastructure improvements to support their impacts, consistent with the Pennsylvania Municipalities Planning Code (MPC).

Unionville Area Regional Comprehensive Plan, 2011; p.2-5. ▶

**Toolbox**

- Official Map ▶
- Growth Boundaries ▶

**GROWTH OUTLOOK**

**Growth maintains economic viability and meets fair share housing requirements**

Planning for regional household growth forecasts and providing housing opportunities that support local employment and community needs fosters economic competitiveness.



*Zoning for duplexes, like this one in West Nottingham Township, and other housing types that provide multiple units in a scale and form compatible with single-family homes can help meet a municipality’s full array of housing needs.*

**Example Policies**

- Promote adaptive reuse of vacant or underutilized commercial buildings for multi-family housing.
- Support efforts by developers to build or rehabilitate quality affordable housing of various housing types.
- Promote a variety of lot sizes and housing types in residential developments to establish a range in dwellings and, in turn, create housing choices for residents.
- Maintain a healthy mix of residential housing ownership and rental choices to help address both local and regional housing needs.

**MUNICIPAL EXAMPLE**

- Ensure equal access to housing for those classes protected under the federal Fair Housing Act.

Kennett Square Borough, Comprehensive Plan, 2013; p.2-4. ▶

**Toolbox**

- Smart Growth ▶
- Affordably-priced Homes ▶

**GROWTH OUTLOOK****Growth serves surrounding rural and agricultural landscapes**

Creating an economic strategy that enhances the viability of surrounding agricultural lands and conserves natural landscapes and scenic vistas helps preserve the sense of place of Rural Center communities.



*A local farm service and product store in South Coventry Township helps promote the resource economy in the region and brings rural products to the market.*

**Example Policies**

- Support transfer of development rights areas to protect undeveloped land and promote growth in existing neighborhoods and commercial cores.
- Cluster developments in a manner to preserve water quality, farms, unfragmented wildlife corridors, and woodlands.
- Discourage expansion of non-conforming uses on lands designated Rural or Agricultural.
- Allow appropriately scaled commercial and institutional uses that serve the needs of the local community.

**MUNICIPAL EXAMPLE**

- Maintain our Township's rural character, with particular emphasis on agriculture as a viable way of life, and protect our Borough's small-town appeal, neighborhood character, and walkable scale as important assets.

Honey Brook Township and Borough Comprehensive Plan, 2015; p. 10. ▶

**Toolbox**

Transferable Development Rights (TDR) ▶

**PRESERVATION FOCUS****Preservation and reuse of historic buildings in their historic context**

Preserving historic buildings is essential to connect with a community's past, provide a sense of continuity and permanence, and maintain character. Reuse of historic buildings helps support sustainability by reducing the need to obtain additional resources for new building construction.



*Kimberton in East Pikeland Township is an example of a village with historic characteristics.*

**Example Policies**

- Identify, preserve and/ or revitalize community landmarks, focal points and vistas to support community identity and a 'sense of place'.
- Encourage rehabilitation and adaptive reuse of existing buildings rather than demolition.
- Encourage restoration and maintenance of historic properties through code flexibility, fee reductions, and other regulatory and financial incentives.
- Support efforts to educate residents on the long-term value of historic resources to the community.

**MUNICIPAL EXAMPLE**

- Look for opportunities to enhance the identity of historic Glenmoore Village through adaptive reuse incentives, and pathways connecting the village to surrounding parks, school and neighborhoods.

Wallace Township Comprehensive Plan, 2015; p. 46. ▶

**Toolbox**

Adaptive Reuse ▶

Historic Resource Protection Standards ▶

**LAND USE PATTERNS**

**Variety of housing types and commercial buildings**

Allowing a variety of housing types provides affordable opportunities for diverse populations and the local workforce. Variety in commercial buildings encourages the development of employment opportunities and potential for adaptive reuse of historic buildings.



*A variety of housing is available in Cochranville and is located in proximity to commercial services.*

**Example Policies**

- Update residential zoning districts to allow missing middle housing, smaller residential lots, multi-generational homes, and principal and accessory residential dwellings on the same lot.
- Accommodate higher-density residential housing through zoning, especially near existing or planned commercial areas and where infrastructure capacity exists or is planned.
- Encourage mixed-income developments on the same site, development, or immediate neighborhood.
- Encourage housing that provides easy access to public transit and other efficient modes of transportation.

**MUNICIPAL EXAMPLE**

- Provide for a mix of housing types to accommodate households at various life stages and income levels.  
*West Caln Township Comprehensive Plan, 2020; p. 26. ▶*

**Toolbox**

- Housing Diversity ▶
- Infill Development ▶
- Residential Conversions ▶

**LAND USE PATTERNS**

**Mix of uses on properties**

Concentrating a mix of uses within the core of Rural Centers strengthens community walkability, interaction, and viability.



*Weatherstone Town Center in Ludwigs Corner, West Vincent Township, provides traditional first floor commercial space with residential units on second and third floors.*

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- Identify areas and appropriate uses for infill development.
- Allow a limited amount of planned, high-quality commercial, light industrial, business, and mixed use development.
- Discourage the development of “big-box” stores on the periphery of core areas.

**MUNICIPAL EXAMPLE**

- Allow mixed uses consistent with historic context to promote viability.  
*West Pikeland Comprehensive Plan Update, 2010; p. 4-4. ▶*

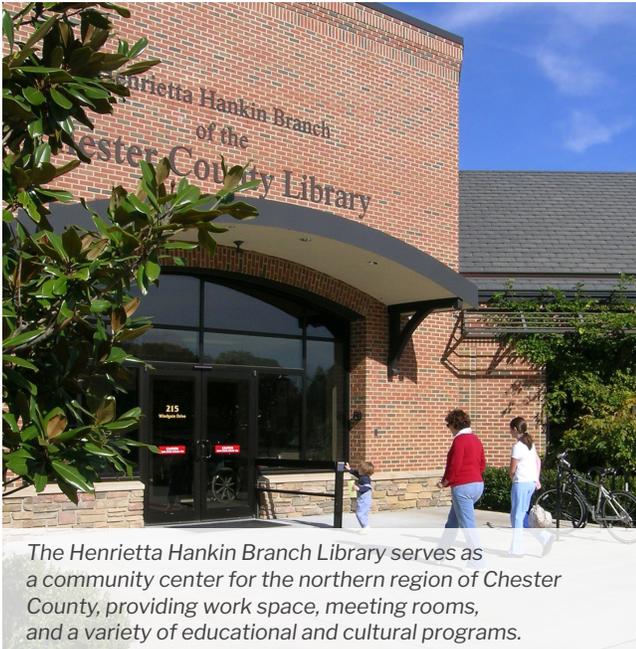
**Toolbox**

- Mixed-use Development ▶
- Brownfield Redevelopment ▶
- Greyfield Redevelopment ▶
- Commercial Landscape Series ▶

## LAND USE PATTERNS

### Institutional focal points, such as schools, municipal buildings, and places of worship

Institutional focal points compatible in scale and form with existing Rural Center settings provide convenience and a sense of community.



The Henrietta Hankin Branch Library serves as a community center for the northern region of Chester County, providing work space, meeting rooms, and a variety of educational and cultural programs.

#### Example Policies

- Identify appropriate sites for new or future expansion and development of institutions and community service facilities.
- Include institutional and community services as part of large developments and make them focal points.
- Connect new or expanded institutions and community services with other uses via universally accessible sidewalks, trails, and other transportation modes.
- Use an official map to identify sites for public and quasi-public purposes that are of sufficient size to meet current and future needs.

#### MUNICIPAL EXAMPLE

- Pursue joint public/private recreation initiatives, and support private and institutional entities that provide community recreation opportunities such as organized team sports, community events, active recreation areas, and school related play and athletics.

South Coventry Township Comprehensive Plan Update, 2016; p. 2-8. ▶

## LAND USE PATTERNS

### Farmers' markets and other direct to consumer sales

Encouraging and facilitating farmers' markets and other appropriate agricultural activities in Rural Center landscapes provides greater access to health, social, and economic benefits, such as healthier eating habits, educational opportunities, and lower food distribution costs.



Farmers with land surrounding Rural Centers can increase revenue by directly marketing their farm and its products to consumers.

#### Example Policies

- Promote rural products and support other opportunities connecting Rural Centers to the rural resource economy.
- Amend ordinances to reduce potential regulatory barriers to agricultural related businesses and respond to evolving agricultural industry trends, such as accessory farm businesses and agritainment.
- Update municipal branding to promote agritourism.
- Help support "buy local" campaigns.

#### MUNICIPAL EXAMPLE

- Encourage agricultural related businesses such as community supported agriculture (CSAs), and farm markets.

Unionville Area Regional Comprehensive Plan, 2011; p. 2-6. ▶

#### Toolbox

- Farmers' Markets ▶
- Secondary Farm Business ▶

**INFRASTRUCTURE**

**Small parks or a town square for community gatherings**

Small parks, like pocket parks, and other public spaces provide places to connect to nature, improve community identity, support human fitness and health, enhance property values, and foster civic bonds.



*Weatherstone Town Center provides a public square for events and small gatherings adjacent to its mixed uses.*

**Example Policies**

- Integrate public squares and art into proposed development and use a design that reflects local cultural and historical themes.
- Maximize public use places where several different uses (residential, retail, office) are clustered.
- Adhere to Crime Prevention Through Environmental Design (CEPTED) standards of safety.
- Maintain and enhance existing small parks and public greens.

**MUNICIPAL EXAMPLE**

- Keep abreast of potential land sales which are suitable for park land. Design a method of tracking properties of high interest of acquisition for park land. Be proactive in taking steps to ensure the Township will have the first option of acquisition.

Honey Brook Township Comprehensive Recreation, Parks, Open Space and Greenway Plan, 2020; p. 66. ▶

**Toolbox**

Urban Green Spaces ▶

**INFRASTRUCTURE**

**Pathways between surrounding residential areas and the core**

Bicycle and pedestrian facility connections between residential areas and core areas of communities with multiple activities creates safer communities, healthier people, and more economically viable places.



*The core of Elverson Borough is surrounded by residences and is accessible by sidewalks. A recently completed Active Transportation Plan serves as a guide to further multimodal connections within and around the community.*

**Example Policies**

- Create a bike and pedestrian plan.
- Establish connectivity requirements for all development and redevelopment projects.
- Provide opportunities to connect municipal facilities, schools and other community uses with pedestrian pathways, available for use by students, employees, and residents.
- Provide direct pedestrian connections between adjacent uses within villages to ensure safe and convenient pedestrian movement.

**MUNICIPAL EXAMPLE**

- Maximize pedestrian access and connections into and within Guthriesville Village, and create an interconnected network of accessways, trails, and sidewalks.

East Brandywine Township Comprehensive Plan, 2022; p. 3.1. ▶

**Toolbox**

Bicycle and Pedestrian Facilities: Policy ▶

Bicycle and Pedestrian Facilities: Design ▶

## INFRASTRUCTURE

### Limited public or community sewer and water service

Encouraging infill and development in areas planned for village center growth before extending sewer and water infrastructure to areas beyond saves on unnecessary expansion and maintenance costs.



*The Court at Chester Springs in West Vincent Township is a recent townhouse and single-family home development that connects to public water infrastructure and has community sewer service.*

#### Example Policies

- Focus on the complete development of identified growth areas before further extending public water and sewer.
- Support and participate in multi-municipal planning initiatives to encourage compatible land use patterns in adjoining areas, coordination of infrastructure development, and continuation of natural resource protection.
- Coordinate the Act 537 Sewage Facilities Plan with the Future Land Use Plan.
- Ensure the availability or feasibility of environmentally sound sewage treatment systems and disposal techniques to serve existing development and appropriate residential and business growth.

#### MUNICIPAL EXAMPLE

- Provide efficient and environmentally sound sewer and water services that support regional land use and development purposes.

Phoenixville Regional Comprehensive Plan Update, 2021; p. 8.1. ►

#### Toolbox

Compact Development Design ►

## INFRASTRUCTURE

### Appropriately scaled roadways

Appropriately scaled roadways are context sensitive, limit the use of excess materials, and provide for non-vehicular travel.



*In Marshallton, streetscape improvements included context sensitive treatments that respect the scale of the village's historic main street.*

#### Example Policies

- Maintain a roadway network that safely and effectively accommodates vehicular traffic supporting other community objectives for pedestrian and bicycle mobility as well as agricultural needs.
- Consider complete streets strategies as appropriate in both new development and existing road projects to ensure safety and promote better circulation.
- Build a cohesive streetscape with street trees and other landscaping, street lights, sidewalks, and other pedestrian amenities.
- Initiate and evaluate a variety of traffic calming techniques for local roads.

#### MUNICIPAL EXAMPLE

- Develop and establish a traffic calming policy and procedures that outline how requests for traffic calming measures are reviewed, evaluated, and recommended for implementation.

London Britain Township Comprehensive Plan Update, 2019; p. 46. ►

#### Toolbox

Chester County Transportation Policies ►

Complete Streets Policy ►

Multimodal Circulation Handbook for Chester County, PA ►

**INFRASTRUCTURE****Broadband access and modern communications infrastructure**

Modern high quality communication infrastructure (wireless networks, fiber optics, and broadband telecommunications) is important to residents and businesses, and is vital to economic development.



*As the population ages, remote work and school is more prevalent, and the need to connect people and communities increases, access to high speed, reliable internet service in rural places is more important than ever.*

**Example Policies**

- Promote digital infrastructure that provides broadband data communications to residents.
- Simplify and shorten the process for obtaining necessary permits for communication facilities while protecting the visual character of the community.
- Support the expansion and development of sophisticated communication facilities and networks required by businesses that use advanced technology.
- Establish provisions to place cables and wires underground, wherever feasible.

**MUNICIPAL EXAMPLE**

- Support the provision of communication infrastructure that meets residential, business, and institutional needs in a manner that protects residents' interests.

**South Coventry Township Comprehensive Plan Update, 2016; p. 2-4. ►**







# Design Elements

Guidelines for the treatment of development and related features based on well-established patterns of building and quality design

**BUILDING CHARACTER**

**SITE AMENITIES**

**TRANSPORTATION**

Compact traditional village form

Buildings that typically stand alone, often with landscaping around them

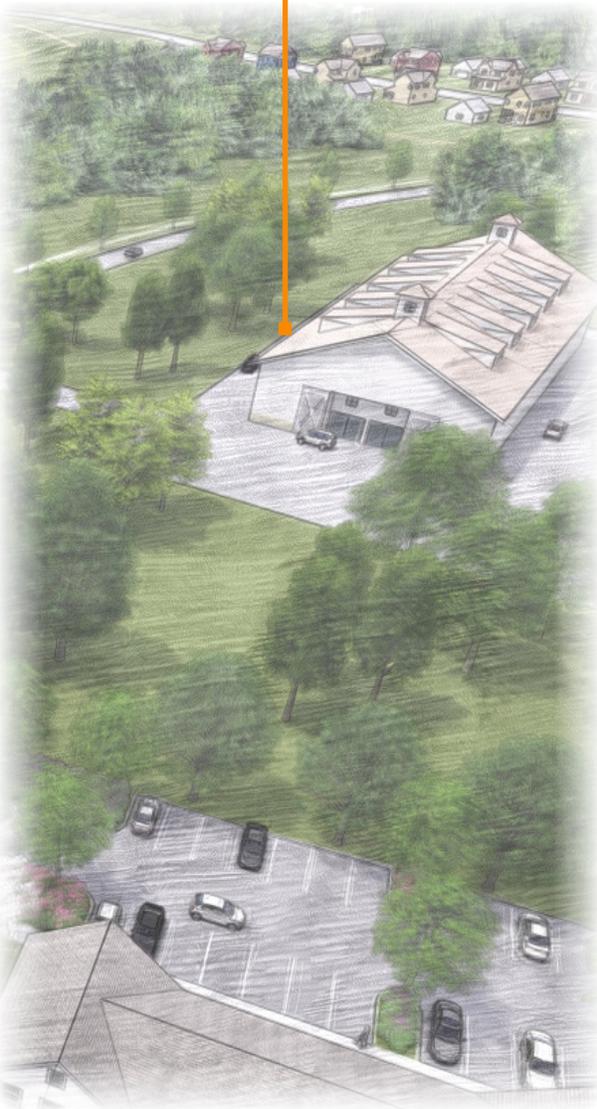


One to three story height for buildings

Small scale, externally illuminated signs

Residential design characteristics for non-residential buildings

**Larger footprint buildings located behind small-scale, village-style buildings**



## BUILDING CHARACTER

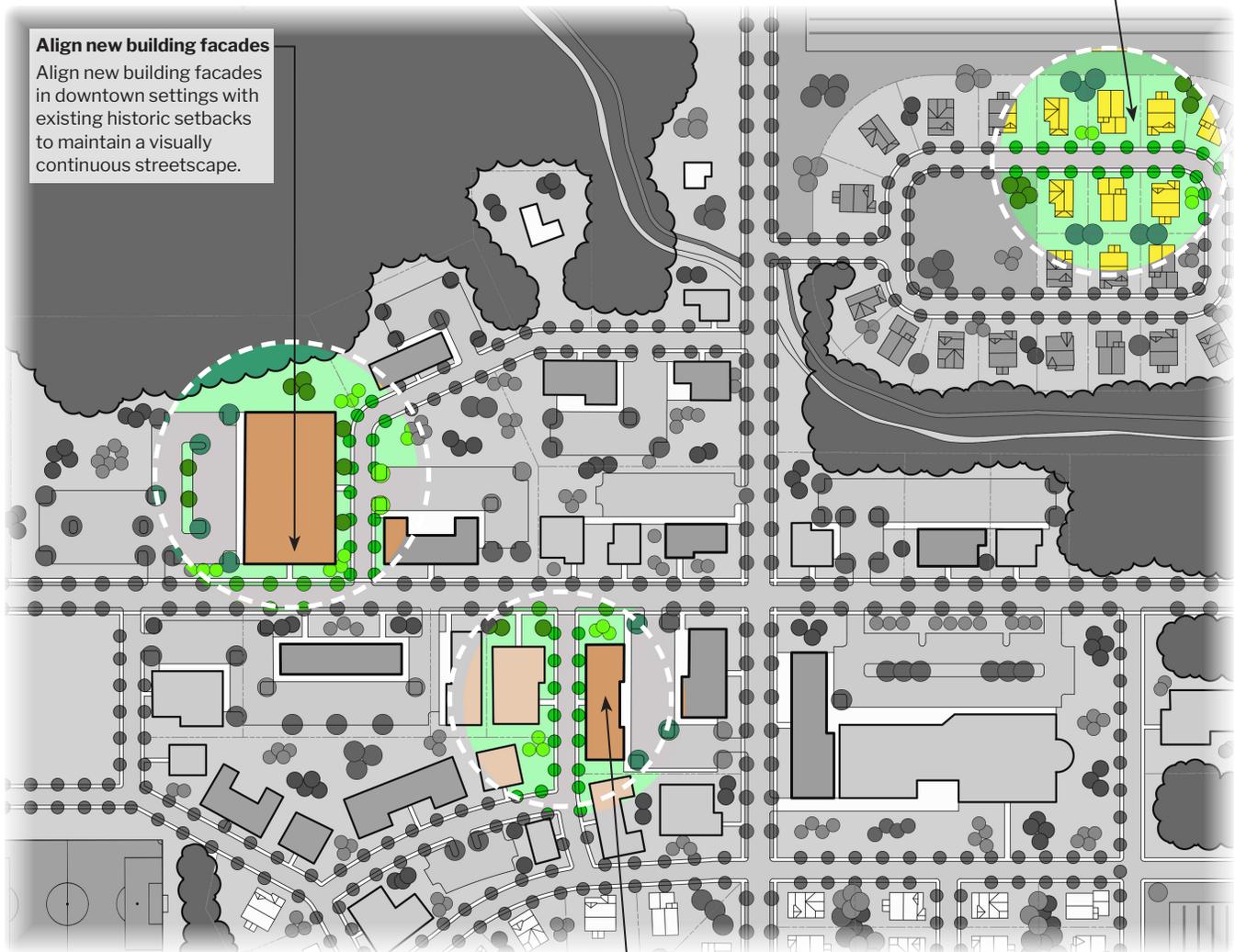
High quality architecture and design contributes to sense of place, supports walkability, and enhances the public realm. This section provides guidance on how the design of new buildings should relate to their surrounding context and engage people in the streetscape.

**BUILDING CHARACTER**

# Compact traditional village form

Mixing uses and forms in a compact area reflects a traditional way of building communities. This development approach helps avoid the problems associated with sprawl development, such as low density, an auto-centric orientation, a single use focus, and a lack of distinctive character.

## Illustrative Plan



**Align new building facades**  
Align new building facades in downtown settings with existing historic setbacks to maintain a visually continuous streetscape.

**Design traditional neighborhoods**  
Design varied residential lot sizes and housing types in traditional village densities and patterns.

**Protect existing character**  
Use a common scale and massing for new buildings to ensure compatibility with adjacent development.

**Complementary character**  
New development shall be designed to supplement the historic character of the adjacent community (Village of Cochranville), through building placement, style, dimensions, and construction materials, and overall site design.

Highland Township, Zoning Ordinance, Section 303.4, A. ▶

**Toolbox**  
Mixed-use Development ▶  
Traditional Neighborhood Development ▶

## BUILDING CHARACTER

## Larger footprint buildings located behind small-scale, village-style buildings

Small-scale, village style buildings contribute to the sense of place of Rural Center streetscapes. Monolithic “big-box” structures surrounded by extensive parking lots are out of place, particularly in central business areas. If larger footprint buildings are allowed, such as schools, churches, or industrial structures, they should be set back from roads and screened with landscaping and/or smaller buildings to reduce the contrast with the scale of traditional village type buildings.

### Create a cohesive development identity

For multiple-building commercial developments, including pad site buildings, use similar building materials and architectural details to create unified and harmonious building compositions.

### Minimize the bulk of buildings

Avoid a boxy appearance of buildings and flat wall planes by articulating building forms and elevations to create interesting roof lines, building shapes, and patterns of shade and shadow.



### Building width

For buildings located within 150 feet of the ultimate right-of-way lines of Main Street, Maple Avenue or Route 113, the maximum dimension of the building shall not exceed 75 feet, measured horizontally, parallel to exterior walls.

[1] An existing building with significant portions built before 1940 may be expanded to exceed the maximum of 75 feet, provided that such expansions are to the rear or side of the building, the expansions are compatible with the historic village character (such as including architectural forms and treatments that are typical in the village), and additions to the side are set back at least 10 feet from the front facade of the building. Architectural drawings shall be provided to the Township to demonstrate compliance. All such expansions, however, may not result in an overall dimension greater than 100 feet.

(b) For buildings located 150 feet or more from the ultimate right-of-way lines of Main Street, Maple Avenue or Route 113, the maximum building dimension may exceed 75 feet, measured horizontally, provided that the following requirements are met:

[1] A building with a residential character that is compatible with the historic village character exists within the one-hundred-fifty-foot area between the street ultimate right-of-way of Main Street, Maple Avenue or Route 113 and the proposed building.

[2] The proposed building has an offset in the facade that is at least 10 feet in depth every 50 horizontal feet of facade length that is visible (i.e., not blocked from view by another building) from Main Street, Maple Avenue or Route 113.

Lower Salford Township, PA, Zoning Ordinance, Section 164.70.5, A, 1-2. ▶

**Toolbox**  
Compact Development Design ▶

**BUILDING CHARACTER**

**Buildings that typically stand alone, often with landscaping around them**

The traditional development pattern of Rural Centers is comprised of buildings and the spaces around them with a human scale. Acknowledging historic context, defining a visual and pedestrian connection to the street, clustering stand alone buildings, and careful landscaping can successfully integrate new development.



**Place buildings close to the street**  
 When feasible, place buildings close to the street to frame the public realm and encourage pedestrian engagement with the building.

**Orient buildings toward the street**  
 Buildings should be oriented with primary entrances and windows facing the street. Buildings that face more than one street should provide pedestrian friendly building design features such as windows, doors, and walkways along both streets.

**Build-to-line**  
 Determined by averaging the setbacks of the adjacent existing buildings provided adjacent buildings are a minimum of 10 feet from the right-of-way line.

Highland Township, Zoning Ordinance, Section 303.3, B, 6, a. ▶

**Toolbox**  
 Traditional Neighborhood Development ▶

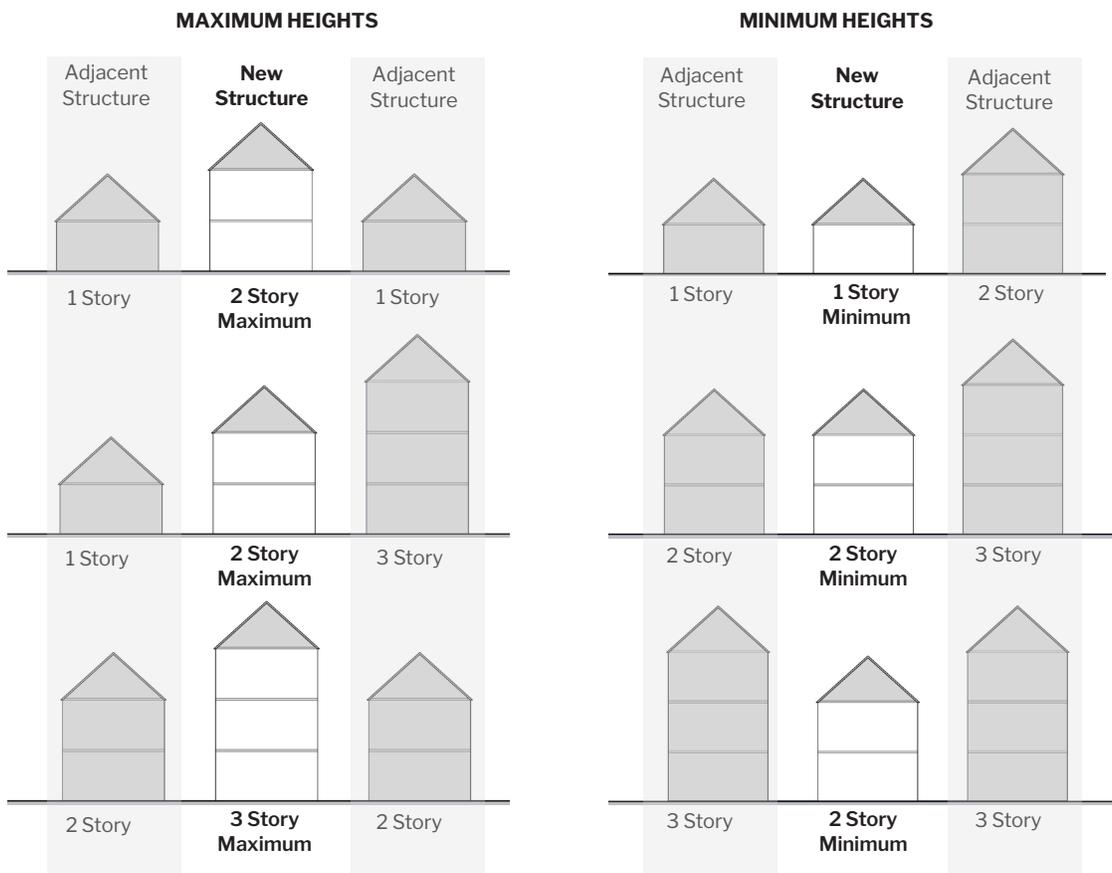
## BUILDING CHARACTER

# One to three story height for buildings

New buildings, with a height of one to three stories tall, reinforce and enhance the existing character and scale of Rural Center streetscapes and neighborhoods.

## Minimize height discrepancies

Infill buildings should not be significantly shorter or taller than adjacent buildings to minimize awkward height discrepancies and transitions.



## Use variable roof forms

Avoid a boxy appearance of buildings by incorporating pitched roofs, changes in roof heights, offsets, change in direction of roof slope and dormers.

## Minimum height at facade

New buildings with a ground floor less than 5,000 square feet shall require a visual presentation of a second story facade.

West Nottingham Township, Zoning Ordinance, Section 606, J, 2, b. ▶

## Toolbox

Form Based Codes and Zoning Ordinances ▶

## BUILDING CHARACTER

# Residential design characteristics for non-residential buildings

Non-residential building design should reflect the unique qualities and the dominant character of the surrounding area and provide a pleasant, inviting, and safe experience for pedestrians. Consistency of building scale, roof lines, materials, and window patterns ensures new development has an attractive street appearance.



- A. **Residential scale**  
Buildings should exhibit massing and height similar to nearby residences.
- B. **Pitched roofs**  
Pitched roofs are a dominant residential characteristic.
- C. **Easily identifiable building entries**  
Building entries should be recessed within the overall facade or have canopy elements. Use building entries as a major focal point of a building.
- D. **Architectural detailing**  
Provide architectural interest with residentially scaled windows and other openings along ground floor pedestrian areas. Other appropriate details include roof edges, window surrounds, and dormers.

### Building replacement

The applicant shall prove, through the submittal of architectural drawings and site plans, that the replacement building meets the following criteria:

- [1] The replacement building has a residential character that is compatible with the historic character of the village in which the building is located.
- [2] The replacement building is located in approximately the same location as the razed building or is located closer to the street of highest classification on which the property fronts.
- [3] The replacement building has at least two full stories.
- [4] The replacement building has a bulk and scale that is similar to those commonly found in residences in the village in which the property is located. In no case shall the footprint of the replacement building exceed 2,000 square feet.
- [5] The replacement building uses residential building materials that are similar to those commonly used in residences in the village in which the property is located.
- [6] The replacement building has residentially scaled windows and doors, with a proportion of windows and doors to solid wall that is similar to proportions commonly found on residential structures in the village in which the property is located.
- [7] The replacement building has a pitched roof that covers at least 80% of the building, with a pitch of at least six vertical inches to every 12 horizontal inches;

Lower Salford Township, PA, Zoning Ordinance, Section 164.70.3, B, 2. ►

## BUILDING CHARACTER

## Small scale, externally illuminated signs

Signs help convey an image and communicate a message for businesses. They also contribute to the character and visual harmony of communities. Pedestrian-scaled signs with artistic qualities are appropriate in Rural Centers. Internally-illuminated box signs transmit a great degree of glare and are inconsistent with traditional sign characteristics. The appropriate location, scale, height, and style of signs should be considered early in the design process of new development.



### A. Avoid plastic signs

Acceptable primary signage materials include wood, metal, stone and solid plastic/composite. Translucent plastic is not an acceptable sign material. Three-dimensional and relief signage is encouraged.



### B. Use dark backgrounds

Dark backgrounds, such as black, or forest green, provide good contrast to lighter color lettering and symbols and make it easier to read signs, such as this hanging sign.



### C. Use a size and shape complementary to associated buildings

Signs should enhance the design of the associated building. Hanging signs and monument signs are preferred over signs mounted on single poles.



### External illumination

For externally illuminated signs, the source of light must be concealed by translucent covers and the external illumination shall be by a steady, stationary light source, shielded and directed solely at the sign. The light source must be static in color.

Montgomery County, PA, Model Sign Ordinance, Section 6, F, 2, a. ▶

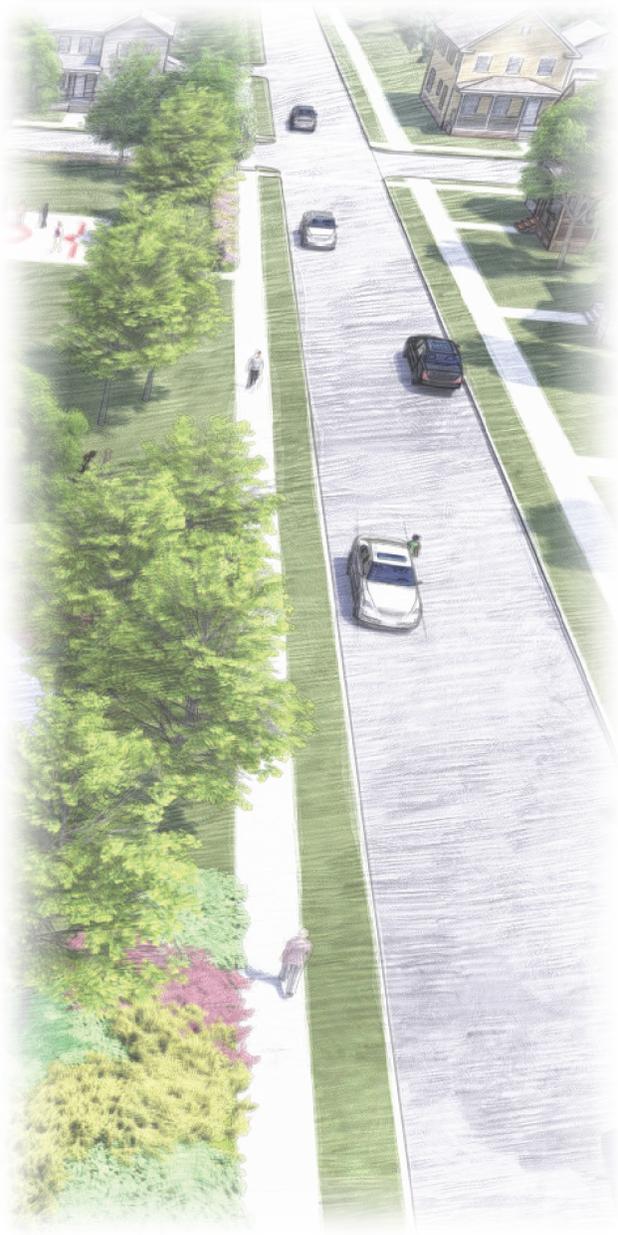
**Toolbox**  
Signs ▶

Extensive landscaping on properties and in parking lots

Active recreation facilities and central greens



Green infrastructure, including innovative stormwater management



## SITE AMENITIES

Site amenities enable social interaction, create inviting, equitable, and accessible public spaces, and promote environmental sustainability. This section provides guidance on the site amenities that add to the function and vitality of the human environment.

SITE AMENITIES

# Active recreation facilities and central greens

Active recreation facilities on open land may include a playground, multi-purpose court, and/or play field. Elements of central greens may include seating areas, walkways, lighting, shade structures, landscaping, floral displays, or public art. Central greens can contribute to the beautification of a community and supplement recreation-only facilities. Maintaining a mix of passive and active open spaces is important to the function and aesthetics of local parks.



**Carefully master plan common open spaces**

Design and program new or rehabilitated parks appropriate to specific conditions and context, maximize access and visibility, and provide for multiple activities.

**Design for gatherings**

Include flexible spaces that can be programmed for community gatherings and facilitate community interaction.

**Minimum greenway land**

Parcels shall be designed with at least 50% of their gross lot area as permanent greenway: No less than 25% of the greenway land shall be in the form of squares, commons, greens, or low- to medium-intensity recreation areas. Any such land that is privately owned (either individually, jointly or by an organization) shall be permanently protected through conservation easements. The required greenway land shall be located and designed to add to the visual amenities of the Village and to the surrounding area, by maximizing the visibility of internal greenway land as terminal vistas at the ends of streets or along the outside edges of street curves and by maximizing the visibility of external greenway land as perimeter greenway land. Perimeter greenway land shall be designated to provide buffers and to protect scenic views as seen from existing roadways and from public parks.

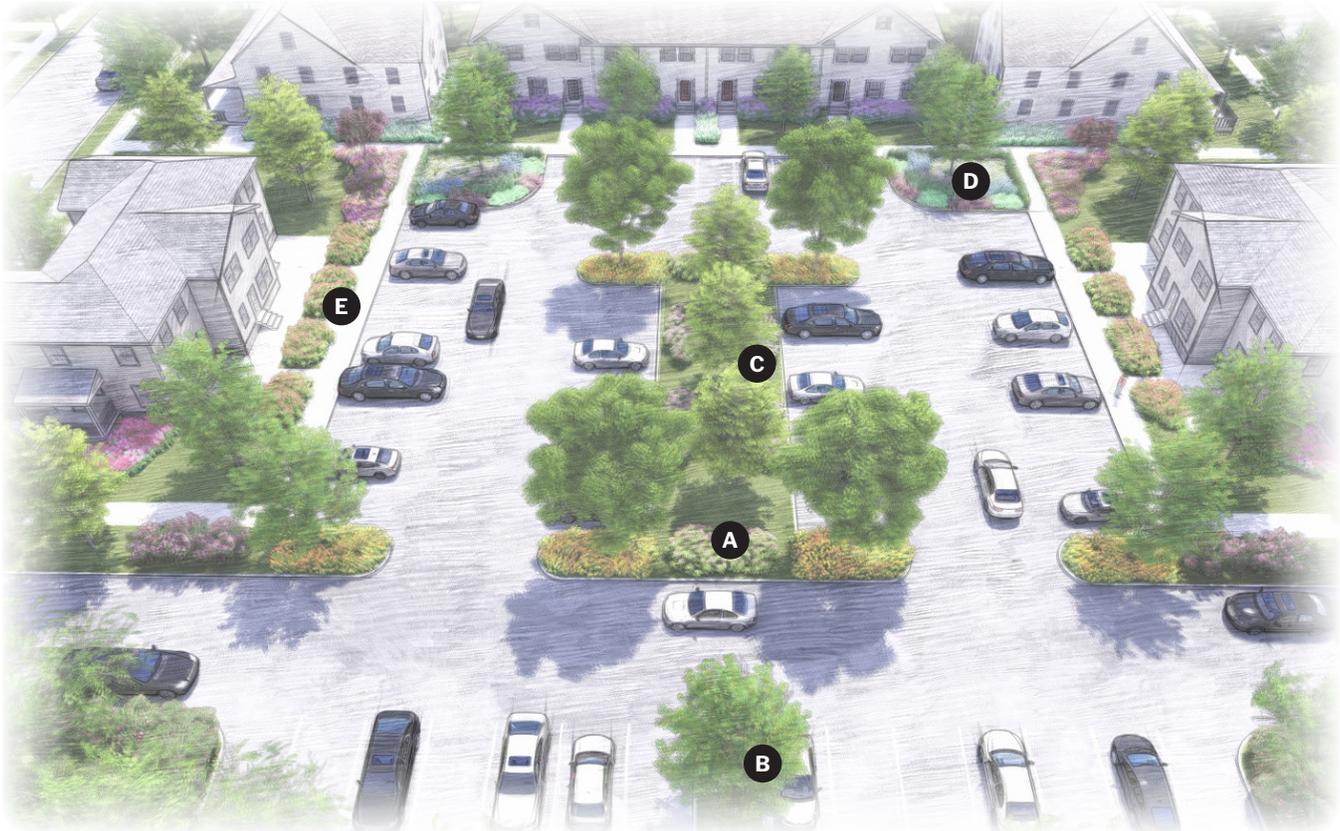
West Vincent Township, Zoning Ordinance, Section 390-60, A-D. ▶

**Toolbox**  
Community Gardens ▶

## SITE AMENITIES

## Extensive landscaping on properties and in parking lots

In addition to stormwater management benefits, extensive landscaping throughout properties and in parking lots can soften the appearance of large structures, assist in energy conservation by reducing heat gain by buildings adjacent to large asphalt areas, and make walking around the site a more pleasant experience for pedestrians.



- A. Landscape islands at ends of rows**  
Terminate parking rows with a parking lot island or landscaped area.
- B. Landscape islands within long rows**  
Provide a parking island between at least every 10 parking spaces.
- C. Landscape islands with generous width**  
Provide parking lot islands that are the same dimension or greater than the parking stalls to support sufficient growing space.
- D. Strategically located shade trees**  
Provide a minimum of one shade tree for every parking lot island or landscaped area. Plant large canopy trees to provide maximum shade. In addition, plant shrubs, ground cover, perennials, or ornamental grasses on a minimum of 60% of every parking lot island.
- E. Use native landscape material**  
To reduce watering and maintenance needs, use native plants for all new ornamental landscape trees, shrubs and perennial plants.

### Parking lot landscaping

Landscaped areas at least 10 feet wide shall be provided around the periphery of parking areas. Such areas shall, at a minimum, extend the full length and width of the parking areas, except for necessary accessways, to prevent the encroachment of moving vehicles into parking areas. Landscaped islands between every 10 parking spaces or at the end of each parking row, whichever is less, shall be provided and shall be the length of the parking spaces in the row and at least 10 feet in width. There shall be a planting strip incorporated for every four rows of parking spaces. Such planting strip shall run parallel to parking rows and shall have a minimum width of 10 feet if double-loaded or seven feet if single-loaded.

West Vincent Township, Zoning Ordinance, Section 390-139, A, 4, C, 1-3. ►

### Toolbox

Parking Facilities: Design ►

Landscaping with Native Plants ►

SITE AMENITIES

# Green infrastructure, including innovative stormwater management

Green infrastructure design mimics nature and uses vegetation to help mitigate the stormwater management impacts of impervious surfaces. Integrating green infrastructure into the built environment helps preserve ecological function, manage stormwater, provide wildlife habitat, create a more beautiful landscape, and act as an amenity for users.

## Green infrastructure tools



**Bioswales**  
Drainage swales with gently sloped sides filled with vegetation to allow infiltration and filtration. Used as an alternative to storm sewers, bioswales also require less maintenance than turf grass swales because they need less water and no fertilizer.



**Green roofs**  
Vegetated roofs that help detain, filter, and absorb rainfall. They protect the underlying roof, reduce solar gain during the summer months, and provide habitat for wildlife. If located on a lower roof of the building, they can also be a visual amenity to higher floors or adjacent developments.



**Naturalized basins**  
Depressions planted with native vegetation to collect and store stormwater runoff. The shape of these basins are natural looking and avoid a rigid geometric appearance.



**Permeable pavement**  
Paved surfaces specially designed to allow water to soak through the surface and into the ground. This replenishes aquifers, filters out pollutants, and helps keep street trees healthy.



**Rain gardens**  
A shallow depression filled with a soil bed and planting materials to absorb and filter runoff. These gardens are suitable for many types of developments.



**Rain barrels and cisterns**  
Containers that capture and store stormwater for non-potable uses, such as irrigation. Rain barrels are typically located adjacent to buildings at single downspout locations. Cisterns may be located above or below ground and usually receive stormwater runoff from multiple downspout systems.



**Riparian buffer**  
A vegetative zone that serves as a buffer to pollutants, controls erosion, and provides habitat along waterways. Enhancement of the riparian buffer by replanting native grasses, shrubs, and trees is the first step to restoring the natural conditions of streams.



**Stormwater trees**  
Street trees planted in specially designed stone pits to hold excess water during intense rainstorms or as snow melts. Trees also reduce stormwater runoff through evapotranspiration.

### Innovative stormwater management systems incentives

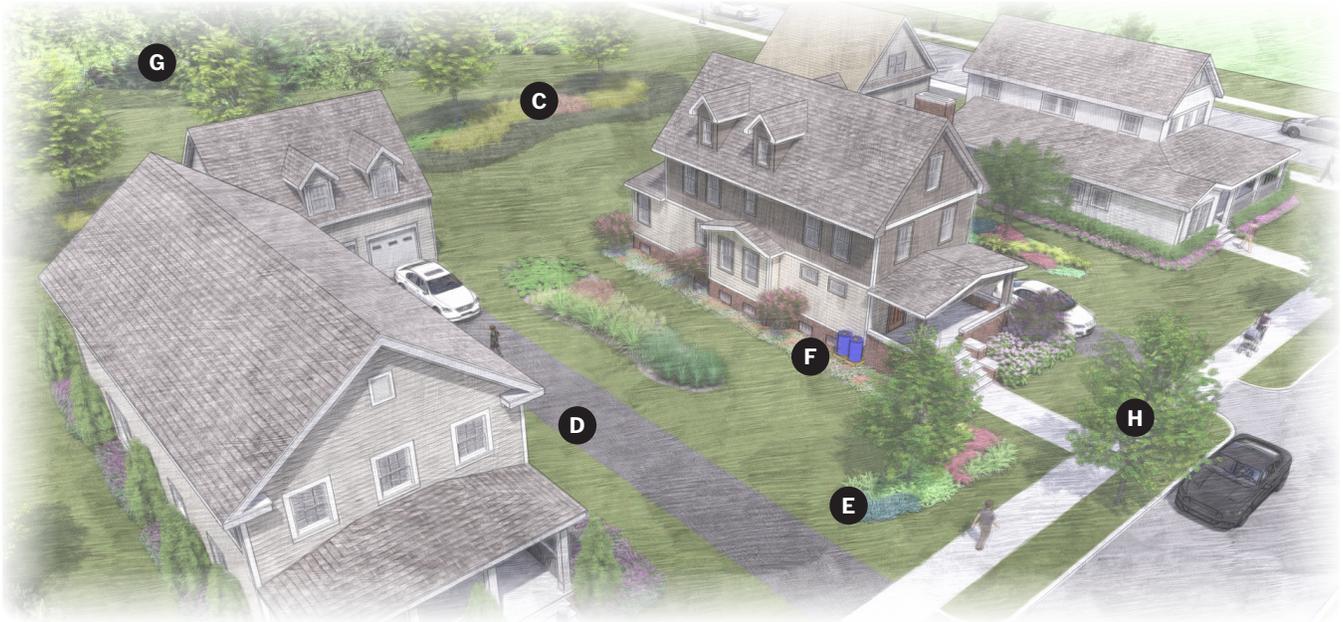
Allow building footprint or building height bonuses if installing innovative stormwater best management practices, such as green roof buildings capable of managing small storm events through rooftop landscaping or bioretention facilities and rain gardens as complementary landscape features.

Tredyffrin Township, Zoning Ordinance, Section 208-71, C. ▶

- Toolbox**
- Stormwater Management: Best Management Practices ▶
- Green Roofs ▶
- Street Trees ▶

## Residential Applications

A few simple considerations will help maximize the benefits of green infrastructure on residential properties. It is important to consider the natural topography of a property to see where water naturally pools. The type and quality of soil will also impact the type of green infrastructure that is possible. It is also important to pay attention to sun and shade on any property to ensure appropriate planting takes place, and consider the orientation of any trees with respect to the building to maximize cooling potential by planting along the west side.



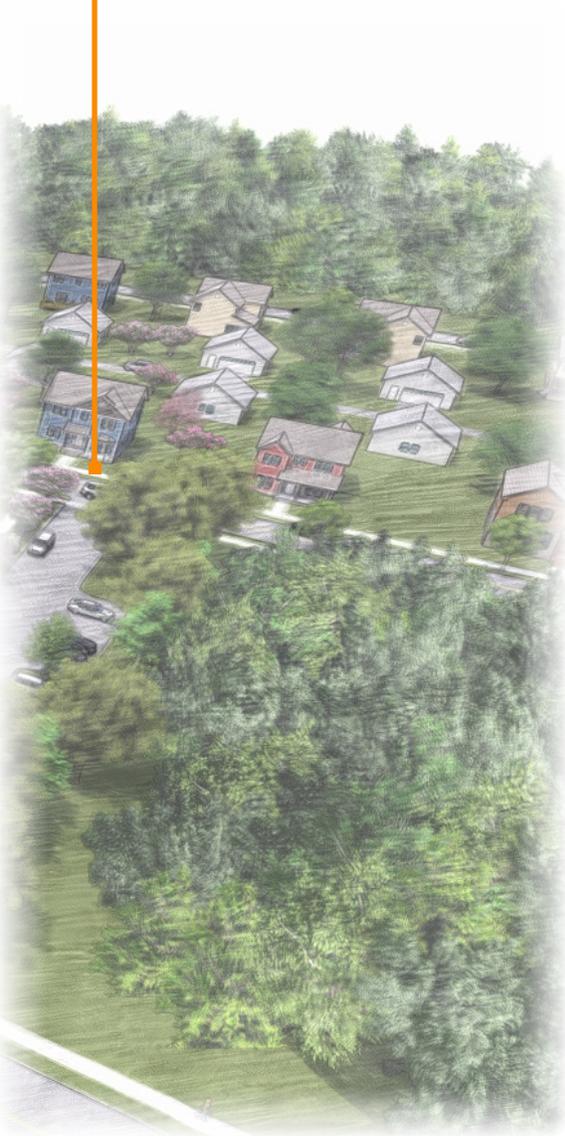
## Commercial and Institutional Applications

In parking lots, green infrastructure should be designed to enhance pedestrian-friendly walkways to main entrances, increase safety, and provide shade. Building specifications will define the opportunities for green roofs.





Pathways and  
sidewalks along  
streets and between  
buildings



## TRANSPORTATION

A safe, comfortable, and efficient transportation network incorporates design that reinforces walkability, enhances connectivity, and improves the quality of life for users. This section provides guidance on the design of elements supporting pedestrian safety, multimodal accessibility, and the use of public transportation.

TRANSPORTATION

# Parking to side or rear of buildings and limited in front

Locating parking areas at the side or rear of residential, commercial, industrial, or institutional uses improves the pedestrian experience along public frontages, fits with historic and residential characteristics better, and improves the appearance of a development viewed from the public right-of-way. When site constraints prevent positioning parking at the side or rear, parking lots in the front should have attractive landscaping to screen views of parked vehicles from the public right-of-way.

## Non-residential Parking



**Side or rear yard parking**

Parked vehicles should not dominate the view of a building from the street. Parking areas placed to the side or rear of the building create space for additional front yard landscaping and a more attractive appearance. A combination of landscaping and fencing or low walls should be used to effectively screen parked vehicles and service areas from public view.

**Side or rear yard parking**

All off-street parking shall be located at the rear of the lot, or if necessary, to the side of the lot, accessed by alleys or driveways, and shall be screened from view from any public street, non-motorized accessway, or neighboring residence.

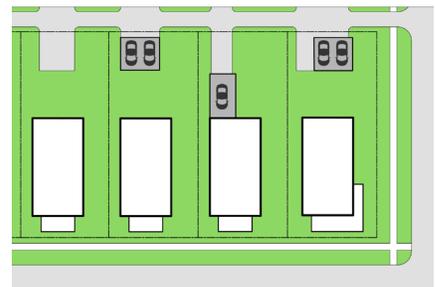
West Nottingham Township, Zoning Ordinance, Section 606, H, 3, d. ▶

**Parking setback**

The front edge of required parking areas shall be set back at least as far as the nearest facade of the principal building facing the front property line (porticos, open colonnades, and open porches excluded).

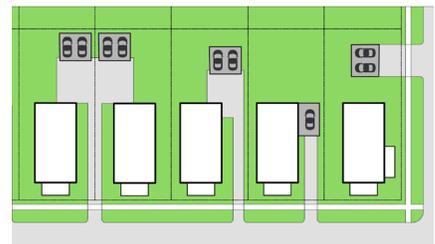
West Vincent Township, Zoning Ordinance, Section 390-61, A. ▶

## Residential Parking



**Use alleys, where possible**

Rear alley access eliminates the need for driveway entrances from the street, which creates greater walkability. Attached and detached rear-loaded garages allow more usable home interior living space.



**Minimize impacts of front-loaded garages**

Garages that are set back from the front facade, accessed by single-width driveways, or side-loaded consume less front yard space, which allows more space for street trees and landscaping and greater walkability.

**Toolbox**

Parking Facilities: Policy ▶

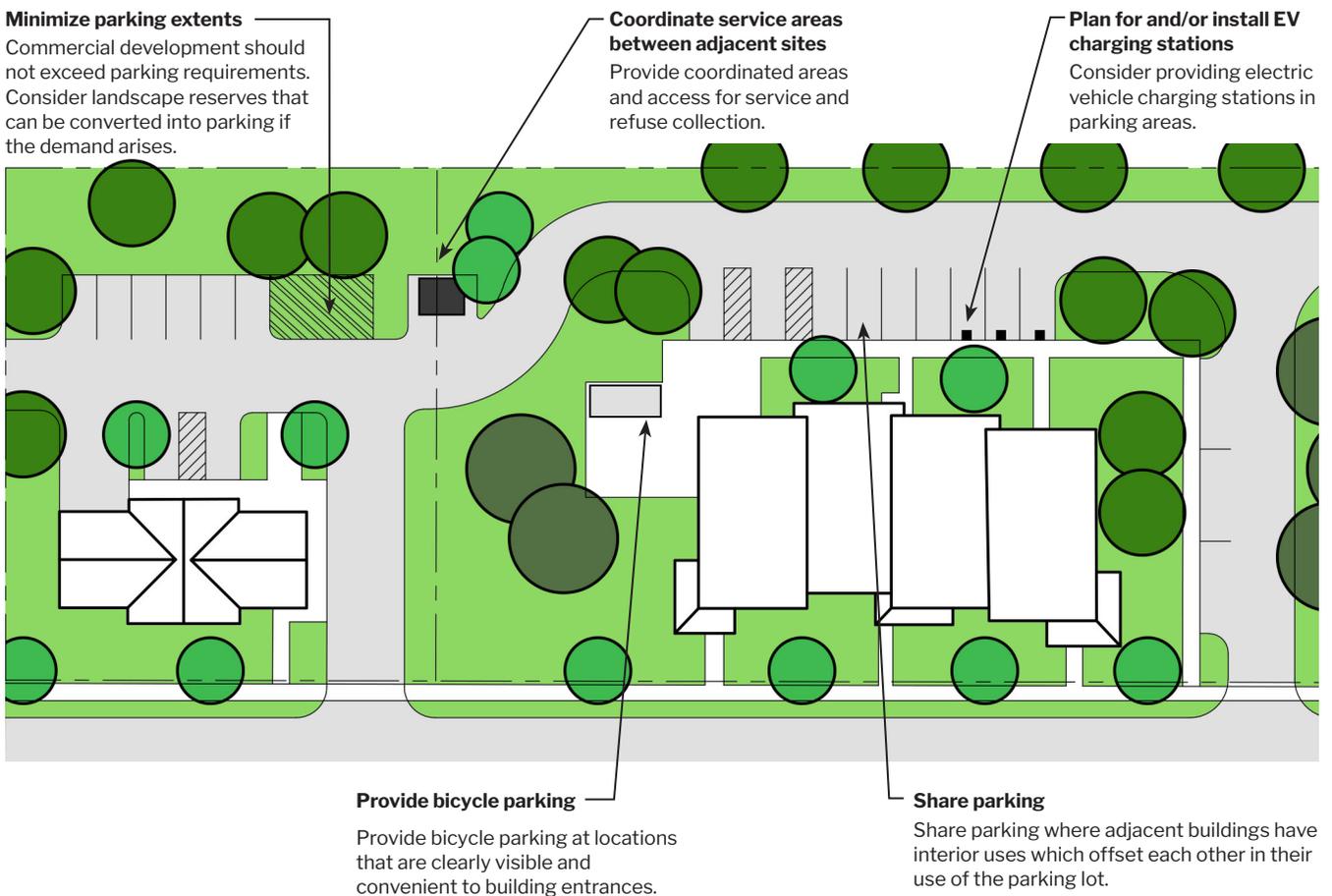
Parking Facilities: Design ▶

## TRANSPORTATION

## Small parking lots and parking areas

Off-street parking lots should be designed and located so they are safe, efficient, and do not disrupt the traditional scale and character of the Rural Center landscape. Parking that serves retail and mixed-use buildings should be on the rear side of properties and be organized into smaller interconnected lots. Flexible off-street parking requirements can help promote a pedestrian-oriented environment.

### Illustrative Plan



#### Parking area proportion

Parking areas shall be designed and landscaped so as to appear broken in mass, in proportion to the scale of structural development.

West Nottingham Township, Zoning Ordinance, Section 606, H, 3, a. ►

#### Toolbox

Chester County Multimodal Handbook ►

TRANSPORTATION

# Rectilinear street pattern with lanes and common driveways

A rectilinear, or grid, street pattern increases multimodal connectivity. For pedestrians, the grid creates a walkable environment and lessens conflicts with vehicles which move slower due to frequent intersections. For drivers of motor vehicles, the grid makes navigation easy and disperses traffic. It also provides efficiency for deliveries and services like snow plowing, street cleaning, and trash collection. Lanes and alleys provide a place for utilities and waste and recycling pickup and offer opportunities for green stormwater infrastructure. Common driveways reduce curb cuts and offer the ability to share maintenance.

 NOT RECOMMENDED

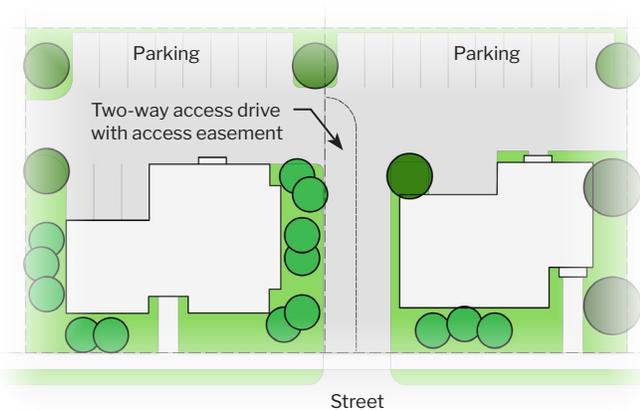


 RECOMMENDED



**Develop interconnected streets**

Create new streets that link to existing streets to increase capacity and help retain the cohesiveness of the community.



**Share access**

Share access points and circulation patterns to adjacent parking lots to minimize curb cuts and increase land-use efficiency.

**Gridded street pattern**

Streets shall follow a gridded pattern of street blocks and interconnecting streets and alleys, pedestrian ways, and sidewalks, to facilitate both vehicular and pedestrian circulation.

West Nottingham Township, Zoning Ordinance, Section 606, C, 1. ▶

**Toolbox**  
 Roadway Connectivity ▶  
 Official Map ▶

## TRANSPORTATION

## Pathways and sidewalks along streets and between buildings

Safe accommodation for pedestrians is an essential part of any site design. Pathways and sidewalks provide safe transportation options between local destinations and provide enjoyable recreational opportunities that encourage healthy lifestyles and enhance the quality of life within a community.

### Connect buildings to the pedestrian network

Where buildings are required to be set back far from the street, a strong pedestrian element should be developed to connect pedestrians to the local businesses and other uses in the surrounding area.

### Promote a pedestrian-friendly environment

Create pedestrian gathering areas with shade trees, plantings, and benches on public or private land.



### Establish safe pedestrian crossings

Where pedestrian circulation paths cross vehicular routes, provide a change in paving materials, textures or colors to emphasize the conflict point, improve visibility, enhance safety and add aesthetic appeal. Install and maintain continental crosswalk striping to promote driver compliance.

### Create a continuous pedestrian network

Establish clearly visible and direct pedestrian paths between neighboring buildings, between buildings and outlying parking areas, and between buildings and transit facilities.

### Pedestrian design standards

Sidewalks at least five feet in width are required along all road frontages. Sidewalks are required to connect the road frontage sidewalks to all front building entrances, parking areas, primary park areas, walking trails located in Red Hill Borough, open space, and any other destination that generates pedestrian traffic. Sidewalks shall connect to existing sidewalks on abutting tracts and other nearby pedestrian destination points.

Borough of Red Hill, PA, Zoning Ordinance, Section 27-319, 6, B, 1,3-4. ▶

### Toolbox

Bicycle and Pedestrian Facilities: Design ▶

Chester County Multimodal Handbook ▶

**Adaptive Reuse**

The process of repurposing existing buildings for viable new uses and modern day functions, rather than demolishing them. Reuse allows for a building's continued use and helps it remain a viable community asset. For more information: [Chesco Planning, Adaptive Reuse](#) ▶

**Americans with Disabilities Act (ADA)**

A federal Act that prohibits discrimination against people with disabilities in regard to employment, transportation, public accommodations, communications, and access to state and local government programs and services. For more information: [U.S. Department of Labor](#) ▶

**Best Management Practice**

A technique to most appropriately manage natural resources on a site, based on unique site conditions, planning, and engineering requirements. A BMP involves site development design that incorporates the most suitable technique, or combination of techniques, to best manage the resource.

For more information: [StormwaterPA](#) ▶

**Brownfields**

Abandoned or underutilized industrial and commercial sites that have, or may potentially have, some environmental contamination. Brownfields are most often located in developed areas with existing utilities and transportation facilities. Because of environmental problems and costs associated with clean up, brownfields are often passed over for development while large investments are made to convert greenfields into industrial and commercial uses. (See also Greyfields) For more information: [Chesco Planning, Redevelopment](#) ▶

**Complete Streets**

A transportation approach where the design enables safe access for all users, including pedestrians, bicyclists, motorists, and transit riders of all ages and abilities. For more information: [National Complete Streets Coalition](#) ▶

**Greyfields**

Economically obsolescent, outdated, or underutilized retail commercial lands such as older retail malls or strip centers that no longer attract adequate investment or tenants. Greyfields typically are not environmentally contaminated, but may contain older types of infrastructure that needs to be replaced or significantly updated. (See also Brownfields) For more information: [Chesco Planning, Redevelopment](#) ▶

**Growth Area, Designated Growth Area**

A region described in a comprehensive plan that includes and surrounds a city, borough or village, and within which: residential and mixed use development is permitted or planned for at densities of one unit to the acre or more; commercial, industrial, and institutional uses are permitted or planned for; and public infrastructure services are provided or planned. In *Landscapes3*, this area is comprised of the Urban Center, Suburban Center, Suburban, and Rural Center landscapes. For more information: [Pennsylvania Municipalities Planning Code](#) ▶

**Multimodal**

Involving several modes of transportation, including vehicular, pedestrian, bicyclist, public transit, and ride hailing services. For more information: [Chesco Planning, Transportation Planning](#) ▶

**Multi-use Trail**

Facilities commonly used by bicyclists, pedestrians, and other non-motorized modes of travel such as equestrians, cross country skiers, rollerbladers, baby strollers, and those utilizing wheelchairs. Multi-use trails are primarily found within state parks, county or municipal parks, or as regional trails such as Chester County's Chester Valley and Struble trails. For more information: [Chesco Planning, Transportation Planning](#) ▶

**Smart Growth**

An approach to development that encourages a mix of building types and uses, diverse housing and transportation options, development within existing neighborhoods, and community engagement. For more information: [Smart Growth America](#) ▶

**Universal Design**

Process and associated features that remove barriers to access and seek to create buildings and public spaces that are inherently accessible to all people, including the elderly and people with disabilities. For more information: [Government Services Administration](#) ▶

**Walkability**

A measure of how friendly a place or area is to walking. Walkability is an important concept in sustainable urban design. For more information: [Smart Growth America](#) ▶



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**Chester County Board of Commissioners**

Marian Moskowitz

Josh Maxwell

Michelle Kichline



# Director's Report