



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
The Colonial Theatre, Phoenixville, PA

Hybrid Meeting
June 13, 2023

AGENDA

3:00 p.m. 1. CALL TO ORDER

A. Chair’s Welcome

Chair

2. PUBLIC COMMENT

Chair

3:05 p.m. 3. ACTION ITEMS

B. Approval of Commission Meeting Minutes – May 10, 2023

Commission

C. Act 247 Reviews – May 2023 Applications

Act 247 Team

1) Subdivision and Land Development Plan Reviews (29)

- | | |
|-------------------------------|----------------|
| 1. East Bradford Township | SD-04-23-17620 |
| 2. East Coventry Township | SD-04-23-17611 |
| 3. East Nottingham Township | SD-04-23-17621 |
| 4. East Whiteland Township | SD-04-23-17628 |
| 5. Easttown Township | SD-04-23-17632 |
| 6. Honey Brook Township | LD-04-23-17638 |
| 7. Honey Brook Township | SD-04-23-17637 |
| 8. London Grove Township | LD-04-23-17641 |
| 9. New Garden Township | LD-04-23-17615 |
| 10. North Coventry Township | SD-04-23-17625 |
| 11. Penn Township | SD-05-23-17650 |
| 12. Pennsbury Township | SD-04-23-17624 |
| 13. Phoenixville Borough | LD-04-23-17612 |
| 14. Sadsbury Township | LD-04-23-17633 |
| 15. Upper Uwchlan Township | SD-04-23-17622 |
| 16. Warwick Township | SD-05-23-17661 |
| 17. West Caln Township | SD-04-23-17630 |
| 18. West Chester Borough | SD-04-23-17640 |
| 19. West Fallowfield Township | LD-04-23-17634 |
| 20. West Fallowfield Township | LD-04-23-17635 |
| 21. West Fallowfield Township | SD-04-23-17631 |
| 22. West Nantmeal Township | SD-04-23-17603 |
| 23. West Nantmeal Township | SD-04-23-17604 |
| 24. West Sadsbury Township | LD-04-23-17608 |
| 25. West Sadsbury Township | SD-04-23-17606 |
| 26. West Vincent Township | CU-05-23-17644 |
| 27. West Vincent Township | SD-05-23-17673 |
| 28. West Whiteland Township | LD-04-23-17605 |
| 29. Willistown Township | SD-04-23-17627 |

2) Comprehensive Plan, Zoning and Subdivision Ordinance Amendment, Miscellaneous Reviews (8)

- 1. East Caln Township SA-04-23-17618
- 2. East Caln Township ZA-04-23-17642
- 3. East Whiteland Township SA-04-23-17609
- 4. Honey Brook Township SA-04-23-17636
- 5. South Coatesville Borough ZA-05-23-17666
- 6. Tredyffrin Township MA-05-23-17646
- 7. Tredyffrin Township SA-05-23-17643
- 8. Willistown Township CP-04-23-17623

D. Act 537 Reviews – May 2023 Applications

Carrie Conwell

- 1) Major Applications (0)
- 2) Minor Applications (3)
 - 1. Birmingham Township, 1305 Wilmington Pike, 65-4-78.5, consistent
 - 2. East Vincent Township, 620 W. Seven Stars Road, 21-5-202, consistent
 - 3. New Garden Township, Rouse Chamberlin – Bancroft, 60-1-87, consistent

3:15 p.m. 4. DISCUSSION AND INFORMATION ITEMS

E. Sustainability Division Update

Rachael Griffith

F. Multimodal Transportation Planning Division Update

Brian Styche

G. Design & Technology Division Update

Paul Fritz

H. Community Planning Division Update

William Deguffroy

I. Agricultural Development Council Update

Brian O’Leary

J. Director’s Report

Brian O’Leary

4:00 p.m. 5. ADJOURNMENT

Action Items



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MINUTES: Regular Monthly Meeting
Chester County Planning Commission

Hybrid - GSC Suite 351E
May 10, 2023

MEMBERS PRESENT IN PERSON: Michael Heaberg, Chair; Nate Cline, Vice Chair; Roberta Cosentino; Matt Hammond; Andrew Wright.

MEMBERS PRESENT VIA ZOOM: Doug Fasick; Stephanie Duncan; Molly Morrison.

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; Ann Lane; Colin Murtoff; Kevin Myers; Joe Shanley; Nancy Shields; Brian Styche; Sally Warren.

STAFF PRESENT VIA ZOOM: Glenn Bentley; Chris Bittle; Wes Bruckno; Steve Buck; Carrie Conwell; Richard Drake; Paul Farkas; Jake Michael; Carolyn Oakley; Chris Patriarca; Patty Quinn, Elle Steinman; Diana Zak.

VISITORS PRESENT IN PERSON: None.

VISITORS PRESENT VIA ZOOM: None.

CALL TO ORDER:

The regular monthly meeting of the Chester County Planning Commission held in person in the Government Services Center Suite 351E and via Zoom audio/video on Wednesday, May 10, 2023 was called to order at 2:00 P.M. by Chair Michael Heaberg.

Public Comment: There were no public comments.

ACTION ITEMS:

Approval of Meeting Minutes:

A MOTION TO APPROVE THE MINUTES FOR THE APRIL 12, 2023 MEETING OF THE CHESTER COUNTY PLANNING COMMISSION WAS MADE BY MR. CLINE, SECONDED BY MR. WRIGHT, AND PASSED BY UNANIMOUS VOTE OF THE COMMISSION.

Act 247 Reviews:

Subdivision and Land Development Reviews – April 2023:

There were eleven (11) Subdivision and Land Development Reviews prepared in April.

A MOTION TO APPROVE THE ELEVEN (11) SUBDIVISION AND LAND DEVELOPMENT REVIEWS WAS MADE BY MR. HAMMOND, SECONDED BY MS. CONSENTINO, AND PASSED BY UNANIMOUS VOTE OF THE COMMISSION.

Mr. Hammond recused himself from the following applications: SD-03-23-17597; LD-03-23-17599.

Mr. Cline recused himself from the following applications: SD-04-23-17607; LD-03-23-17589; SD-03-23-17590.

Comprehensive Plan, Zoning and Subdivision Ordinance Amendments, Miscellaneous Reviews – April 2023:

There were four (4) Comprehensive Plan, Zoning and Subdivision Ordinance Amendment, and Miscellaneous Reviews prepared in April.

A MOTION TO APPROVE THE FOUR (4) COMPREHENSIVE PLAN, ZONING AND SUBDIVISION ORDINANCE AMENDMENT, AND MISCELLANEOUS REVIEWS WAS MADE BY MS. MORRISON, SECONDED BY MS. COSENTINO, AND PASSED BY UNANIMOUS VOTE OF THE COMMISSION.

Mr. Cline recused himself from the following application: ZA-03-23-17580.

Act 537 Reviews:

Ms. Conwell presented the Commission with two (2) minor Act 537 reviews for the month of April.

A MOTION TO APPROVE THE TWO (2) MINOR ACT 537 REVIEWS WAS MADE BY DR. FASIC, SECONDED BY MR. HAMMOND, AND PASSED BY UNANIMOUS VOTE OF THE COMMISSION.

Vision Partnership Program:

Mr. Deguffroy presented the Commission with two (2) Vision Partnership Program 2023 Round One Grants.

A MOTION TO APPROVE THE TWO (2) VISION PARTNERSHIP PROGRAM 2023 ROUND ONE GRANTS WAS MADE BY MR. HAMMOND, SECONDED BY MR. CLINE, AND PASSED BY UNANIMOUS VOTE OF THE COMMISSION.

Mr. Deguffroy presented the Commission with one (1) Vision Partnership Program 2022 Round Two Grant Amendment.

A MOTION TO APPROVE THE ONE (1) VISION PARTNERSHIP PROGRAM 2022 ROUND TWO GRANT AMENDMENT WAS MADE BY MR. CLINE, SECONDED BY MR. WRIGHT, AND PASSED BY UNANIMOUS VOTE OF THE COMMISSION.

DISCUSSION AND INFORMATION ITEMS:

Agricultural Development Council Update:

Ms. Lane reported on rural road safety week, which is part of a larger work program initiative, partnering with CCPC's transportation division. The rural roads safety social media campaign was the most successful in over eight years. The press release was a joint effort with the Chester-

Delaware County Farm Bureau. Ms. Lane hopes to partner with the Intermediate Unit for new and beginner drivers.

Next, Ms. Lane gave an update on the Farm Tales program which is held quarterly at the Coatesville Area Public Library. Ms. Lane works with Deb Ellis on this program providing seasonally-themed youth programs, which include reading a book and doing a craft. Ms. Ellis is a Farm Bureau board member, retired teacher, and egg farmer. Ms. Lane hopes to franchise this program out to other libraries and school districts.

Sustainability Division Update:

Ms. Griffith reported on the kickoff meeting for the local government climate action plan team, which was attended by twelve municipalities. A potential organizational structure and group mission were discussed. The next steps will include reporting back to the Environmental and Energy Advisory Board (EEAB) and coming up with the best way to work with the municipalities.

Ms. Griffith also reported that discussions about referencing the climate action plan in CCPC's 247 review letters took place at last month's EEAB meeting.

Multimodal Transportation Division Update:

Mr. Styche reported that Steve Buck and Alex Sankaran were honored at the Greater Valley Forge (GVF) annual meeting by receiving the Transportation Demand Management (TDM) Top Professionals under 40 Award.

Next, Mr. Styche reported on the public transportation and trails plan outreach hybrid event. At this event, Alex Sankaran gave an update on the public transportation plan; Steve Buck gave an update on the trails master plan; and Patty Quinn gave an update on the funding and programming for the transportation priority projects.

Lastly, Mr. Styche reported on the Celebrate Trails Day at Exton Park sponsored by the Rails to Trails Conservancy, IM ABLE Foundation, and the PA Center for Adapted Sports. Adaptive cycling equipment demonstrations and a group trail ride took place.

Design and Technology Division Update:

Mr. Fritz reported that the pace for residential applications is normalizing. Next, Mr. Fritz introduced Colin Murtoff, CCPC's GIS Planner. Mr. Murtoff's tasks include comprehensive plan mapping, graphic reports, mapping for studies, maintenance of the website's mapping index, GIS data gathering, aerial map requests, and spatial analysis. Mr. Murtoff reported that interactive web maps give the user the ability to explore and interact with a map. Interactive maps on the CCPC website can be found here: <https://www.chescoplanning.org/Resources/MapGallery.cfm>. Lastly, Mr. Murtoff highlighted the historic resource atlas project. The goal of this project is to verify and digitize Chester County's historic resource data. Mr. Murtoff demonstrated an interactive historic resource map. Ms. Morrison suggested adding a protected parcel layer to the historic resource mapping.

Community Planning Division Update:

Mr. Deguffroy gave an update on the 2023 Town Tours and Village Walks (TTVW) program. This year's theme is Our Agricultural Heritage. The kickoff TTVW will be held on June 8, 2023 at the West Chester United Methodist Church. Tours will continue through the end of August 2023.

TTVW details can be found on the CCPC website:

<https://www.chescoplanning.org/Historic/TownTours/Introduction.cfm>

Lastly, Mr. Deguffroy introduced and played a video that Joe Shanley and Mark Gallant created for Take Your Child to Work Day. The video showed how drone footage can help with all areas of planning a community.

Mr. Myers gave an overview of his role as the planning commission's urban planner. He reported that he works with the Department of Community Development (DCD) to review applications for the county's Community Revitalization Program, which is focused on capital improvement projects for the county's 16 urban centers. As a step in this process, Mr. Myers works on the Urban Centers Improvement Inventory (UCII) update annually.

Next, Mr. Myers reported on current VPP urban centers projects. The Oxford Borough Comprehensive Plan is entering the public review stage. The West Grove Borough Zoning Amendments project is a new VPP project which kicked off this month. The Atglen Borough Zoning Amendments project is for minor zoning updates.

Lastly, Mr. Myers informed the board that plans are in process for this fall's Urban Centers Forum. Mr. Myers asked the board for their input on topics to be covered at this fall's forum. Topics suggested include: historic structures, adaptive reuse, and environmental issues.

Director's Report:

Mr. O'Leary reported that three CCPC groups are presenting at the CCATO conference. Rachael Griffith is presenting on climate action, Brian Styche is presenting on transportation, and Paul Fritz is presenting on development design.

Next, Mr. O'Leary reported that TMACC is holding their awards meeting this week. DVRPC is receiving a TMACC award for the work they did on Chester County's freight plan. The Commissioners are receiving an award for their advocacy work on the Schuylkill River Passenger Rail Authority.

Mr. O'Leary reminded the board of the May 31 Open Space event being held at the Government Services Center, which will mainly focus on municipal officials.

Next, Mr. O'Leary reported that the Chester County visit of the new executive director of DVRPC, Ariella Maron, went well. CCPC staff took Ms. Maron around the county, ending at the Commissioners' office for a lunch meeting.

Mr. O'Leary thanked those involved in the transportation priority projects prioritization. A meeting with the state legislative group in June is the next step.

Lastly, Mr. O'Leary reminded the board that the June board meeting will be on Tuesday, June 13, 2023, and will be off site in the borough of Phoenixville at The Colonial Theater. Lunch will be served at The Colonial Theater (12:30pm-1:30pm), followed by a walking and bus tour of the borough (1:30pm-3:00pm), ending back at The Colonial Theatre for a shortened board meeting (3:00pm-4:00pm). Mr. Wright suggested putting together a 1996/1997 original steel plant master plan to compare to what the steel plant has become today.

ADJOURNMENT

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

Respectfully submitted,

A handwritten signature in blue ink that reads "Brian N. O'Leary". The signature is written in a cursive style with a large, looped initial 'B'.

Brian N. O'Leary, AICP
Secretary

BNO/ncs

Act 247 Reviews

Subdivision & Land Development



Act 247 Reviews of Proposed Development

during May 2023

Symbols

Residential Lots/Units

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

Non-Residential Square Feet

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

Other

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

Landscapes³

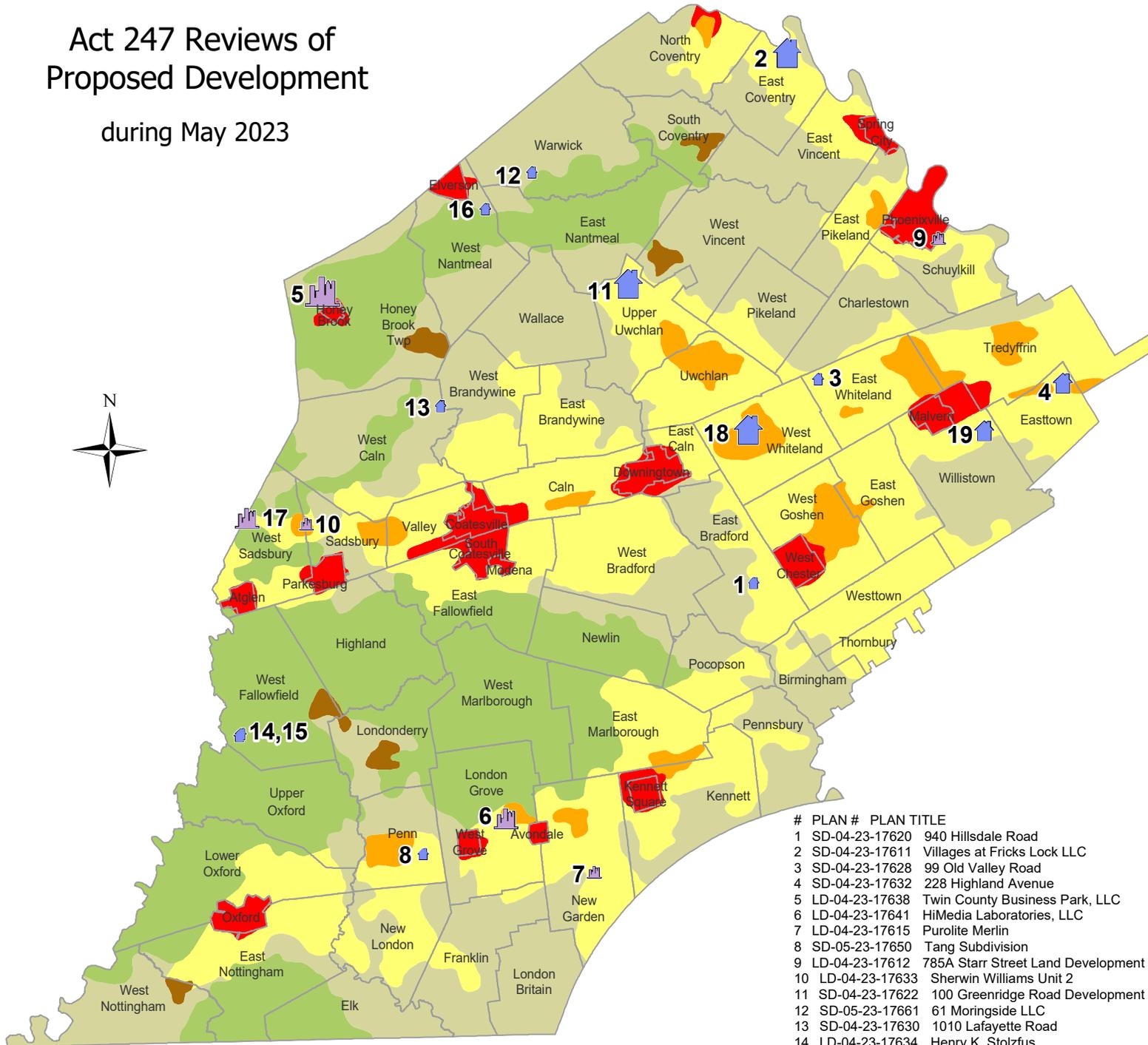
Growth Areas

-  Urban Center
-  Suburban Center
-  Suburban
-  Rural Center

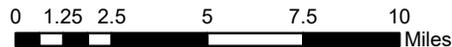
Rural Resource Areas

-  Rural
-  Agricultural

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

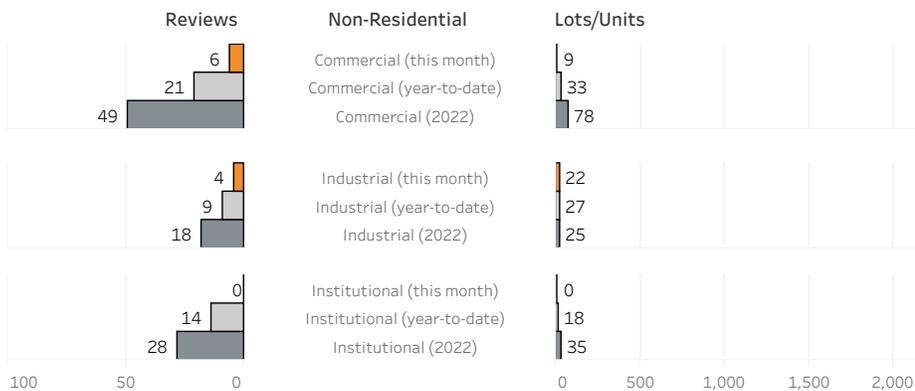
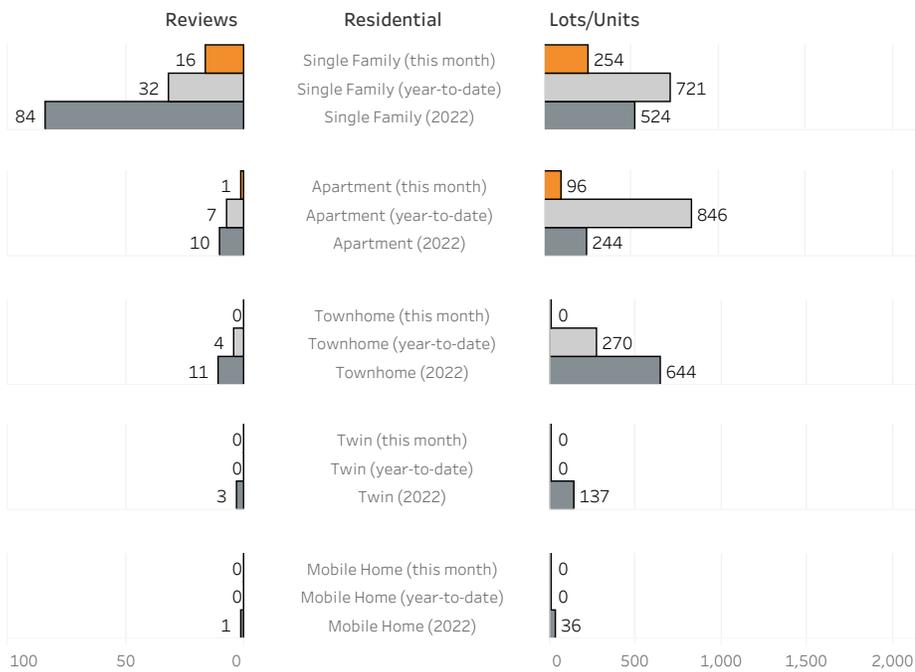
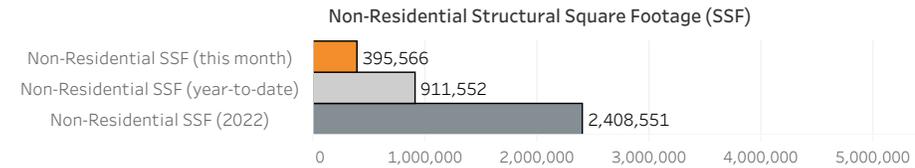


| # | PLAN # | PLAN TITLE |
|----|----------------|------------------------------------|
| 1 | SD-04-23-17620 | 940 Hillsdale Road |
| 2 | SD-04-23-17611 | Villages at Fricks Lock LLC |
| 3 | SD-04-23-17628 | 99 Old Valley Road |
| 4 | SD-04-23-17632 | 228 Highland Avenue |
| 5 | LD-04-23-17638 | Twin County Business Park, LLC |
| 6 | LD-04-23-17641 | HiMedia Laboratories, LLC |
| 7 | LD-04-23-17615 | Purolite Merlin |
| 8 | SD-05-23-17650 | Tang Subdivision |
| 9 | LD-04-23-17612 | 785A Starr Street Land Development |
| 10 | LD-04-23-17633 | Sherwin Williams Unit 2 |
| 11 | SD-04-23-17622 | 100 Greenridge Road Development |
| 12 | SD-05-23-17661 | 61 Morningside LLC |
| 13 | SD-04-23-17630 | 1010 Lafayette Road |
| 14 | LD-04-23-17634 | Henry K. Stolzhus |
| 15 | LD-04-23-17635 | John L. Kauffman |
| 16 | SD-04-23-17604 | Stoltzfus Enterprises, LTD. |
| 17 | LD-04-23-17608 | 5791 West Lincoln Highway |
| 18 | LD-04-23-17605 | Keva Flats |
| 19 | SD-04-23-17627 | 314 South Valley Road |



Subdivision and Land Development Applications

May 2023



Subdivision and Land Development Reviews 5/1/2023 to 5/31/2023

| Municipality | Plan # | Title | Review Date | Acreage | Land Use | Lots/Units | Non-Res. Sq. Footage | Structure Use | Non-Res. Bldgs. | Roads (L. Feet) | Landscapes ³ (Yes, No, N/R) |
|--------------------------|----------------|-------------------------------------|-------------|---------|----------------------------------------|------------|----------------------|----------------------------------------------------------------------------|-----------------|-----------------|----------------------------------------|
| East Bradford Township | SD-04-23-17620 | 940 Hillsdale Road | 5/25/2023 | 3.99 | Single Family Residential | 2 | | Residential Single Family Residential | | 0 | Yes |
| East Coventry Township | SD-04-23-17611 | Villages at Fricks Lock LLC | 5/15/2023 | 98.00 | Single Family Residential | 155 | | Residential Single Family Residential | | 8,592 | Yes |
| East Nottingham Township | SD-04-23-17621 | Testerman Properties | 5/15/2023 | 4.23 | Single Family Residential Industrial | 2 | | Residential Single Family Residential Industrial | | 0 | Yes |
| East Whiteland Township | SD-04-23-17628 | 99 Old Valley Road | 5/24/2023 | 14.57 | Single Family Residential | 2 | | Residential Single Family Residential | | | Yes |
| Easttown Township | SD-04-23-17632 | 228 Highland Avenue | 5/25/2023 | 7.29 | Single Family Residential Agricultural | 11 | | Residential Single Family Residential Agricultural Open Space Conservation | | 650 | Yes |
| Honey Brook Township | LD-04-23-17638 | Twin County Business Park, LLC | 5/23/2023 | 53.02 | Industrial | 7 | 286,025 | Industrial Warehouse | 7 | 2,418 | Yes |
| Honey Brook Township | SD-04-23-17637 | Twin County Business Park, LLC | 5/23/2023 | 53.02 | Industrial | 10 | | Industrial | | | Yes |
| London Grove Township | LD-04-23-17641 | HiMedia Laboratories, LLC | 5/18/2023 | 8.54 | Industrial Industrial Industrial | 3 | 17,936 | Industrial Warehouse Industrial Manufacturing Industrial Office Building | 3 | | Yes |
| New Garden Township | LD-04-23-17615 | Purolite Merlin | 5/15/2023 | 11.72 | Industrial | 1 | 7,780 | Industrial Unique | 1 | 0 | Yes |
| North Coventry Township | SD-04-23-17625 | Frederick N. & Suzanne M. Travaline | 5/1/2023 | 6.75 | Single Family Residential | 2 | | Residential Single Family Residential | | 0 | Yes |
| Penn Township | SD-05-23-17650 | Tang Subdivision | 5/17/2023 | 3.06 | Single Family Residential | 2 | | Residential Single Family Residential | | | Yes |

Subdivision and Land Development Reviews 5/1/2023 to 5/31/2023

| 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) |
|---------------------------|----------------|------------------------------------|-------------|---------|-------------------------------------------|------------|----------------------|-------------------------------------------------------------------------|-----------------|-----------------|----------------------------|
| Pennsbury Township | SD-04-23-17624 | Darlington/McAnally Subdivision | 5/26/2023 | 23.00 | Agricultural | 2 | | Agricultural Farm/Pasture Land | | | Yes |
| Phoenixville Borough | LD-04-23-17612 | 785A Starr Street Land Development | 5/1/2023 | 1.00 | Commercial | 1 | 8,800 | Commercial Retail | 1 | | Yes |
| Sadsbury Township | LD-04-23-17633 | Sherwin Williams Unit 2 | 5/12/2023 | 9.48 | Commercial | 1 | 5,000 | Commercial Retail | 1 | | Yes |
| Upper Uwchlan Township | SD-04-23-17622 | 100 Greenridge Road Development | 5/23/2023 | 65.95 | Single Family Residential | 64 | | Residential Single Family Residential | | 4,745 | Yes |
| Warwick Township | SD-05-23-17661 | 61 Morningside LLC | 5/26/2023 | 5.00 | Single Family Residential | 2 | | Residential Single Family Residential | | | Yes |
| West Caln Township | SD-04-23-17630 | 1010 Lafayette Road | 5/17/2023 | 12.74 | Single Family Residential | 2 | | Residential Single Family Residential | | | Yes |
| West Chester Borough | SD-04-23-17640 | 7-11 North Church Street | 5/24/2023 | 0.08 | Commercial | 1 | | Commercial Retail | | | Yes |
| West Fallowfield Township | LD-04-23-17634 | Henry K. Stolzfuls | 5/31/2023 | 10.46 | Single Family Residential | 1 | | Residential Single Family Residential | | | Yes |
| West Fallowfield Township | LD-04-23-17635 | John L. Kauffman | 5/17/2023 | 10.52 | Single Family Residential | 1 | | Residential Single Family Residential | | | Yes |
| West Fallowfield Township | SD-04-23-17631 | Andrew Laffey | 5/23/2023 | 79.60 | Single Family Residential Agricultural | 2 | | Residential Single Family Residential Agricultural Farm/Pasture Land | | | Yes |
| West Nantmeal Township | SD-04-23-17603 | Fidelity Contracting | 5/11/2023 | 7.52 | Commercial | 1 | | Commercial | | 0 | Yes |
| West Nantmeal Township | SD-04-23-17604 | Stoltzfus Enterprises, LTD. | 5/1/2023 | 10.18 | Single Family Residential | 2 | | Residential Single Family Residential | | | Yes |

Subdivision and Land Development Reviews 5/1/2023 to 5/31/2023

| Municipality | Plan # | Title | Review Date | Acreage | Land Use | Lots/Units | Non-Res. Sq. Footage | Structure Use | Non-Res. Bldgs. | Roads (L. Feet) | Landscapes3 (Yes, No, N/R) |
|-----------------------------------------------------------------|----------------|-------------------------------------------|-------------|---------------------|----------------------------------------|-----------------------|----------------------------------|----------------------------------------------------------------------------------|---------------------------|-----------------------------------|----------------------------|
| West Sadsbury Township | LD-04-23-17608 | 5791 West Lincoln Highway | 5/19/2023 | 12.28 | Commercial Commercial Commercial | 3 | 70,025 | Commercial Warehouse Commercial Office Building Commercial Retail | 4 | 0 | Yes |
| West Sadsbury Township | SD-04-23-17606 | 5791 West Lincoln Highway | 5/19/2023 | 12.28 | Commercial | 2 | | Commercial | | 0 | Yes |
| West Vincent Township | SD-05-23-17673 | Greenway Boundary Adjustment Plan 5-15-23 | 5/18/2023 | 14.55 | Single Family Residential | 1 | | Residential Single Family Residential | | 0 | Yes |
| West Whiteland Township | LD-04-23-17605 | Keva Flats | 5/5/2023 | 19.59 | Apartment | 96 | | Residential Apartment | | | Yes |
| Willistown Township | SD-04-23-17627 | 314 South Valley Road | 5/18/2023 | 14.98 | Single Family Residential | 6 | | Residential Single Family Residential | | 0 | Yes |
| Grand Totals of Subdivision and Land Development Reviews | | 28 Reviews | | 573.40 Acres | | 385 Lots/Units | 395,566 Non-Res. Sq. Feet | | 17 Non-Res. Bldgs. | 16,405 Linear Feet Roadway | |

There are **28** plans consistent, **0** plans inconsistent, and **0** plans with no relevance to **Landscapes3**.

Unofficial Sketch Plan Evaluations

5/1/2023 to 5/31/2023

| 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) |
|--------------|--------|-------|-------------|---------|----------|------------|----------------------|---------------|-----------------|-----------------|----------------------------|
|--------------|--------|-------|-------------|---------|----------|------------|----------------------|---------------|-----------------|-----------------|----------------------------|

No Unofficial Sketch Plan Evaluations were conducted during this timeframe.

Conditional Use Reviews 5/1/2023 to 5/31/2023

| 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) |
|------------------------------------------------|----------------|----------------------------------------------------------------------------------|-------------|--------------------|---------------------------|---------------------|----------------------------|---------------------------------------|--------------------------|------------------------------|----------------------------|
| West Vincent Township | CU-05-23-17644 | Post Construction Stormwater Management Plan for a Proposed Residential Dwelling | 5/17/2023 | 18.80 | Single Family Residential | 1 | 0 | Residential Single Family Residential | | 0 | Yes |
| Grand Totals of Conditional Use Reviews | | 1 Reviews | | 18.80 Acres | | 1 Lots/Units | 0 Non-Res. Sq. Feet | | 0 Non-Res. Bldgs. | 0 Linear Feet Roadway | |

There are **1** Conditional Use consistent, **0** Conditional Use inconsistent, and **0** Conditional Use with no relevance to **Landscapes3**.

Subdivision & Land Development Letters





THE COUNTY OF CHESTER



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

May 25, 2023

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

Re: Preliminary Subdivision - 940 Hillsdale Road
East Bradford Township – SD-04-23-17620

Dear Ms. Cantlin:

A Preliminary Subdivision Plan entitled "940 Hillsdale Road", prepared by Yohn Engineering, and dated April 11, 2023, was received by this office on April 27, 2023. This plan is reviewed by the Chester County Planning Commission in accord with the provisions of Section 502 of the Pennsylvania Municipalities Planning Code. We offer the following comments on the proposed subdivision for your consideration.

PROJECT SUMMARY:

| | |
|--------------------------------------|----------------------------------------------------------|
| Location: | the south side of Hillsdale Road, west of Chandlee Drive |
| Site Acreage: | 3.99 |
| Lots/Units: | 1 existing lot; 2 proposed lots |
| Non-Res. Square Footage: | 0 |
| Proposed Land Use: | Single Family Residential |
| Municipal Land Use Plan Designation: | Medium Density Residential |
| UPI#: | 51-5-92.1 |

PROPOSAL:

The applicant proposes the creation of two residential lots. The existing residence will remain on Lot 2; the existing accessory garage on this lot will be removed, and a new garage will be constructed. The project site, which will be served by onsite water and onsite sewer, is located in the R-3 Residential zoning district.

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

COUNTY POLICY:

LANDSCAPES:

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

WATERSHEDS:

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

PRIMARY ISSUES:

3. We suggest that the applicant and Township investigate the feasibility of a shared driveway arrangement, utilizing the existing driveway entrance on Lot 2 for vehicular access for both lots, via a shared driveway easement. Shared driveways can reduce the number of new access points on public roads, limit impervious coverage, reduce earth disturbance and lower construction costs.

ADMINISTRATIVE ISSUES:

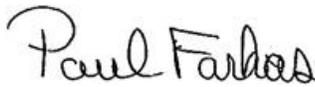
4. Land disturbance and land development activities that occur within Chester County must comply with the **County-wide Act 167 Stormwater Management Plan for Chester County, PA** (August 2022) and the associated Act 167 stormwater management ordinance standards adopted by each municipality.
5. Our copy of the Township's zoning map, dated July 2019, indicates the project site is located in the R-3 Residential district. While the zoning data tables on the plan appear to provide the area and bulk requirements of the R-3 district, the table headers indicate that the project site is located in the R-1 Residential district instead. This should be corrected by the applicant.
6. The Waivers Requested table on Sheet 2 indicates that the applicant is requesting one waiver from the plan requirements for landscape plans set forth in Section 95-25.1.C(1) 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.
7. According to County Assessment records, the correct location and zip code for the project site is West Chester, PA 19382, rather than Malvern, PA 19355 as noted in the project address block. This should be corrected by the applicant.

Page: 4
Re: Preliminary Subdivision - 940 Hillsdale Road
East Bradford Township – SD-04-23-17620

8. Stormwater Management Operation and Maintenance Procedures Note B on Sheet 5 indicates that the responsibility for the continued maintenance and operation of the stormwater management system and other associated facilities shall be the obligation of the property owner. Ongoing efforts by the municipality may be needed to educate the homeowners so that they can fully understand and fulfill the operation and maintenance requirements for these facilities.
9. A minimum of five (5) copies of the plan should be presented at the Chester County Planning Commission for endorsement to permit recording of the final plan in accord with the procedures of Act 247, the Pennsylvania Municipalities Planning Code, and to meet the requirements of the Recorder of Deeds, the Assessment Office, and the Health Department.

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

Sincerely,



Paul Farkas
Senior Review Planner

cc: Rudloff Custom Builders Inc.
Yohn Engineering
940 Hillsdale Road, LLC, c/o Ed Rudloff
Chester County Health Department



THE COUNTY OF CHESTER



COMMISSIONERS
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Josh Maxwell
Michelle Kichline

Brian N. O’Leary, AICP
Executive Director

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May 16, 2023

Eugene C. Briggs, Jr., Township Manager
East Coventry Township
855 Ellis Woods Road
Pottstown, PA 19465

Re: Preliminary Subdivision and Land Development Plan - Villages at Fricks Lock LLC
East Coventry Township - SD-04-23-17611

Dear Mr. Briggs:

A preliminary subdivision and land development plan entitled "Villages at Fricks Lock LLC", prepared by Edward B. Walsh and Associates, Inc. and dated March 27, 2023, was received by this office on April 17, 2023. This plan is reviewed by the Chester County Planning Commission in accord with the provisions of Section 502 of the Pennsylvania Municipalities Planning Code. We offer the following comments on the proposed subdivision and land development plan for your consideration.

PROJECT SUMMARY:

Location: East of Schuylkill Road (State Route 724), south of Fricks Lock Road and west of Sanatoga Road
Site Acreage: Approx. 99 acres
Lots: 155 units
Proposed Land Use: Single Family Residential
Municipal Land Use Plan Designation: Undeveloped or Agricultural Parcels (Figure 7.4 “Future Land Use”, East Coventry Township Comprehensive Plan 2003)
UPI#: 18-1-24, 18-1-28, 18-1-8, 18-1-25

PROPOSAL:

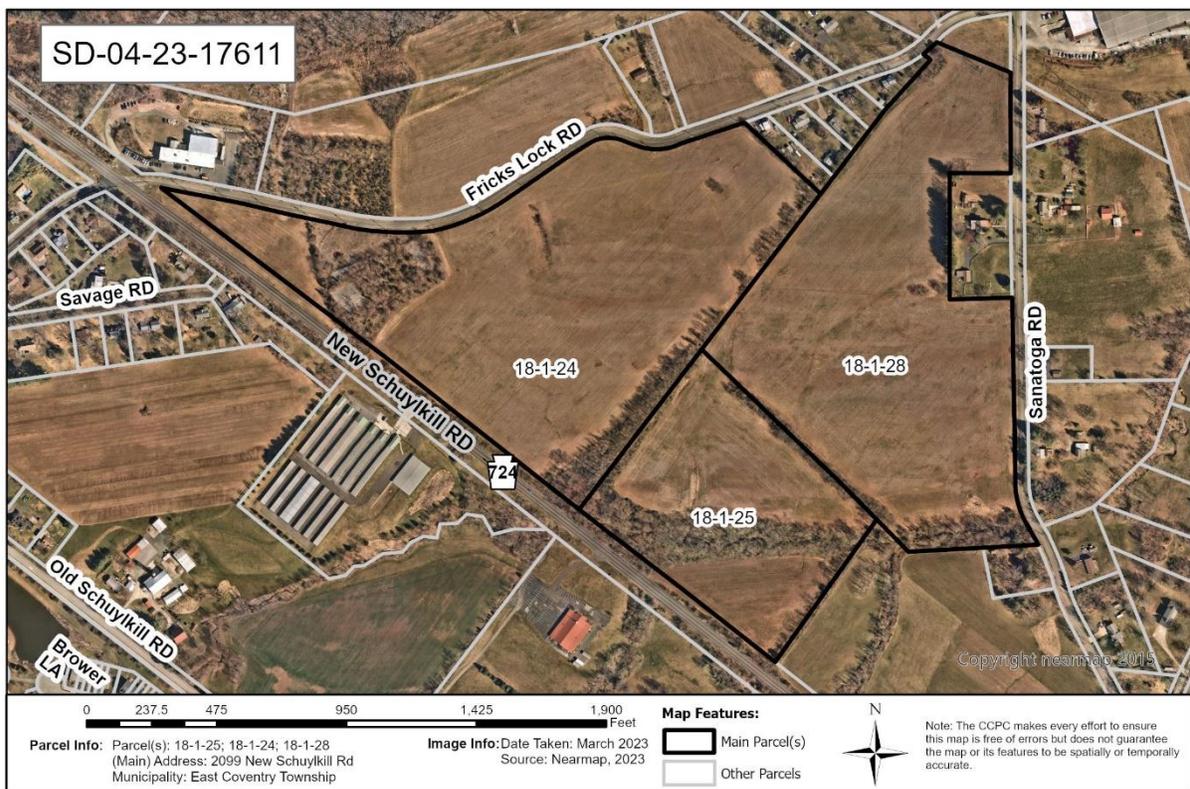
The applicant proposes the creation of 155 single family residential lots, 8,592 feet of roadway, and a 51-acre open space greenway area. The site, which will be served by public water and public sewer facilities, is located in the East Coventry Township C-1 zoning district. A portion of Fricks Lock Road is to be relocated with a new intersection with Schuylkill Road.

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

COUNTY POLICY:

LANDSCAPES:

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

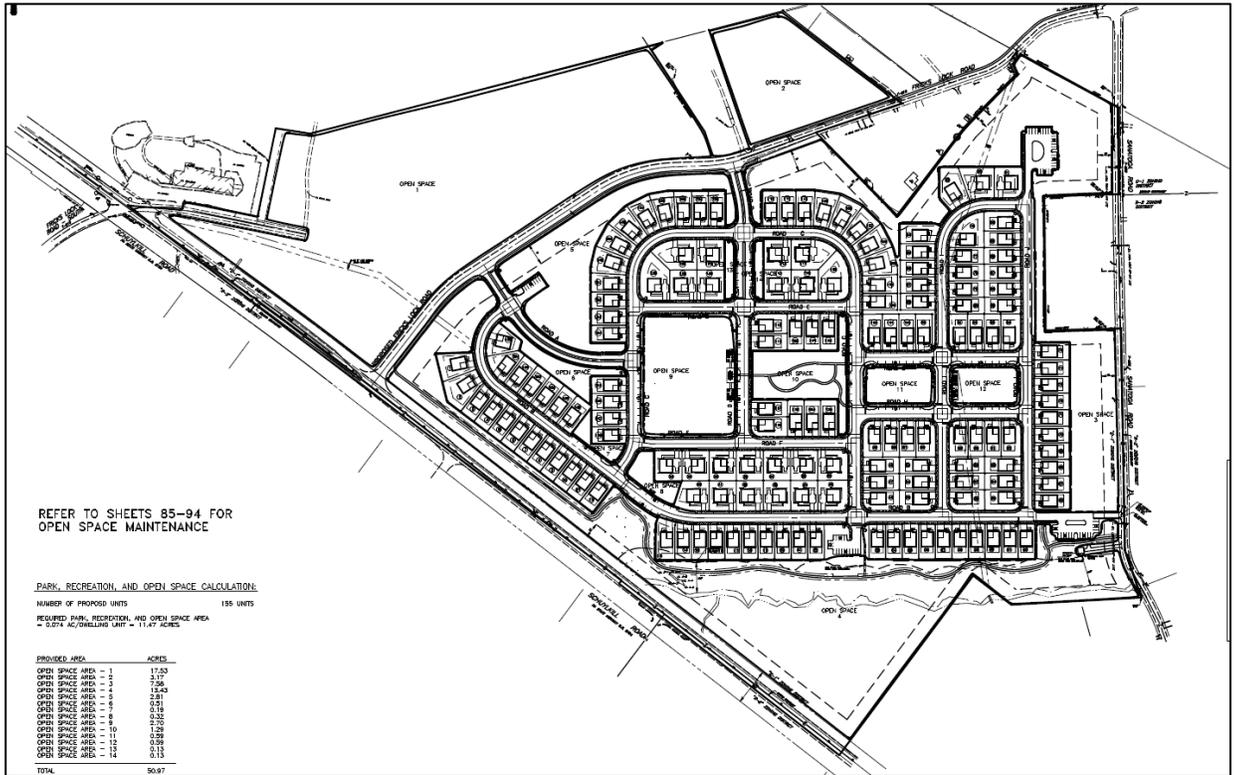


WATERSHEDS:

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

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

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** (August 2022) and the associated Act 167 stormwater management ordinance standards adopted by each municipality.



*Detail of Villages at Fricks Lock LLC
Preliminary Subdivision and Land Development Plan*

PRIMARY ISSUES:

3. The County Planning Commission’s Multimodal Circulation Handbook (2016 Update), which is available online at www.chescoplanning.org/resources/PubsTransportation.cfm, classifies Schuylkill Road (State Route 724) as a minor arterial. The Handbook (page 183) recommends a 100 foot-wide right-of-way for minor arterial roads to accommodate future road and infrastructure improvements. We recommend that the applicant and the Township contact PennDOT to determine the appropriate right-of-way to be reserved for this section of Schuylkill Road. We suggest that this area be identified as a dedicated right-of-way, and be offered for dedication to PennDOT.
4. The applicant should elaborate on how the open space areas will be improved to ensure adequate recreational amenities for residents of the development.
5. The applicant and East Coventry Township should consider combining as many of the driveways as possible. Shared driveways can reduce impervious surfaces and stormwater runoff, create more opportunities for street landscaping, reduce construction costs and possibly allow for side-loaded garages. The applicant and the Township should also consider the possibility of narrowing the pavement of the development's proposed roadways to reduce impervious surface coverage and encourage motorists to slow down.

Page: 4

Re: Preliminary Subdivision and Land Development Plan - Villages at Fricks Lock LLC
East Coventry Township - SD-04-23-17611

6. Some of the units along Road B are oriented with their rear yards facing Schuylkill Road, which may subject those dwellings to road noise and reduce their privacy. We suggest that the applicant consider relocating the units immediately adjacent to Schuylkill Road and create a foreground meadow or adding significant landscaping to screen the view of the proposed homes from the public right-of-way.
7. Some of the roads, notably Road B, have long straight runs with uniform dwelling setbacks and garage doors that face the roads. We suggest that the applicant introduce curves into this roadway to provide varied views and slow traffic speeds. Variation in building placement, garage setbacks, and architectural elements would also create a more appealing street scene.
8. The applicant should also consider incorporating a “terminal vista” at the ends of the sight lines along some of the roads, such as Roads D, B and I. Such viewpoints can include a gazebo or small open space area and provide additional character to the overall quality of design.
9. We endorse the proposed trails on the site. In general, the applicant should strive to provide access to the trails and open space areas from each individual dwelling or lot, without the need for users to travel significant distances or cross an excessive number of streets. We also endorse the incorporation of sidewalks into the plan. Sidewalks are an essential design element for new construction in the **Suburban Landscape**.
10. A portion of the Schuylkill River Trail will be constructed to the east of Fricks Lock Road. The applicant should contact Chester County Parks + Recreation to coordinate a potential connection from this site to the trail. The trail is illustrated at: <https://www.chesco.org/4644/Schuylkill-River-Trail>. We recommend that all trail corridor location and design details be incorporated into the final plan, and we also recommend that all trails be constructed prior to the Township issuing any building occupancy permits for this development. The applicant should use all-weather materials in the construction of this trail corridor, which will accommodate a wider variety of uses, and be handicapped-accessible.
11. The Township’s emergency service providers should be requested to review the plan to ensure that safe access and egress is provided for this site, as well as review the design of the emergency access at Sanatoga Road.
12. The applicant should demonstrate how snow disposal (or snow storage) will be handled. Consideration should be provided for designated snow disposal areas on the site.
13. The applicant and the Township should consider “naturalizing” the stormwater management basins by adding additional landscaping to soften the appearance of the facilities.
14. The plan indicates that a Homeowners’ Association will be responsible for the proposed common facilities and areas. Ownership, maintenance, use provisions, restrictions, and liability responsibilities associated with any commonly held amenities should be written into the Homeowners' Association (HOA) document. The HOA document should include provisions which allow the Township to: intervene and maintain common owned facilities; determine the schedule for Association formation; timing for construction of common facilities; and determine the schedule for transfer of ownership from developer to the HOA of common facilities. The HOA document should be submitted as part of the application to the municipality to be reviewed by an attorney versed in homeowners' association documents to evaluate the document for its completeness and compliance.

Water Resources Information:

15. Unnamed tributary to Schuylkill River, Schuylkill River Watershed, Schuylkill River Basin
FEMA: site is not located in a Special Flood Hazard Area
MS4 community: YES
Impairments for Unnamed Tributary to Schuylkill River: Assessed Use - Aquatic Life, Source – Agriculture, Cause – Siltation Sediment
TMDL for Schuylkill River: PCBs
Designated use: High Quality, Trout Stocking-Migratory Fishes

Natural Features Protection:

16. General Note #20 states that a NPDES permit will not be acquired by the applicant as the tract is not in a special protection watershed. The parcels drain to a tributary to the Schuylkill River Watershed, designated as High Quality (HQ), a special protection watershed.
17. Pennsylvania regulations in 25 Pa. Code Chapter 102.14(a)(2) require applicants conducting earth disturbance within 150 feet of a perennial or intermittent impaired stream in an Exceptional Value or High Quality watershed to either protect an existing riparian buffer, convert an existing riparian buffer into a forested buffer, or establish a new forested buffer. If earth disturbance is planned for within 150 feet of a perennial or intermittent stream, the applicant must abide by the regulations included in Pennsylvania Act 162 Section 402(c)(1). Specifically, §102.14 states the following:
- (a) *General requirements for mandatory riparian buffers.*
 - (1) Except as in accordance with subsection (d), persons proposing or conducting earth disturbance activities when the activity requires a permit under this chapter may not conduct earth disturbance activities within 150 feet of a perennial or intermittent river, stream, or creek, or lake, pond or reservoir when the project site is located in an exceptional value or high quality watershed attaining its designated use as listed by the Department at the time of application and shall protect any existing riparian buffer in accordance with this section.
 - (2) Except as in accordance with subsection (d), persons proposing or conducting earth disturbance activities when the activity requires a permit under this chapter where the project site is located in an Exceptional Value or High Quality watershed where there are waters failing to attain one or more designated uses as listed in Category 4 or 5 on Pennsylvania's Integrated Water Quality Monitoring and Assessment report, as amended and updated, at the time of the application, and the project site contains, is along or within 150 feet of a perennial or intermittent river, stream, or creek, lake, pond or reservoir shall, in accordance with the requirements of this section do one of the following:
 - (i) Protect an existing riparian forest buffer.
 - (ii) Convert an existing riparian buffer to a riparian forest buffer.
 - (iii) Establish a new riparian forest buffer.

Stormwater Considerations:

18. The tributary to Schuylkill River is designated as a natural reproduction trout stream by the Pennsylvania Fish and Boat Commission. New development and impervious cover increase the risk of thermal degradation in these streams, which could impact wild trout populations. To minimize thermal impacts to the adjacent streams, the applicant should consider designing and installing the planned stormwater basins as naturalized basins. The applicant should consider incorporating raingarden seed mix and appropriate water-tolerant native shrubs into the basin

Page: 6

Re: Preliminary Subdivision and Land Development Plan - Villages at Fricks Lock LLC
East Coventry Township - SD-04-23-17611

design to promote greater infiltration. Naturalized basins can also improve nutrient and sediment uptake and improve wildlife and pollinator habitat.

19. The applicant's PCSM Facility Schedule of Inspections includes regular inspections two times per year and after "any significant rainfall event". East Coventry Township's new stormwater ordinance, §9-176 also requires the following:
 - a. "Inspections shall be conducted during or immediately following precipitation events or in dry weather conditions if the BMP design parameters include dewatering within a specified period of time. A written inspection report shall be created to document each inspection. The inspection report shall contain the date and time of the inspection, the individual(s) who completed the inspection, the location of the BMP, stormwater management facility or structure inspection, observations on performance, and recommendations for improving performance, if applicable. Inspection reports shall be submitted to the municipality within 30 days following completion of the inspection."
 - b. "During or immediately after the cessation of a ten-year or greater storm, as determined by the Municipal Engineer. Inspection reports for inspections during or after the cessation of a ten-year or greater storm event are only required to be submitted if requested by the municipality or Municipal Engineer."

ADMINISTRATIVE ISSUES:

20. 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>.
21. 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 East Coventry Township. However, we appreciate the opportunity to review and comment on this plan. The staff of the Chester County Planning Commission is available to you to discuss this and other matters in more detail.

Sincerely,



Wes Bruckno, AICP
Senior Review Planner

cc: Edward B. Walsh and Associates, Inc.
Villages at Fricks Lock LLC
Chester County Parks + Recreation
Anthony Antonelli, District Permits Manager, PennDOT
Francis J. Hanney, PennDOT
Chester County Conservation District



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Executive Director

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

May 15, 2023

Gary Onick, Zoning Officer
East Nottingham Township
158 Election Road
Oxford, PA 19363

Re: Final Subdivision - Testerman Properties
East Nottingham Township - SD-04-23-17621

Dear Mr. Onick:

A Final Subdivision Plan entitled "Testerman Properties", prepared by Crossan-Raimato, Inc., and dated April 3, 2023, was received by this office on April 24, 2023. 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: both sides of Little Elk Creek Road, south of Oxford Road
Site Acreage: 4.23
Lots/Units: 2 lots
Proposed Land Use: Single Family Residential
Municipal Land Use Plan Designation: Suburban
UPI#: 69-4-15.1, 69-4-9.1

PROPOSAL:

The applicant proposes the reconfiguration of two existing lots. The project site, which will be served by on-site water and sewer is located in the I-2 Industrial zoning district.

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



WATERSHEDS:

2. **Watersheds**, the water resources component of [Landscapes3](#), indicates the proposed development is located within the Big Elk Creek subbasin of the Chesapeake Bay watershed. **Watersheds'** highest priority land use objectives within this watershed are: protection of ground water resources, implementation of comprehensive stormwater management, and protection of vegetated riparian corridors. **Watersheds** is available at www.chesco.org/water.

PRIMARY ISSUES:

3. We recommend that the area within the ultimate right-of-way be offered for dedication to the Township, additional right-of-way width is used to accommodate future road and utility infrastructure improvements.

Page: 4
Re: Final Subdivision - Testerman Properties
East Nottingham Township - SD-04-23-17621

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

Sincerely,

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

Glenn Bentley
Senior Review Planner

cc: Melissa Testerman and Ryan Testerman
The Estate of Donald E. Testerman, Attn: Ira Binder, Esq.
Crossan-Raimato, Inc.



THE COUNTY OF CHESTER



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May 24, 2023

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

Re: Preliminary/Final Subdivision - 99 Old Valley Road
East Whiteland Township – SD-04-23-17628

Dear Mr. Barner:

A Preliminary/Final Subdivision Plan entitled "99 Old Valley Road", prepared by JMR Engineering, LLC, and dated March 31, 2023, was received by this office on April 27, 2023. This plan is reviewed by the Chester County Planning Commission in accord with the provisions of Section 502 of the Pennsylvania Municipalities Planning Code. We offer the following comments on the proposed subdivision for your consideration.

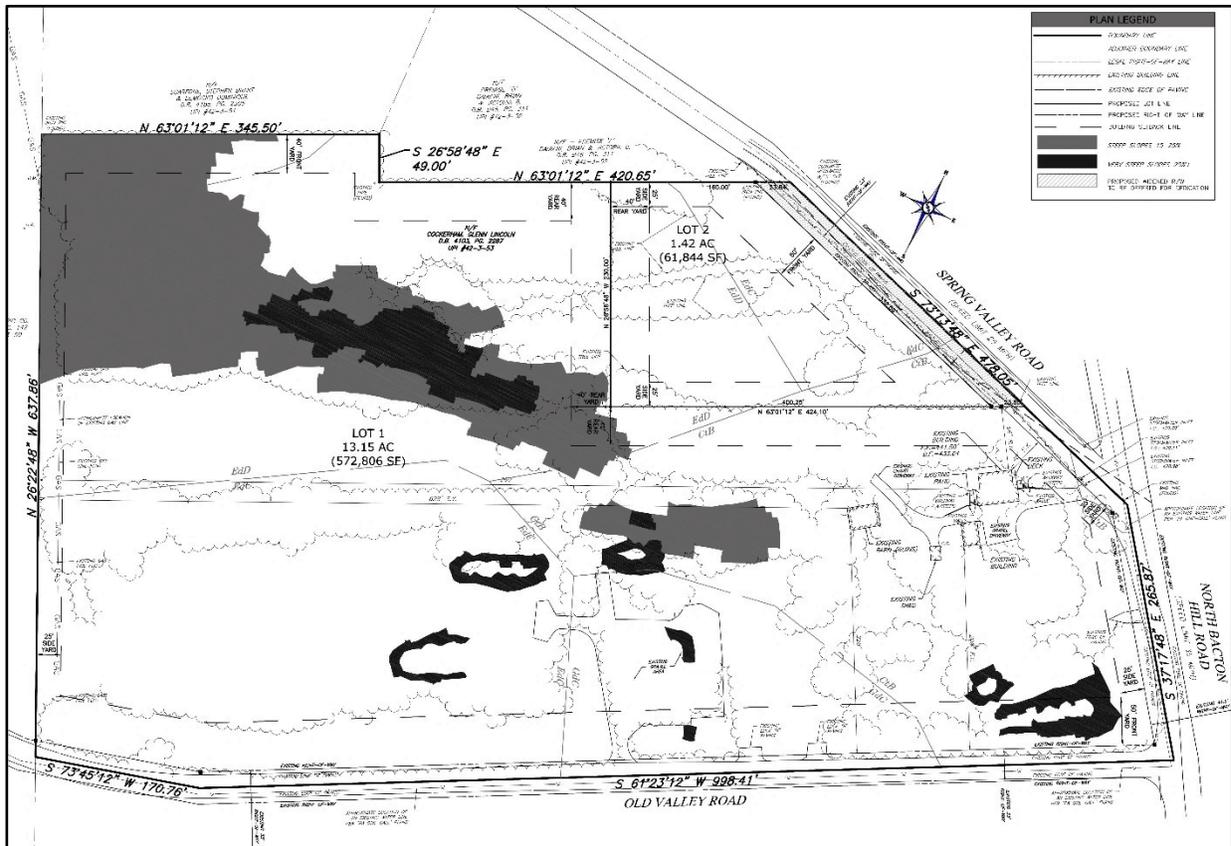
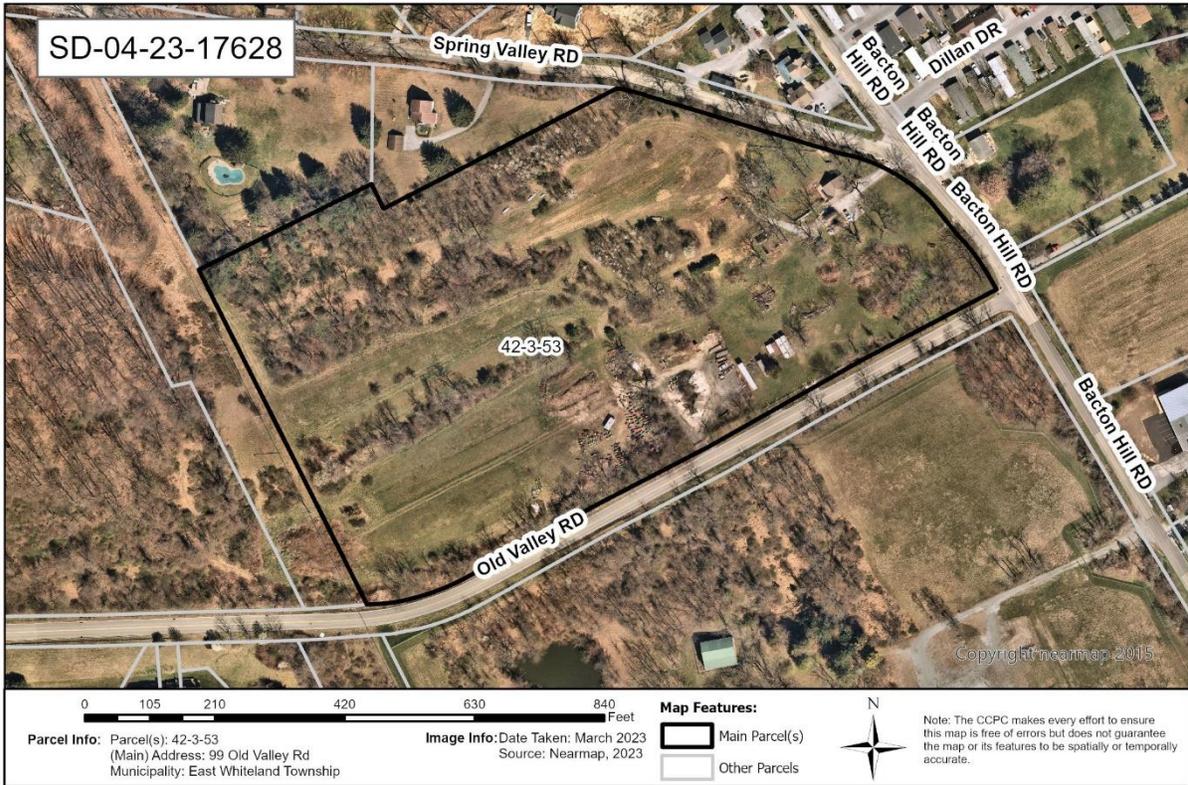
PROJECT SUMMARY:

| | |
|--------------------------------------|--------------------------------------------------------------|
| Location: | the northwest corner of Old Valley Road and Bacton Hill Road |
| Site Acreage: | 14.57 |
| Lots/Units: | 2 lots |
| Non-Res. Square Footage: | 0 |
| Proposed Land Use: | Single Family Residential |
| Municipal Land Use Plan Designation: | Residential - Low Density |
| UPI#: | 42-3-53 |

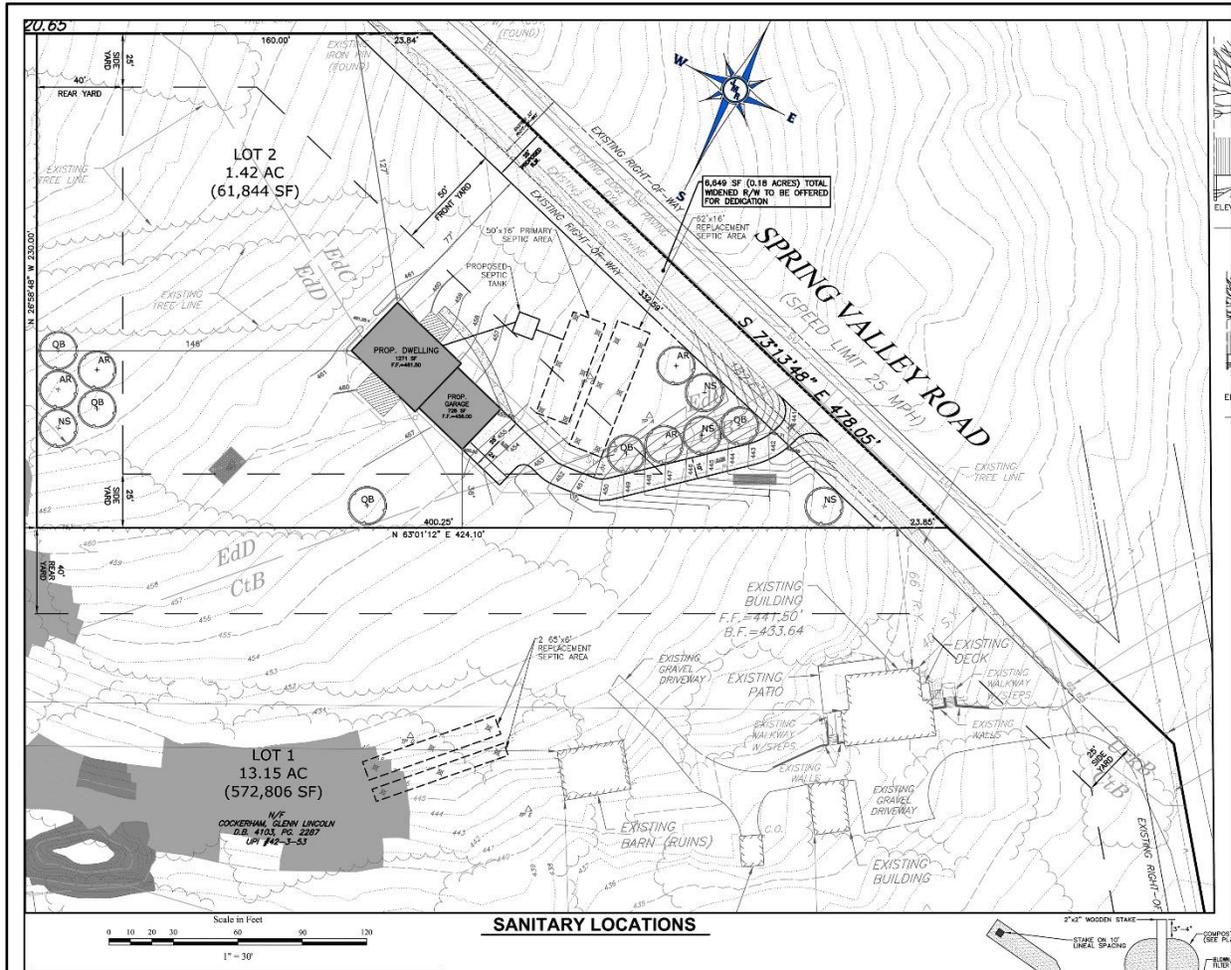
PROPOSAL:

The applicant proposes the creation of two single family residential lots. The existing residence will remain on Lot 1. The project site, which will be served by public water and onsite sewer, is located in the R-1 Low Density Residential zoning district.

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



Site Plan Detail, Sheet 2: Preliminary/Final Subdivision - 99 Old Valley Road



Site Plan Detail, Sheet 7: Preliminary/Final Subdivision - 99 Old Valley Road

COUNTY POLICY:

LANDSCAPES:

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

WATERSHEDS:

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

PRIMARY ISSUES:

3. The plan and 2023 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 dwelling 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. The site plan depicts the approximate location of an existing gas pipeline along the westernmost portion of the project site; the mapping application provided in the County’s Pipeline Information Center (<https://www.chescoplanning.org/pic/mapping.cfm>) indicates that this natural gas transmission pipeline is operated by the Transcontinental Gas Pipeline Company. While it does not appear that any development activity will occur within the immediate vicinity of this pipeline, it is recommended that the plan include the field survey location of the pipeline, the size, material and depth (if known), and the type of product typically being transported through the pipeline. Pipeline operator contact information is located on the pipeline markers within the easement and can also be found at the Chester County Pipeline Information Center Pipeline Operators page: <http://www.chescoplanning.org/pic/operators.cfm>.

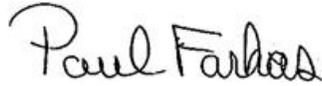
ADMINISTRATIVE ISSUES:

5. Land disturbance and land development activities that occur within the (East) Valley Creek watershed must comply with the applicable stormwater management ordinance standards as approved in the *Valley Creek Watershed Act 167 Stormwater Management Plan* (February 2011).
6. According to the Waiver Requests table on Sheet 1, the applicant is requesting two 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.
7. Project General Note 13 on Sheet 2 states that the maintenance of permanent stormwater management facilities will be the responsibility of the property owner. Ongoing efforts by the municipality may be needed to educate the homeowners so that they can fully understand and fulfill the operation and maintenance requirements for these facilities.
8. A minimum of five (5) copies of the plan should be presented at the Chester County Planning Commission for endorsement to permit recording of the final plan in accord with the procedures of Act 247, the Pennsylvania Municipalities Planning Code, and to meet the requirements of the Recorder of Deeds, the Assessment Office, and the Health Department.

Page: 5
Re: Preliminary/Final Subdivision - 99 Old Valley Road
East Whiteland Township – SD-04-23-17628

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 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 style with a large, looped initial "P".

Paul Farkas
Senior Review Planner

cc: Glenn and Roxanne Cockerham
JMR Engineering, LLC
Chester County Health Department



THE COUNTY OF CHESTER



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Brian N. O’Leary, AICP
Executive Director

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

May 25, 2023

Donald Curley, Manager
Easttown Township
566 Beaumont Road
Easttown, PA 19333

Re: Preliminary/Final Subdivision - 228 Highland Avenue
Easttown Township – SD-04-23-17632

Dear Mr. Curley:

A Preliminary/Final Subdivision Plan entitled "228 Highland Avenue", prepared by D.L. Howell & Associates, Inc., and dated February 24, 2023, was received by this office on April 25, 2023. This plan is reviewed by the Chester County Planning Commission in accord with the provisions of Section 502 of the Pennsylvania Municipalities Planning Code. We offer the following comments on the proposed subdivision for your consideration.

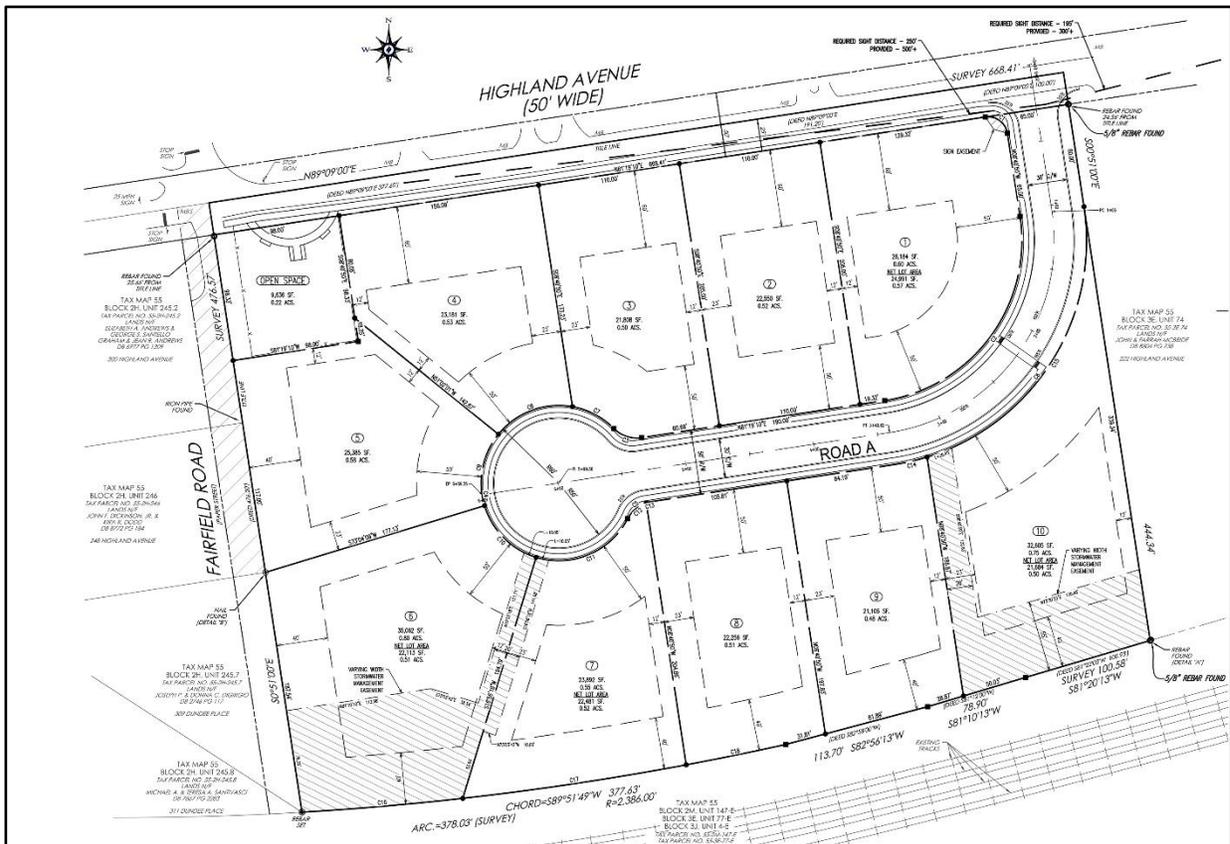
PROJECT SUMMARY:

| | |
|--------------------------------------|------------------------------------------------------------|
| Location: | south side of Highland Avenue, west of North Waterloo Road |
| Site Acreage: | 7.29 |
| Lots/Units: | 11 lots |
| Non-Res. Square Footage: | 0 |
| Proposed Land Use: | Single Family Residential, Open Space |
| Municipal Land Use Plan Designation: | Medium Density Residential |
| UPI#: | 55-2H-254 |

PROPOSAL:

The applicant proposes the creation of 10 single family residential lots, (approximately) 650 feet of public roadway, and a 0.22 acre pocket park (we note that a plan for the proposed pocket park is provided on Sheet 19). The existing buildings on the site will be removed. The project site, which will be served by public water and public sewer, is located in the R-2 Residential zoning district.

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



Site Plan Detail, Sheet 2: Preliminary/Final Subdivision - 228 Highland Avenue

COUNTY POLICY:

LANDSCAPES:

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

WATERSHEDS:

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

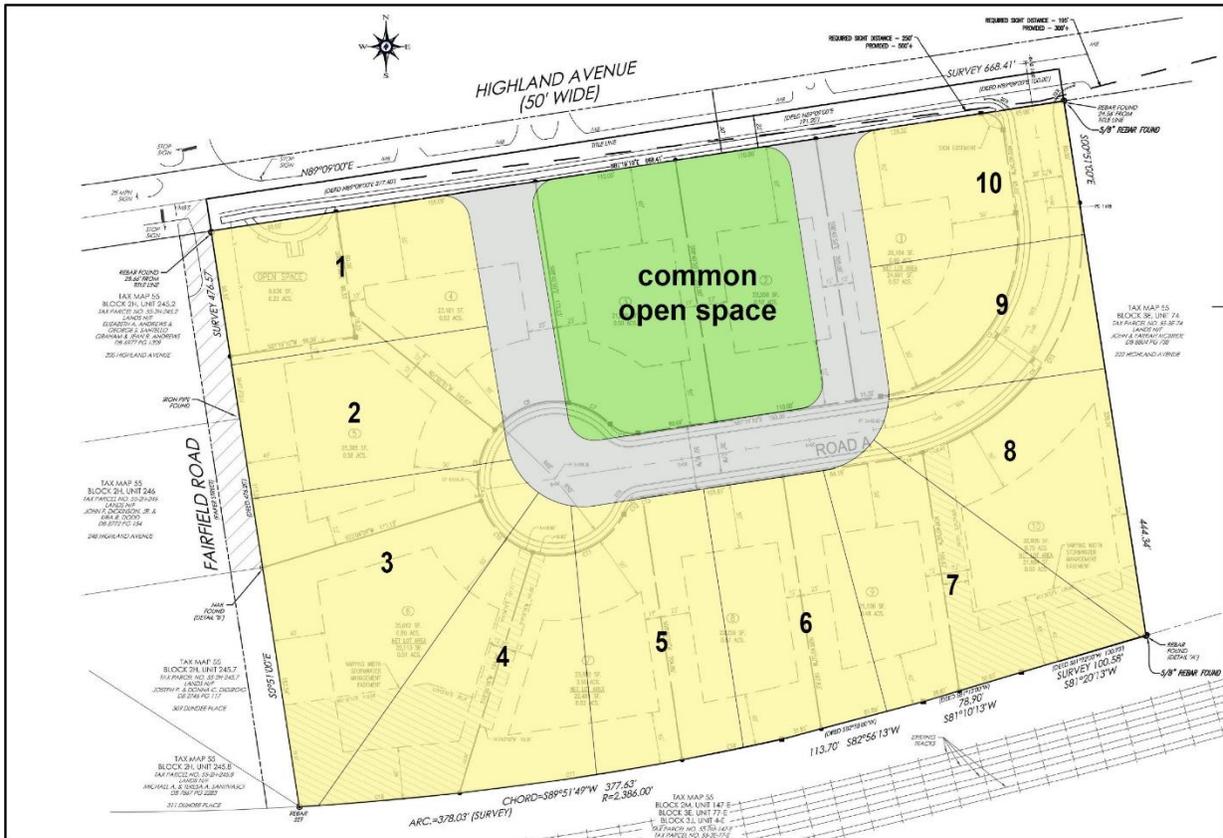
PRIMARY ISSUES:

Design Issues:

3. The applicant should clearly identify on the site plan who will own and maintain the proposed pocket park. We note that the Act 247 County Referral Form indicates that approximately 0.185 acres of public open space will be provided as part of this plan submission.
4. We recommend that the applicant and Township consider a revised site design that places the proposed pocket park in a more central location within the development, in order to allow for this open space area to be more accessible to all the residents. We note that direct pedestrian access is not currently provided from any of the proposed lots. One alternative would be to place the pocket park on the west side of the Road A entrance on Highland Avenue. Another alternative would be to place the pocket park between two entrances (see illustration provided on page 4). This alternative would provide a larger open space and reorient some of the houses so rear yards do not front Highland Avenue.

Access and Circulation:

5. While we acknowledge that sidewalks are being provided, the proposed sidewalk network should extend to the adjoining parcels to the west and to the east along Highland Avenue (a crosswalk area should be provided on the proposed cul-de-sac entrance). Sidewalks are an essential design element in the **Suburban Landscape**.
6. We recommend that the applicant and Township consider providing a landscaped island in the center of the cul-de-sac turnaround, in order to reduce impervious surface, and provide a more attractive view both for homes facing the cul-de-sac and for residents of the subdivision in general. Additional information on this topic is provided in the County Planning Commission's [Multimodal Circulation Handbook \(2016 Update\)](#), which is available online at: <https://www.chescoplanning.org/municorner/MultiModal/18-Spur.cfm>.



Alternative Site Design: Preliminary/Final Subdivision - 228 Highland Avenue

For illustrative purposes only, base drawing prepared by D.L. Howell & Associates, Inc., dated February 24, 2023

Landscape Plan:

7. In its review of the proposed Landscape Plan (Sheet 15), the applicant and Township should ensure that adequate landscaping/vegetative screening is provided between the proposed residences and the adjoining railway corridor to the south.

Historic Preservation:

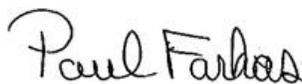
8. While Existing Natural Features Note 9 on Sheet 3 states there are no historic structures on site, Map 3-4: Historic Resources in the Township’s 2018 Comprehensive Plan indicates that the project site contains an historic resource. The Township should reserve granting final plan approval until the proposal has been reviewed by the Township’s Historical Commission. If the existing historic resource will be demolished, then the Township should document the structure(s) prior to their demolition. “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.

ADMINISTRATIVE ISSUES:

9. Land disturbance and land development activities that occur within Chester County must comply with the *County-wide Act 167 Stormwater Management Plan for Chester County, PA* (August 2022) and the associated Act 167 stormwater management ordinance standards adopted by each municipality.
10. The Act 247 County Referral Form indicates that a Homeowners' Association will be responsible for the proposed common facilities/areas. Ownership, maintenance, use provisions, restrictions, and liability responsibilities associated with any commonly held amenities should be written into the Homeowners' Association (HOA) document. The HOA document should include provisions which allow the Township to: intervene and maintain common owned facilities; determine the schedule for Association formation; timing for construction of common facilities; and determine the schedule for transfer of ownership from developer to the HOA of common facilities. The HOA document should be submitted as part of the application to the municipality to be reviewed by an attorney versed in homeowners' association documents to evaluate the document for its completeness and compliance.
11. General Note 17 on Sheet 1 indicates that the individual lot owners shall provide for the maintenance and protection of the stormwater management structures on their lot. Ongoing efforts by the municipality may be needed to educate the homeowners so that they can fully understand and fulfill the operation and maintenance requirements for these facilities.
12. The site plan depicts the location of stormwater management easements on three parcels. The details of these easements should be incorporated into the deeds of these three lots.
13. The applicant should contact the office of the Chester County Conservation District (telephone #610-455-1360) for information and clarification on erosion control measures. The provisions of the Commonwealth Erosion Control Regulations may apply to the project and may require an Earth Disturbance Permit or a National Pollutant Discharge Elimination System permit for discharge of stormwater from construction activities. Additional information on this topic is provided online at: <https://www.chesco.org/284/ErosionStormwater>.
14. A minimum of four (4) copies of the plan should be presented at the Chester County Planning Commission for endorsement to permit recording of the final plan in accord with the procedures of Act 247, the Pennsylvania Municipalities Planning Code, and to meet the requirements of the Recorder of Deeds and the Assessment Office.

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

Sincerely,



Paul Farkas
Senior Review Planner

cc: Delaney Investment Partners, LP
D.L. Howell & Associates, Inc.
Chester County Conservation District



THE COUNTY OF CHESTER



COMMISSIONERS
Marian D. Moskowitz
Josh Maxwell
Michelle Kichline

Brian N. O'Leary, AICP
Executive Director

PLANNING COMMISSION
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West Chester, PA 19380-0990
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May 23, 2023

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

Re: Preliminary Subdivision and Land Development - Twin County Business Park, LLC
Honey Brook Township - SD-04-23-17637, LD-04-23-17638

Dear Mr. Obenski:

A preliminary subdivision and land development plan entitled "Twin County Business Park, LLC", prepared by Commonwealth Engineers, Inc. and dated May 3, 2023, was received by this office on May 3, 2023. This plan is reviewed by the Chester County Planning Commission in accord with the provisions of Section 502 of the Pennsylvania Municipalities Planning Code. We offer the following comments on the proposed subdivision and land development plan for your consideration.

PROJECT SUMMARY:

| | |
|--------------------------------------|--------------------------------------------------------------------------------|
| Location: | North side of Todd Road and the west side of Twin County Road (State Route 10) |
| Site Acreage: | 53.02 acres |
| Lots/Units: | 10 lots/7 units |
| Non-Res. Square Footage: | 286,025 square feet |
| Proposed Land Use: | Industrial |
| New Parking Spaces: | 204 spaces |
| Municipal Land Use Plan Designation: | Mixed Use Employment/ Industrial Overlay |
| UPI#: | 22-3-69, 22-3-75.5, 22-3-75, 22-3-80, 22-3-75.5A |

PROPOSAL:

The applicant proposes the reconfiguration of five lots into ten lots and the construction of seven buildings for industrial land uses. The site, which will be served by public water and sewer facilities, is located in the Honey Brook Township Business Industrial and Agricultural zoning districts. Westbrooke Drive will be extended into the site.

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 and land development plan.

BACKGROUND:

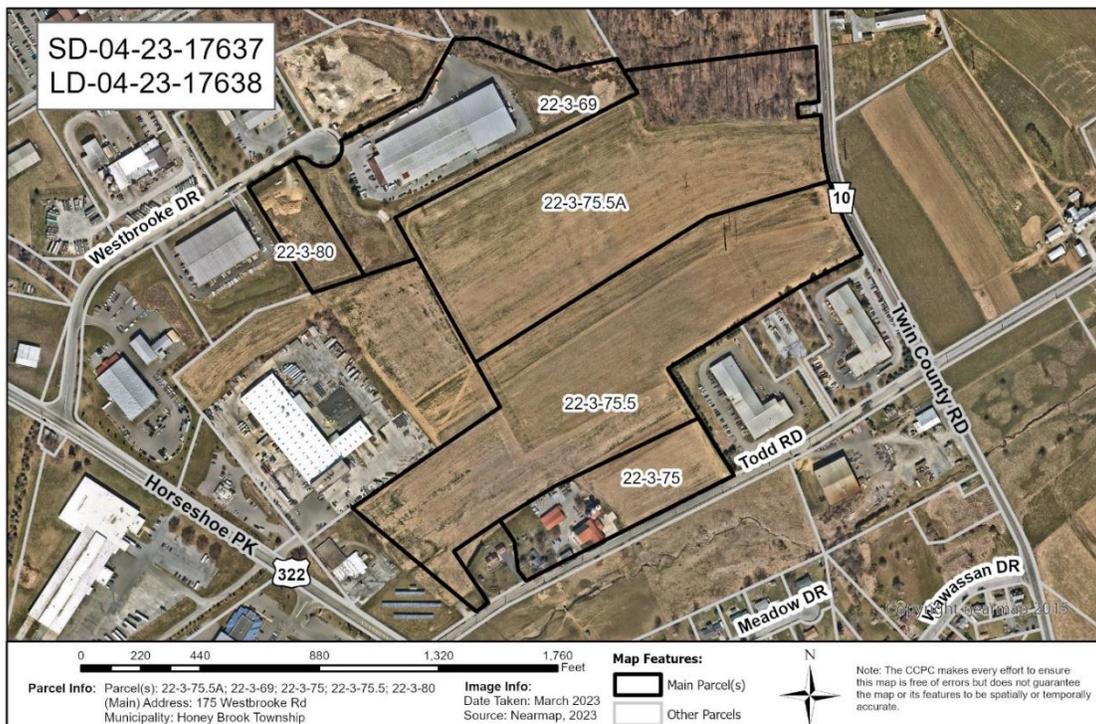
The Chester County Planning Commission previously reviewed a reviewed a subdivision and land development for UPI# 22-3-75.5 and 22-3-75.1, generally located to the southwest portion of this tract (refer to CCPC # SD-03-23-17597, LD 03-23-17599, dated April 25, 2023). That plan proposed the creation of two lots and the addition of 164 parking spaces. We have no record of municipal action on those plans.

COUNTY POLICY:

LANDSCAPES:

1. The site is located within the **Rural Landscape** designation of [Landscapes3](#), the 2018 County Comprehensive Plan, near the Urban Center designation centered on Honey Brook Borough to the south. The vision for the **Rural Landscape** is the preservation of significant areas of open space, critical natural areas, and cultural resources with a limited amount of context sensitive development permitted to accommodate residential and farm needs.

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



PRIMARY ISSUES:

4. The County Planning Commission's Multimodal Circulation Handbook (2016 Update), which is available online at www.chescoplanning.org/resources/PubsTransportation.cfm, classifies Twin County Road (State Route 10) as a minor arterial. The Handbook (page 183) recommends an 80 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 Twin County Road. We suggest that this area be identified as a dedicated right-of-way, and be offered for dedication to PennDOT.
5. The applicant should consider using shared driveways and parking for the lots. Shared driveways can reduce the number of new access points on public roads, limit impervious coverage, reduce earth disturbance and lower construction costs. Shared driveways and parking areas can also make deliveries from one building to adjacent buildings easier and more efficient.
6. The applicant's traffic impact study notes that left turns are prohibited at the proposed access onto Twin Valley Toad. The Township Engineer should verify that the design of the access at this intersection will discourage left-turn movements.
7. The Township's emergency service providers should be requested to review the plan to ensure that safe access and egress is provided for this site.
8. The applicant should verify that Westbrooke Drive's cul-de-sac will be restored upon its extension into this site.
9. We recommend the applicant and Township refer to the Emergency Access design element of the County Planning Commission's Multimodal Circulation Handbook (2016 Update) in its design of the emergency access connections. This design element is available online at: www.chesco.org/DocumentCenter/View/27034.
10. The applicant and the Township should consider the need for sidewalks in this area. Sidewalks are an essential design element for new construction in the **Urban Center Landscape**. "Connect" Objective C of *Landscapes3*, the 2018 County Comprehensive Plan, is to provide universally accessible sidewalks, trails, and public transit connections to create a continuous active transportation network within designated growth areas.
11. The plan shows 204 parking spaces. We suggest that the applicant and the Township evaluate the anticipated parking demand for this facility, and determine whether all of the proposed parking spaces will be necessary. If fewer spaces are required, we suggest that the extra spaces could be landscaped and held in reserve instead of being paved. The reserve spaces could be converted to paved spaces in the future if it becomes evident that they are actually needed. Reserving parking spaces in this manner can help to reduce initial construction costs, limit the creation of impervious surfaces, and increase opportunities for landscaping.
12. The applicant should attempt to preserve as much of the vegetated areas on proposed Lot 4 as possible to help protect the floodplain area, wetlands and the riparian buffer. The applicant should also consider designing and installing the planned stormwater basins as naturalized basins. The applicant should incorporate native seed mix and appropriate water-tolerant native shrubs into the basin design to promote greater infiltration. Naturalized basins can also improve nutrient uptake,

Page: 5

Re: Preliminary Subdivision and Land Development - Twin County Business Park, LLC
Honey Brook Township - SD-04-23-17637, LD-04-23-17638

reduce sediment, improve wildlife and pollinator habitat, and enhance the aesthetic value of the development.

13. The plan submitted to the Chester County Planning Commission appears to be missing Sheets 16-21, which the Sheet Index indicates contain landscaping and lighting information. The Township should ensure that the plan conforms to the Township's landscaping and lighting regulations.
14. The proposed buildings include 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 applicant should contact the office of the Chester County Conservation District (telephone #610-455-1360) for information and clarification on erosion control measures. The provisions of the Commonwealth Erosion Control Regulations may apply to the project and may require an Earth Disturbance Permit or a National Pollutant Discharge Elimination System permit for discharge of stormwater from construction activities. Additional information on this topic is provided online at: <https://www.chesco.org/284/ErosionStormwater>.
16. A 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 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: Commonwealth Engineers. Inc.
Twin County Business Park, LLC
Anthony Antonelli, District Permits Manager, PennDOT
Francis J. Hanney, PennDOT
Chester County Conservation District



THE COUNTY OF CHESTER



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May 18, 2023

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

Re: Preliminary Land Development - HiMedia Laboratories, LLC
London Grove Township - LD-04-23-17641

Dear Mr. Battin:

A Preliminary Land Development Plan entitled "HiMedia Laboratories, LLC", prepared by Register Associates, Inc., and dated April 20, 2023, was received by this office on May 2, 2023. This plan is reviewed by the Chester County Planning Commission in accord with the provisions of Section 502 of the Pennsylvania Municipalities Planning Code. We offer the following comments on the proposed Land Development for your consideration.

PROJECT SUMMARY:

| | |
|--------------------------------------|--------------------------------------------------------------|
| Location: | south side of East Baltimore Pike, between Lake Rd. accesses |
| Site Acreage: | 8.54 |
| Lots/Units: | 1 lot |
| Non-Res. Square Footage: | 17,936 |
| Proposed Land Use: | Warehouse, Manufacturing, Office Building |
| New Parking Spaces: | 18 |
| Municipal Land Use Plan Designation: | Industrial/Commercial |
| UPI#: | 59-5-102 |

PROPOSAL:

The applicant proposes the construction of a 17,936 square foot industrial building, and 18 parking spaces. The plan also shows a future 51,392 square foot expansion of the building and additional parking. The future building expansion is not part of the current review. The project site, which will be served by public water and public sewer, is located in the I-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. The proposed land development is consistent with the objectives of the **Suburban Center Landscape**.

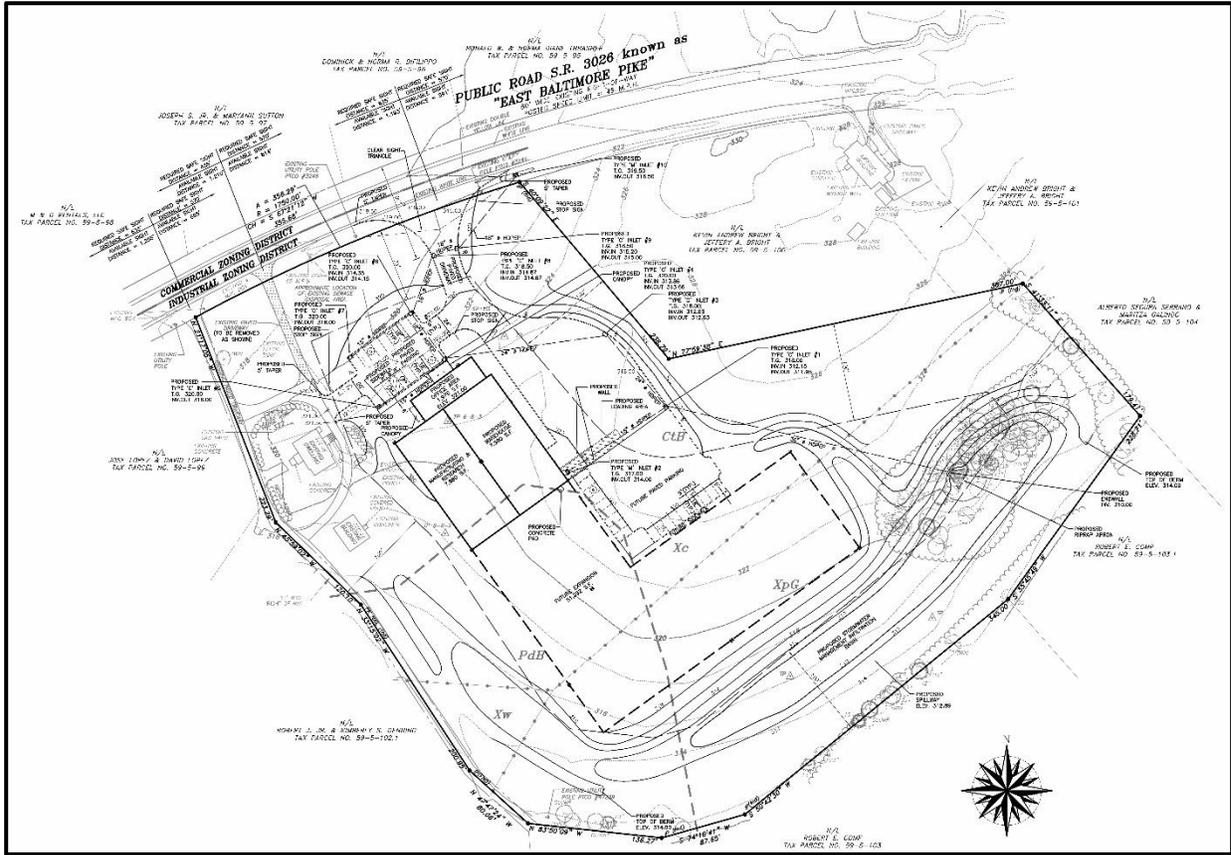


WATERSHEDS:

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

PRIMARY ISSUES:

3. The applicant and local emergency service providers should discuss chemicals and/or other potentially dangerous materials that would be created and stored at the facility, so that protocols can be developed to address emergency situations.



Detail of Sheet 4 of the land development plan

4. The driveway apron at East Baltimore Pike appears to be excessively wide. The Township and the applicant should ensure that the proposed width of the apron is consistent with any pertinent PennDOT requirements for a Highway Occupancy Permit.
5. The applicant and the Township should discuss the provision of a sidewalk across the site frontage on the south side of East Baltimore Pike to accommodate safe pedestrian circulation along a major corridor in the Township. London Grove Township should consider how additional development in their suburban center landscape can include facilities such as sidewalks to improve pedestrian circulation and safety and paving and signage improvements for bicycle circulation. We suggest that these topics could be appropriate for discussion as part of the Route 41 Study that has just commenced.
6. The proposed building and future expansion include large roof areas that may offer opportunities to improve the facility's long-term sustainability and reduce its reliance on energy from the grid, such as designs that incorporate "green roofs," "white roofs" and solar photovoltaic energy systems. Green roofs can reduce a building's stormwater runoff, improve insulation, increase the longevity of the roof system, and reduce heating and cooling costs. White roofs can help reflect solar radiation and also reduce cooling costs. Photovoltaic energy systems can improve the facility's long-term sustainability and reduce its reliance on energy from the grid. Additional information on green roofs is available at: <https://www.chescoplanning.org/MuniCorner/eTools/05-GreenRoofs.cfm>. Additional information on alternative energy systems such as photovoltaic systems is available at: <https://www.dvrpc.org/EnergyClimate/AEOWG/>.

Page: 4
Re: Preliminary Land Development - HiMedia Laboratories, LLC
London Grove Township - LD-04-23-17641

7. The plan does not appear to show proposed outdoor lighting. London Grove Township should verify that the design and location of any proposed outdoor conforms to the Township's requirements. The illumination should be directed inward from the periphery of the site and be oriented to reduce glare and visual impact on the adjoining roadways and land uses.

ADMINISTRATIVE ISSUES:

8. 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.
9. A minimum of four (4) copies of the plan should be presented at the Chester County Planning Commission for endorsement to permit recording of the final plan in accord with the procedures of Act 247, the Pennsylvania Municipalities Planning Code, and to meet the requirements of the Recorder of Deeds and the Assessment Office.

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

Sincerely,



Glenn Bentley
Senior Review Planner

cc: HiMedia Laboratories, LLC
Regester Associates, Inc.
Chester County Health Department
Anthony Antonelli, District Permits Manager, PennDOT
Francis J. Hanney, PennDOT
Chester County Conservation District



THE COUNTY OF CHESTER



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

May 15, 2023

Christopher Himes, Manager
New Garden Township
299 Starr Road
New Garden, PA 19350

Re: Preliminary/Final Land Development - Purolite Merlin
New Garden Township - LD-04-23-17615

Dear Mr. Himes:

A Preliminary/Final Land Development Plan entitled "Purolite Merlin", prepared by Mainstay Engineering Group, Inc., and dated February 8, 2023, was received by this office on April 19, 2023. 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: | corner of Starr Road and Gap Newport Pike |
| Site Acreage: | 11.72 |
| Lots/Units: | 1 lot |
| Non-Res. Square Footage: | 7,780 |
| Proposed Land Use: | Manufacturing |
| Municipal Land Use Plan Designation: | Gap-Newport Pike Corridor - Site Sensitive Residential |
| UPI#: | 60-3-324 |

PROPOSAL:

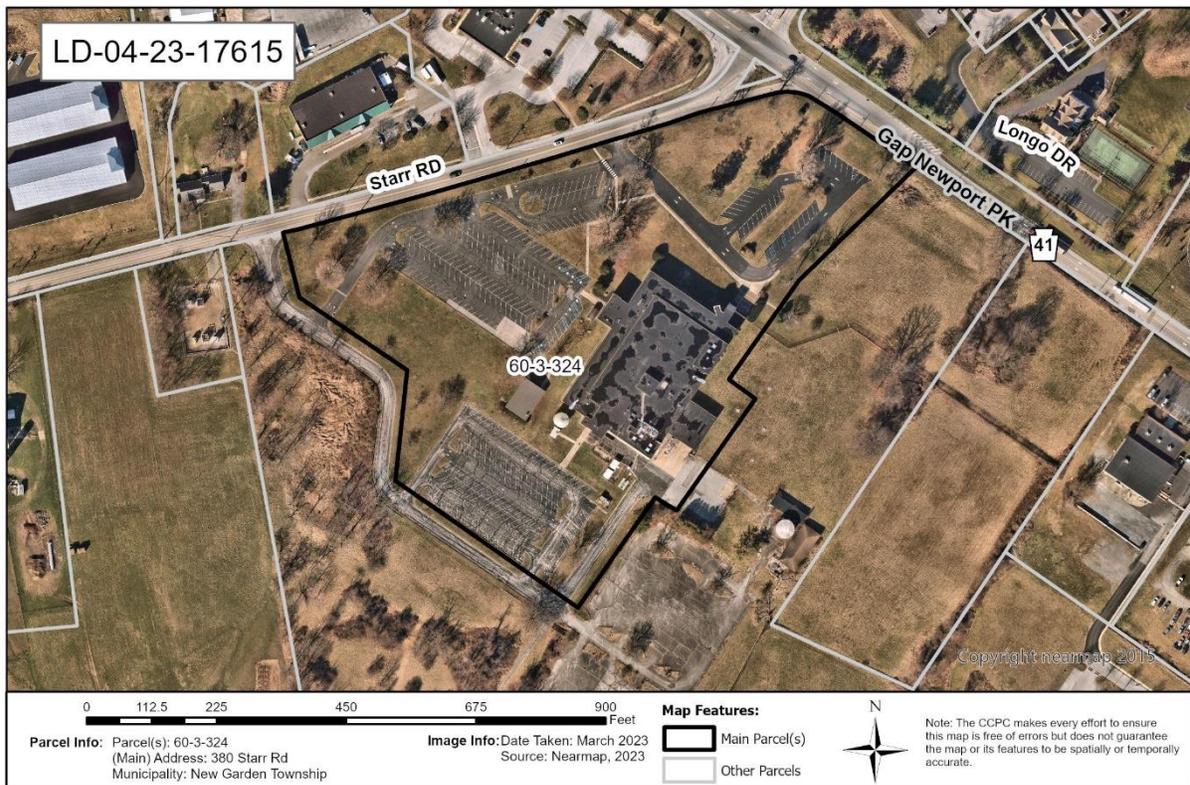
The applicant proposes the construction of industrial building additions totaling 7,780 square feet. The project site, which will be served by public water and public sewer, is located in the UD-Unified Development zoning district.

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

COUNTY POLICY:

LANDSCAPES:

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

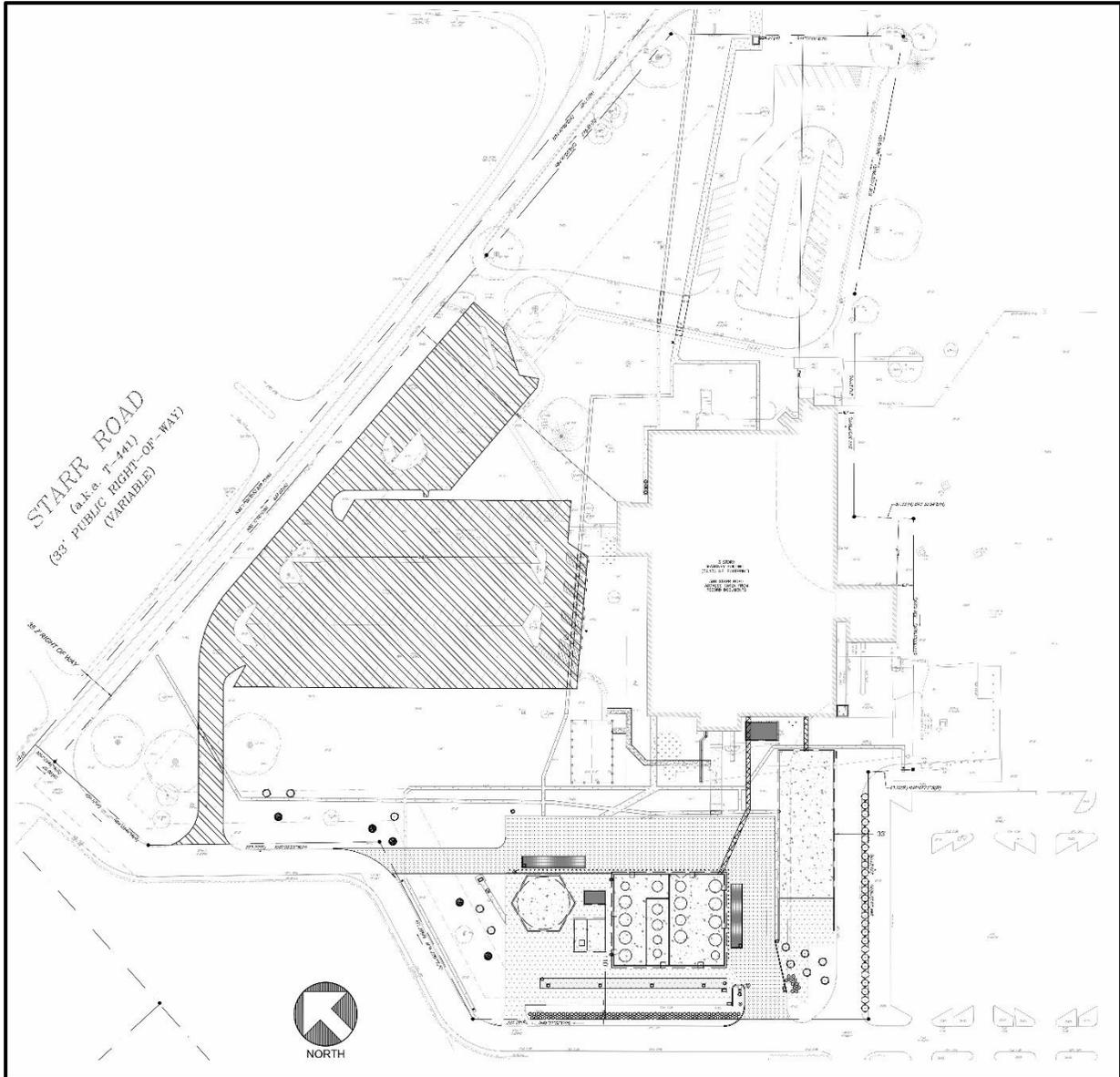


WATERSHEDS:

2. **Watersheds**, the water resources component of [Landscapes3](#), indicates the proposed development site is located within the Egypt Run subbasin of the White Clay Creek and the Bucktoe Run subbasin of the Red Clay Creek watershed. The majority of the proposed construction will be located in the Egypt Run subbasin. **Watersheds'** highest priority land use objectives within this watershed are: reduction of stormwater runoff, restoration of water quality of "impaired" streams, and protection of vegetated riparian corridors. **Watersheds** is available at www.chesco.org/water.

PRIMARY ISSUES:

3. The applicant should contact PennDOT with regard to proposed improvements and the need for additional right-of-way along the site's Route 41 frontage.



Detail of sheet 3 of the land development plan

4. The applicant should inform the Township and the local emergency service providers with a list of the chemicals and materials to be stored at the site, so that appropriate emergency responses can be created. The applicant should also indicate the proposed hours of operation of the facility.
5. The Township and the applicant should discuss the need for sidewalks along the Route 41 and Starr Road frontages of the site. This would allow employees to walk to local commercial outlets, the Township Building and help facilitate general pedestrian circulation in this portion of the Township. "Connect" Objective C of *Landscapes3*, the 2018 County Comprehensive Plan, is to provide universally accessible sidewalk, trails, and public transit connections to create a continuous active transportation network within designated growth areas.

Page: 4
Re: Preliminary/Final Land Development - Purolite Merlin
New Garden Township - LD-04-23-17615

6. The Act 247 form that accompanied the submission indicated that the applicant was granted Special Exception approval related to side yard setbacks, date of this grant and all details should be included in the plan notes on the final land development plan.

ADMINISTRATIVE ISSUES:

7. The applicant should contact the office of the Chester County Conservation District (telephone #610-455-1360) for information and clarification on erosion control measures. The provisions of the Commonwealth Erosion Control Regulations may apply to the project and may require an Earth Disturbance Permit or a National Pollutant Discharge Elimination System permit for discharge of stormwater from construction activities. Additional information on this topic is provided online at: <https://www.chesco.org/284/ErosionStormwater>.
8. A 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 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,



Glenn Bentley
Senior Review Planner

cc: Purolite, LLC
Mainstay Engineering Attn: Dave Citro, PA
Anthony Antonelli, District Permits Manager, PennDOT
Francis J. Hanney, PennDOT
Chester County Conservation District



THE COUNTY OF CHESTER



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Executive Director

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May 1, 2023

Erica Batdorf, Manager
North Coventry Township
845 South Hanover Street
Pottstown, PA 19465

Re: Final Subdivision - Frederick N. & Suzanne M. Travaline
North Coventry Township - SD-04-23-17625

Dear Ms. Batdorf:

A final subdivision plan entitled "Frederick N. & Suzanne M. Travaline", prepared by Bercek & Associates and dated April 17, 2023, was received by this office on April 25, 2023. 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: | Between Pottstown Pike (State Route 100) and South Hanover Street (State Route 1037), north of Neiman Road (State Route 4041) |
| Site Acreage: | 6.75 acres |
| Lots: | 2 lots |
| Proposed Land Use: | Single Family Residential |
| UPI#: | 17-3-263.1, 17-3-263 |

PROPOSAL:

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

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

COUNTY POLICY:

LANDSCAPES:

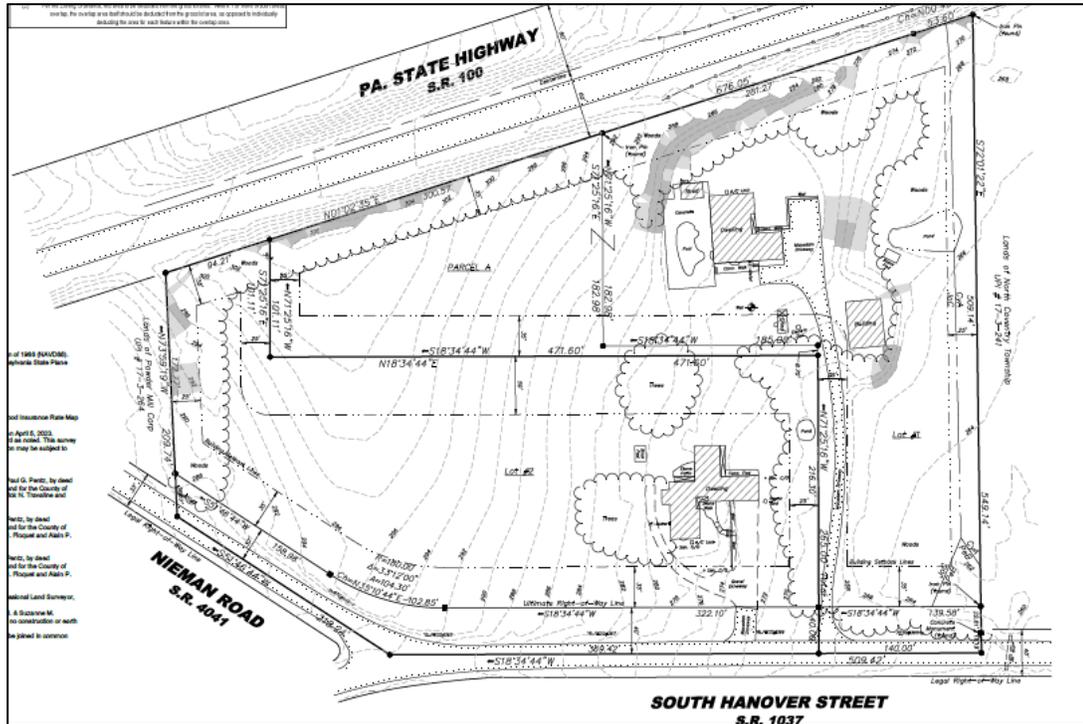
1. The site is located within the **Suburban Landscape** designation of [Landscapes3](#), the 2018 County Comprehensive Plan. The vision for the **Suburban Landscape** is predominantly residential communities with locally-oriented commercial uses and facilities, accommodating growth at a medium density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



PRIMARY ISSUE:

2. The County Planning Commission's [Multimodal Circulation Handbook](#) (2016 Update), which is available online at www.chescoplanning.org/resources/PubsTransportation.cfm, classifies Pottstown Pike (State Route 100) as a major arterial, South Hanover Street (State Route 1037) as a minor arterial and Neiman Road (State Route 4041) as a local distributor.

The Handbook (page 183) recommends a 100 foot-wide right-of-way for major arterial roads, an 80 foot-wide right-of-way for minor arterial roads and a 50 foot-wide right-of-way for local distributor roads, to accommodate future road and infrastructure improvements. We recommend that the applicant and the Township contact PennDOT to determine the appropriate rights-of-way to be reserved for these roads and that they be identified as dedicated rights-of-way, and be offered for dedication to PennDOT



*Detail of Frederick N. & Suzanne M. Travaline
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.

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

Sincerely,

Wes Bruckno, AICP
Senior Review Planner

cc: Bercek & Associates, Inc.
Frederick N. & Suzanne M. Travaline
Chester County Health Department
Anthony Antonelli, District Permits Manager, PennDOT
Francis J. Hanney, PennDOT



THE COUNTY OF CHESTER



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

May 17, 2023

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

Re: Final Subdivision - Tang Subdivision
Penn Township - SD-05-23-17650

Dear Ms. Ianni:

A Final Subdivision Plan entitled "Tang Subdivision", prepared by Register Associates, Inc., and dated April 19, 2023, was received by this office on May 8, 2023. 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 Sunnysdale Road, south of West Baltimore Pike
Site Acreage: 3.06
Lots/Units: 2 lots
Proposed Land Use: Single Family Residential
Municipal Land Use Plan Designation: Suburban
UPI#: 58-4-99.3

PROPOSAL:

The applicant proposes the creation of two single-family residential lots from a 3.057 acre parent parcel. The project site, which will be served by onsite water and onsite sewer, is located in the RS-Residential Suburban zoning district.

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

COUNTY POLICY:

LANDSCAPES:

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

growth at a medium density that retains a focus on residential neighborhoods, with enhancements in housing diversity and affordability. The proposed subdivision is consistent with the objectives of the **Suburban Landscape**.

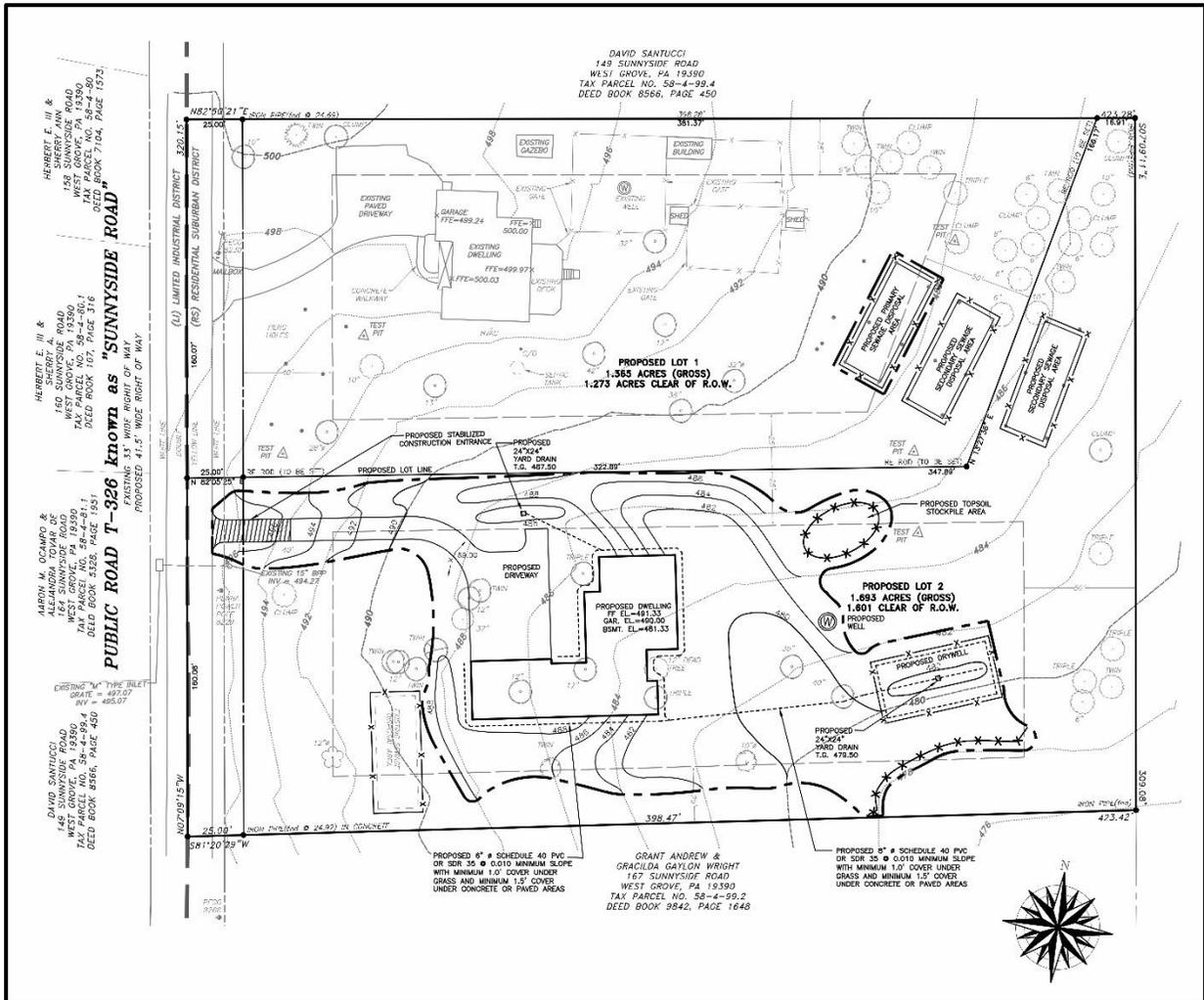


WATERSHEDS:

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

PRIMARY ISSUES:

3. The applicant and the Township should ensure that the drain field downhill of the existing sewage disposal area on proposed lot 2 is not negatively affected by the movement of construction vehicles in the area south of the proposed dwelling. We noticed that the limit of disturbance line includes a significant portion of the drain field.
4. The Township Engineer should verify that directing the output of the yard drain on the north side of proposed lot 2 to the drywell is appropriate because it connects via the dwelling perimeter drainage piping before it flows to the drywell. A separate drain line from the yard drain to the drywell would reduce the volume of runoff flowing through the dwelling perimeter drain, reducing the possibility of basement flooding.



Detail of Sheet 1 of the subdivision plan

ADMINISTRATIVE ISSUES:

5. We suggest that right-of-way along the frontage of both parcels be offered for dedication to the Township and that it be identified as a dedicated right-of-way on the plan. Wider rights-of-way can be used for future road and utility service improvements.
6. A minimum of five (5) copies of the plan should be presented at the Chester County Planning Commission for endorsement to permit recording of the final plan in accord with the procedures of Act 247, the Pennsylvania Municipalities Planning Code, and to meet the requirements of the Recorder of Deeds, the Assessment Office, and the Health Department.

Page: 4
Re: Final Subdivision - Tang Subdivision
Penn Township - SD-05-23-17650

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

Sincerely,

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: Feng Tang
Register Associates, Inc.
Chester County Health Department
Chester County Conservation District



THE COUNTY OF CHESTER



COMMISSIONERS
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Josh Maxwell
Michelle Kichline

Brian N. O'Leary, AICP
Executive Director

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

May 26, 2023

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

Re: Preliminary/Final Subdivision - Darlington/McAnally Subdivision
Pennsbury Township - SD-04-23-17624

Dear Ms. Howley:

A preliminary/final subdivision plan entitled "Darlington/McAnally Subdivision", prepared by Edward B. Walsh & Associates and dated January 12, 2023, was received by this office on April 24, 2023. This plan is reviewed by the Chester County Planning Commission in accord with the provisions of Section 502 of the Pennsylvania Municipalities Planning Code. We offer the following comments on the proposed subdivision for your consideration.

PROJECT SUMMARY:

| | |
|--------------------------------------|------------------------------------------------------|
| Location: | North of Pocopson Road, east of Brintons Bridge Road |
| Site Acreage: | 23.00 acres |
| Lots: | 2 lots |
| Proposed Land Use: | Farm/Pasture Land |
| Municipal Land Use Plan Designation: | Rural Conservation |
| UPI#: | 64-1-22.3 |

PROPOSAL:

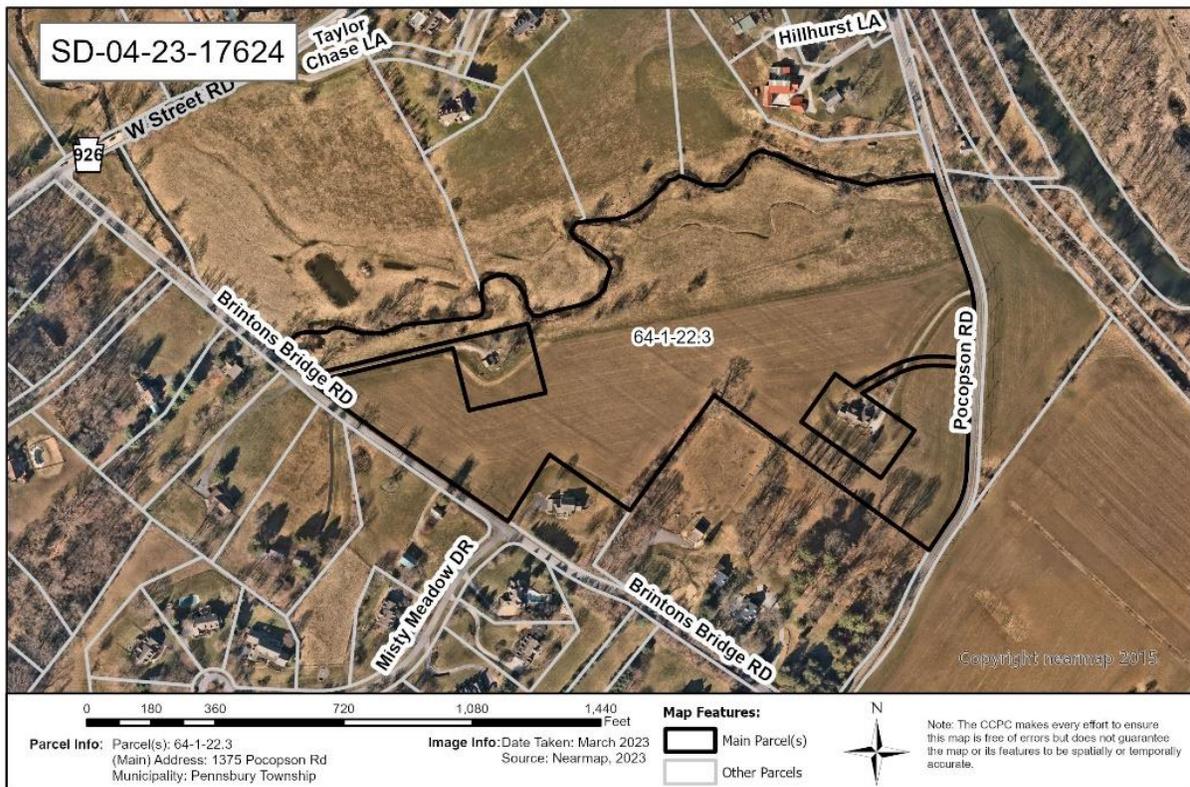
The applicant proposes the creation of two lots. The site, which contains two dwellings and is served by on-lot water and sewer facilities, is located in the Pennsbury Township Agricultural zoning district. No additional development is proposed by this subdivision.

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

COUNTY POLICY:

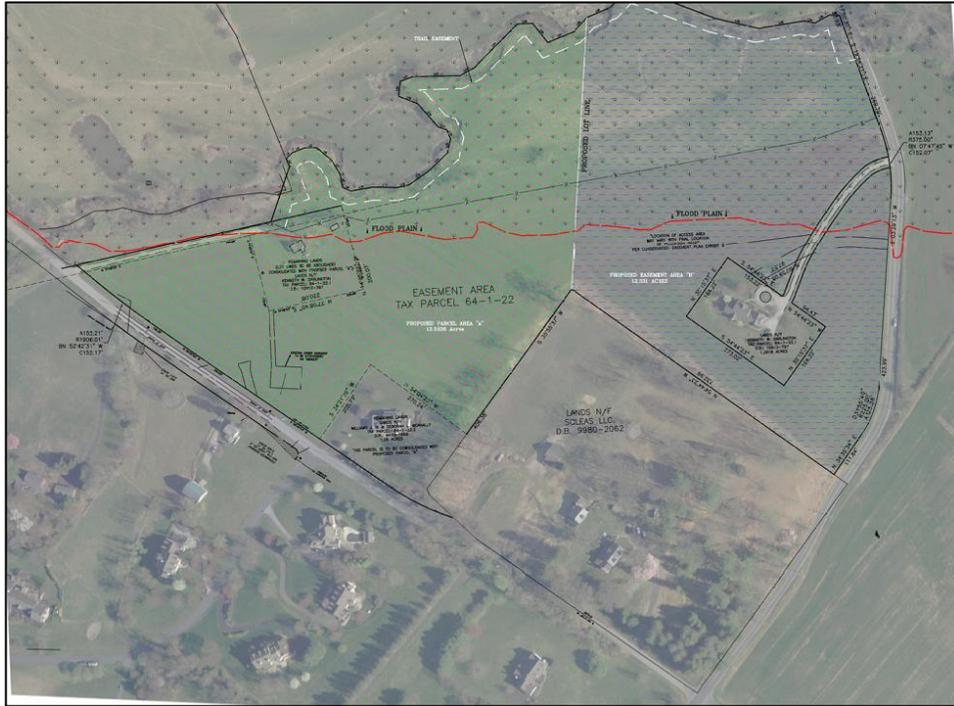
LANDSCAPES:

1. The 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**.



COMMENTS:

2. This parcel is subject to an easement of perpetual conservation held by the Brandywine Conservancy, Inc. and the County of Chester. The applicant's Act 247 submission to the Chester County Planning Commission included a letter from the Conservancy, dated April 10, 2023, indicating that the terms of the easement are to be modified to permit the proposed subdivision. We recommend that the Pennsbury Township Solicitor review the terms of the easement modification.
3. According to County Tax Assessment records, the land of the proposed subdivision appears to be subject to an Act 319 (Clean and Green) covenant. We advise the applicant to contact the Chester County Assessment Office (telephone #610-344-6105) regarding this subdivision. Additional information on this topic is provided online at: www.chesco.org/256/Act-319---Clean-Green.



*Detail of Darlington/McAnally Subdivision
Preliminary/Final 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 Pennsbury 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: William and Deborah McAnally and Kenneth Darlington
Edward B. Walsh & Associates
Brandywine Conservancy, Inc.
Chester County Health Department
Chester County Assessment Office



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Executive Director

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May 1, 2023

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

Re: Preliminary/Final Land Development – Phoenixville Shopping Center
Phoenixville Borough - LD-04-23-17612

Dear Mr. Krack:

A Preliminary/Final Land Development Plan entitled "Phoenixville Shopping Center", prepared by Edward B. Walsh and Associates, Inc., and dated February 2, 2023, was received by this office on April 17, 2023. This plan is reviewed by the Chester County Planning Commission in accord with the provisions of Section 502 of the Pennsylvania Municipalities Planning Code. We offer the following comments on the proposed Land Development for your consideration.

PROJECT SUMMARY:

| | |
|--------------------------------------|-----------------------------------------------|
| Location: | East of Starr Street and north of Valley Road |
| Site Acreage: | 1.00 |
| Lots/Units: | 1 lot |
| Non-Res. Square Footage: | 8,800 |
| Proposed Land Use: | Retail |
| New Parking Spaces: | 12 |
| Municipal Land Use Plan Designation: | High Density Residential |
| UPI#: | 15-14-279.1 |

PROPOSAL:

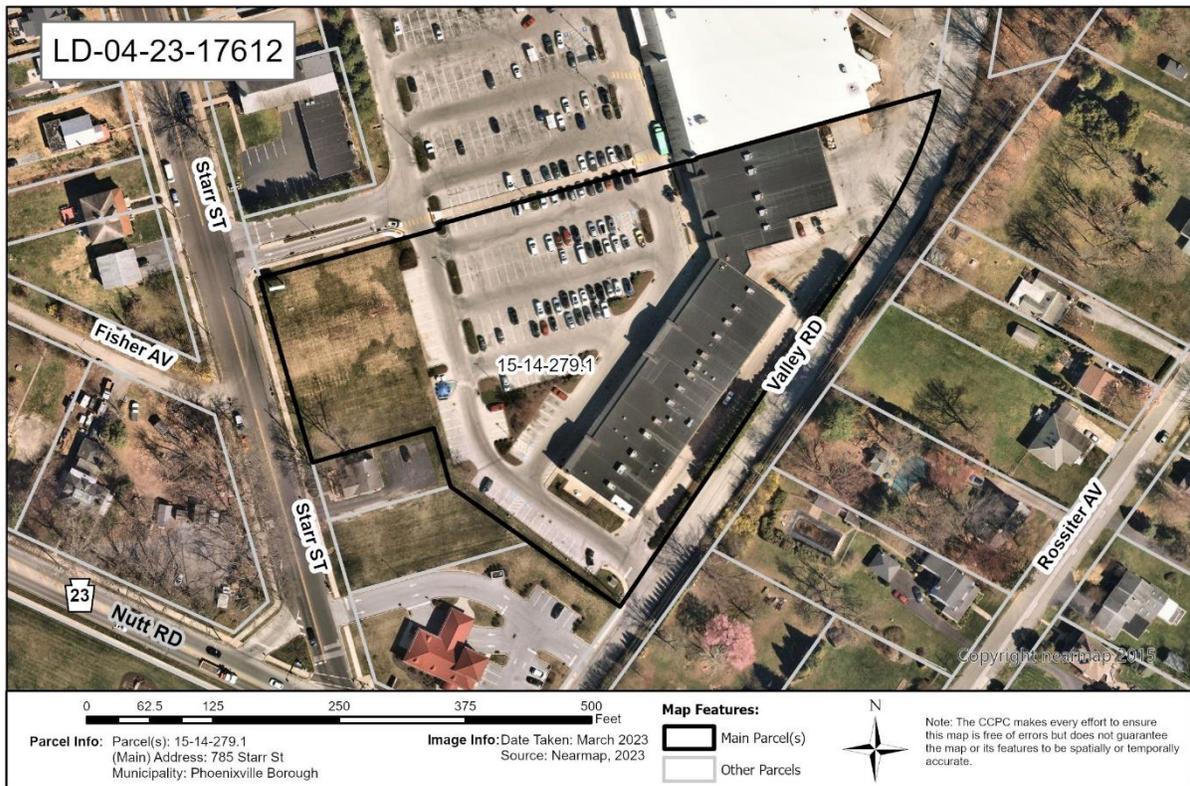
The applicant proposes the construction of an 8,800 square foot commercial building and 12 parking spaces. The project site, which will be served by public water and public sewer, is located in the CD-Corridor Development zoning district.

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

COUNTY POLICY:

LANDSCAPES:

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



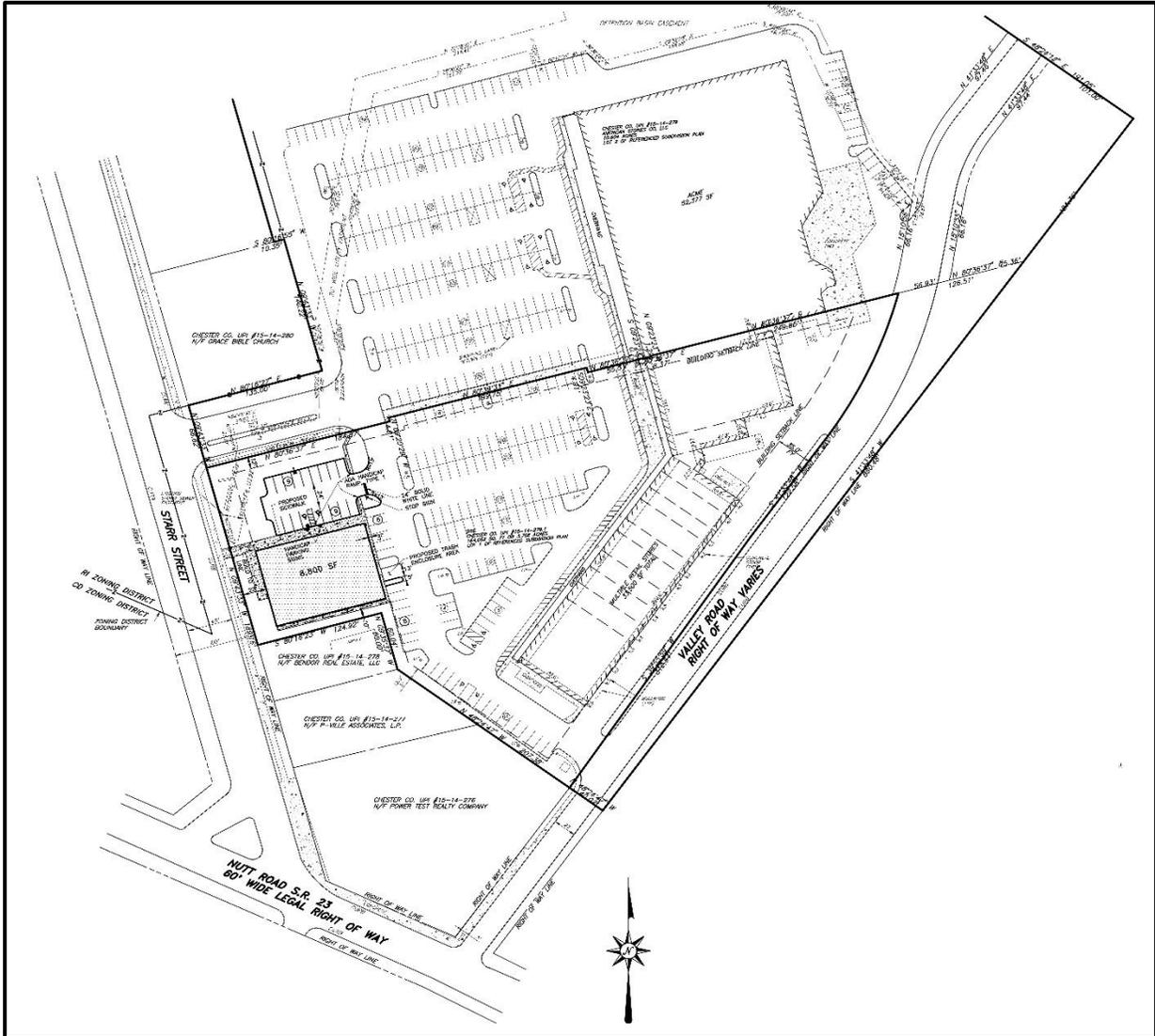
WATERSHEDS:

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

PRIMARY ISSUES:

3. We commend the applicant for creating new retail space that follows the recommendations of [Landscapes3](#) for the Urban Center. New development in an established location can generate renewed interest in an existing retail center.

4. With the sidewalk being only 3 feet wide on the east side of the proposed building, there is the potential for conflicts between pedestrians and vehicles. We suggest wheel chocks, or some other barrier system be installed to protect pedestrians on this section of sidewalk.



Detail of Sheet 1 of the plan

5. The Borough should verify that the proposed building/parking layout is consistent with any ordinance loading requirements.
6. The Borough and the applicant should consider a pedestrian crosswalk with striping on the drive aisle between the proposed sidewalk at the northeast corner of the site and the existing sidewalk adjacent to the main drive aisle to the Acme Market.
7. We note that the renderings of the proposed building feature brick veneer exterior on three sides of the structure, we suggest because of the visibility of the fourth side, that it should also be brick veneer. This will maximize the value of the proposed project and protect the value of neighboring sites.

Page: 4

Re: Preliminary/Final Land Development - 785A Starr Street Land Development

Phoenixville Borough - LD-04-23-17612

ADMINISTRATIVE ISSUES:

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

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

Sincerely,

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

Glenn Bentley
Senior Review Planner

cc: Starr Street Partners, LLC
Edward B. Walsh & Associates, Inc.
Anthony Antonelli, District Permits Manager, PennDOT
Francis J. Hanney, PennDOT
Chester County Conservation District



THE COUNTY OF CHESTER



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

May 12, 2023

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

Re: Final Land Development - Sherwin Williams Unit 2
Sadsbury Township - LD-04-23-17633

Dear Ms. Shank:

A final land development plan entitled "Sherwin Williams Unit 2", prepared by PennTerra Engineering, Inc. and dated March 7, 2023, was received by this office on April 25, 2023. This plan is reviewed by the Chester County Planning Commission in accord with the provisions of Section 502 of the Pennsylvania Municipalities Planning Code. We offer the following comments on the proposed land development for your consideration.

PROJECT SUMMARY:

| | |
|--------------------------------------|-----------------------------------------------------------------------------------------|
| Location: | North side of Lincoln Highway (State Route 30), east of Octorara Trail (State Route 10) |
| Site Acreage: | 9.48 acres |
| Units: | 1 unit |
| Non-Res. Square Footage: | 5,000 square feet |
| Proposed Land Use: | Retail |
| New Parking Spaces: | 18 spaces |
| Municipal Land Use Plan Designation: | Commercial |
| UPI#: | 37-1-26.1 |

PROPOSAL:

The applicant proposes the construction of a 5,000 square foot retail building and 18 parking spaces (including seven in reserve). The site, which will be served by public water and public sewer facilities, is located in the Sadsbury Township C-2 General Commercial zoning district.

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

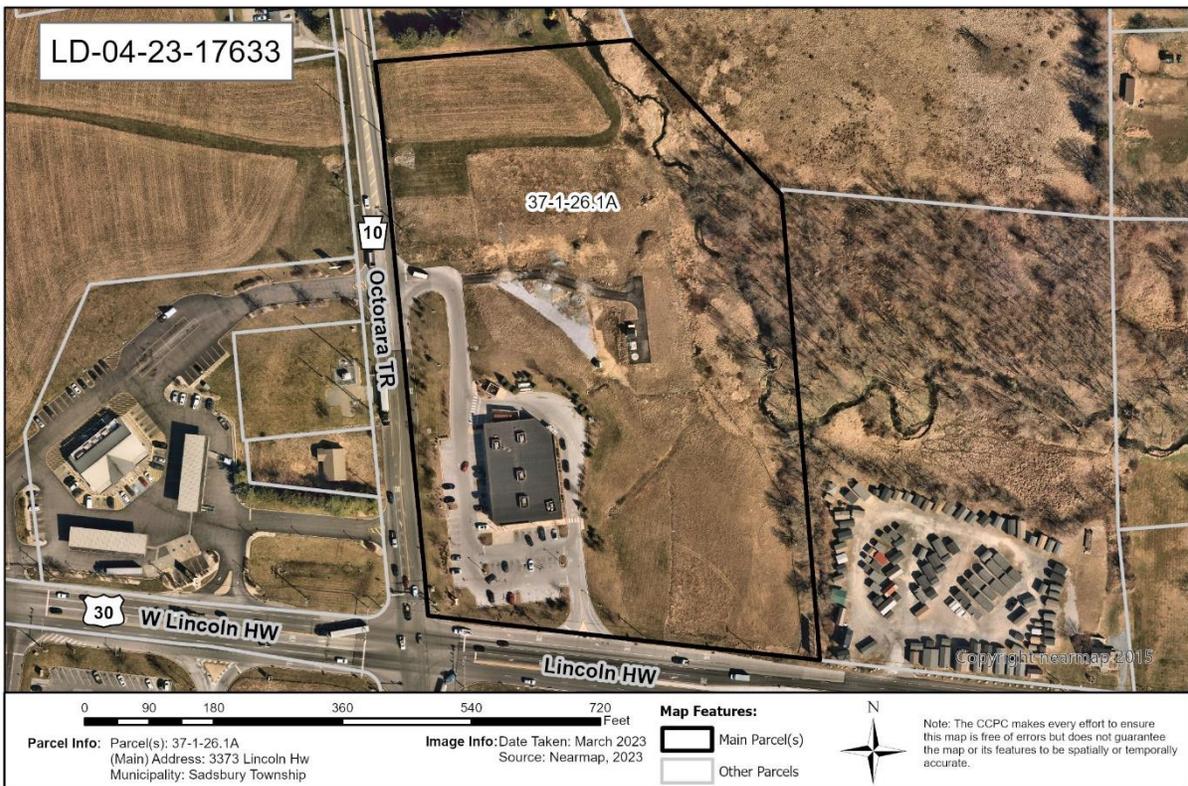
BACKGROUND:

1. The Chester County Planning Commission previously reviewed a land development plan for a portion of this tract, entitled "AutoZone 5705". That plan proposed the construction of a 7,381 square foot commercial building and 38 parking spaces on the "Phase 2" part of this tract. Our comments on that plan were forwarded to the Township in a letter dated April 20, 2022 (refer to CCPC # LD-03-22-17152). We have no record of municipal action on that plan.

COUNTY POLICY:

LANDSCAPES:

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



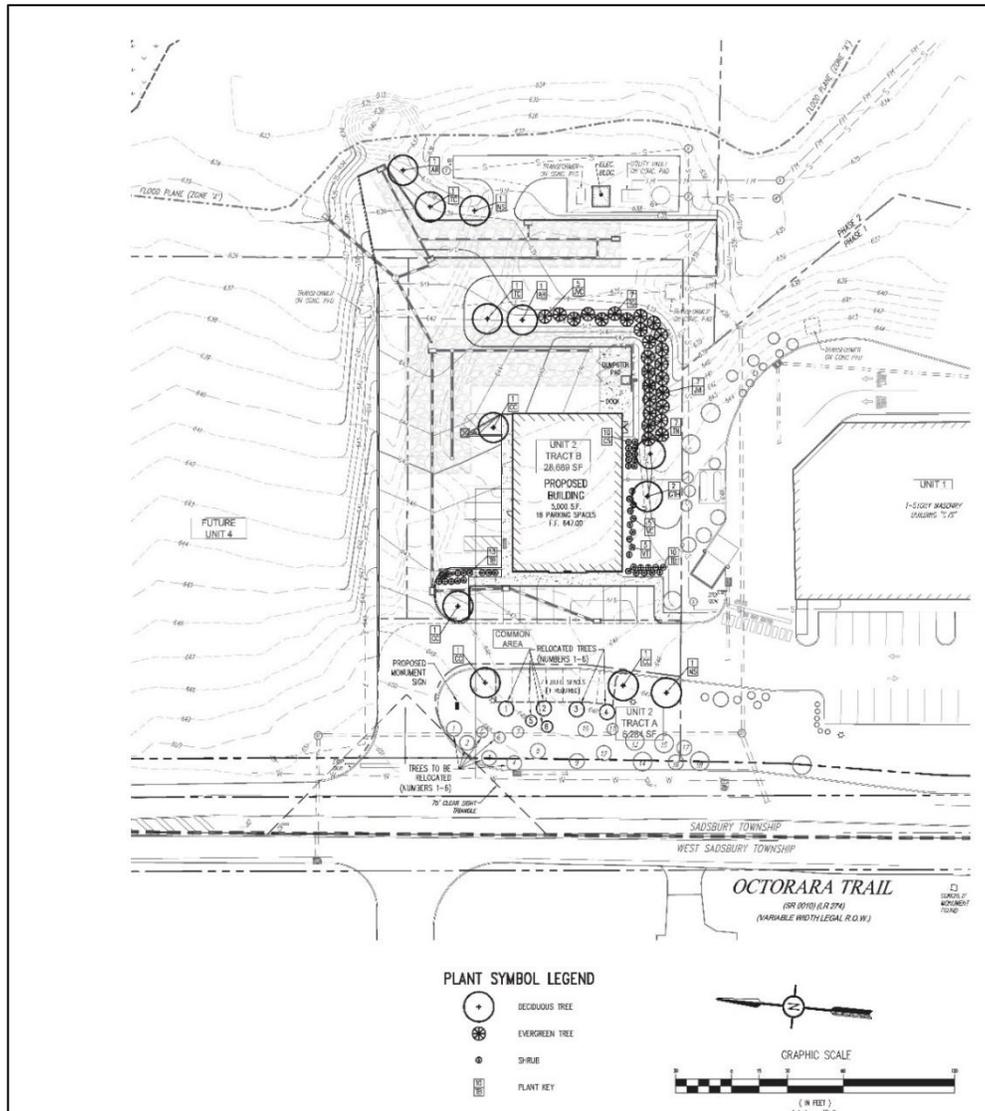
WATERSHEDS:

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

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

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

4. Land disturbance and land development activities that occur within Chester County must comply with the **County-wide Act 167 Stormwater Management Plan for Chester County, PA** (August 2022) and the associated Act 167 stormwater management ordinance standards adopted by each municipality.



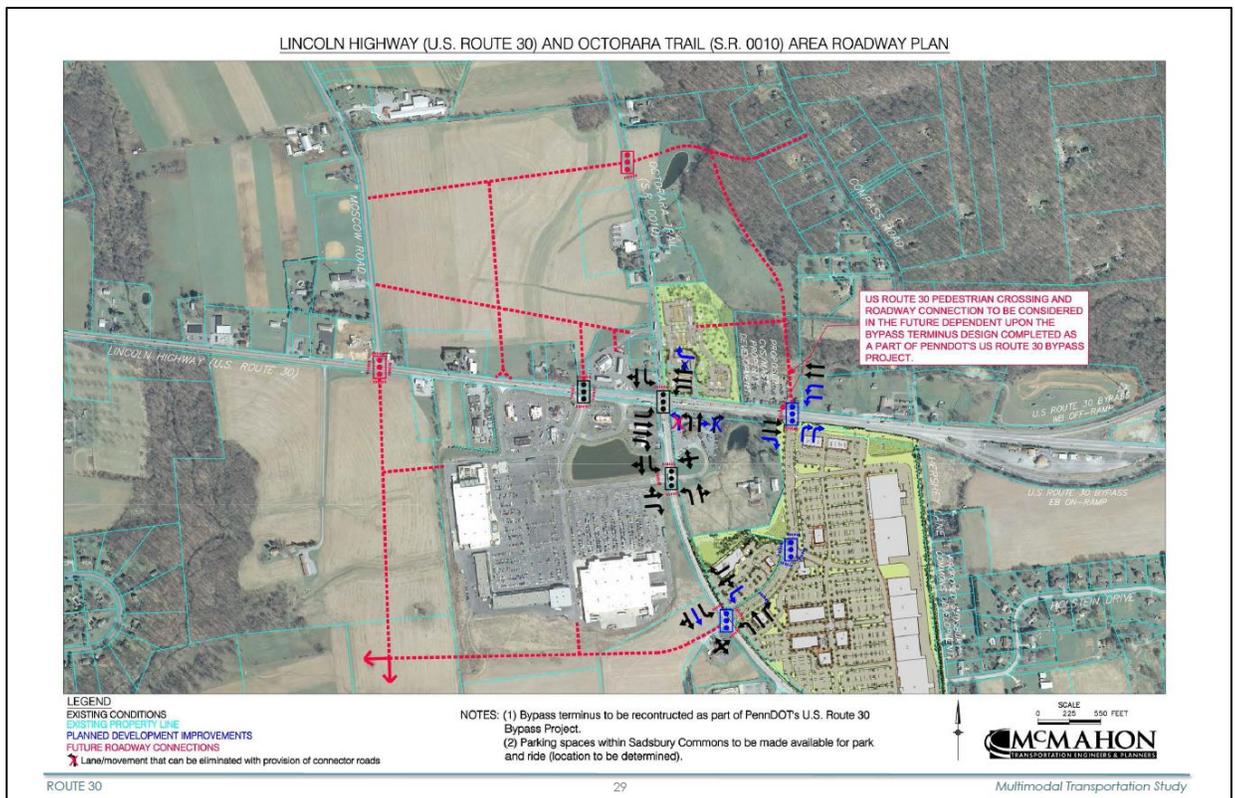
**Detail of Sherwin Williams Unit 2
Final Land Development Plan**

PRIMARY ISSUES:

5. Sadsbury Township participated in the Route 30 Multimodal Transportation Multimodal Study published in June 2016. The Study included proposed improvements in the area of the Lincoln Highway Octorara Trail intersection (“Boyd’s Corner”) and pedestrian circulation upgrades. A portion of the recommended improvements for this intersection is shown below. The full report can be found here:

S:_Archive\transportation\Roadways\ROUTES\US30\30MultimodalStudy\Route 30 Multimodal Transportation Study - Final Report 6-30-2016.pdf

We encourage the applicant and the Township to work with PennDOT to implement the recommendations in the Route 30 Multimodal Transportation Multimodal Study.



Page 29 of the Route 30 Multimodal Transportation Multimodal Study

6. The previous land development plan for the "AutoZone" portion of this tract showed a common driveway connection to the CVS facility on "Phase 1" of the site and a potential driveway extension to the north. The Township should ensure that the overall development plan for this site is coordinated and is consistent with the Township's policies and with the Route 30 Multimodal Transportation Multimodal Study. The applicant should show how the AutoZone project is coordinated with this project.
7. The plan shows 18 parking spaces, including seven in reserve. We endorse the reservation of parking spaces in this manner because it can help to reduce initial construction costs, limit the creation of impervious surfaces, and increase opportunities for landscaping. The applicant and the Township could consider if even more spaces could be reserved.

8. The County Planning Commission's Multimodal Circulation Handbook (2016 Update), which is available online at www.chescoplanning.org/resources/PubsTransportation.cfm, classifies Lincoln Highway (Business Route 30) as a major arterial and Octorara Trail (State Route 10) as a minor arterial. The Handbook (page 183) recommends a 150 foot-wide right-of-way for major arterial roads and a 100 foot-wide right-of-way minor arterial roads to accommodate future road and infrastructure improvements. We recommend that the applicant and the Township contact PennDOT to determine the appropriate rights-of-way to be reserved for these sections of Lincoln Highway and Octorara Trail and that these areas be identified as dedicated rights-of-way and be offered for dedication to PennDOT.
9. Sadsbury Township's emergency service providers should be requested to review the plan to ensure that safe access and egress is provided for this site. Additional information on this topic is available online at: www.chesco.org/DocumentCenter/View/27034.
10. Sadsbury Township should verify that the proposed plan will conform to the Township's landscape and screening requirements. The applicant should maximize the use of native tree, shrub, and herbaceous species in the planting areas and in the parking areas.
11. **Landscapes3** recommends that developments in the **Suburban Center Landscape** include extensive landscaping in parking areas. We suggest that the Township review the applicant's proposed landscaping in and near the riparian buffer and consider whether more landscaping and perhaps no-mow zones will improve the function of the buffer.

The applicant has requested a waiver from some of the landscaping requirements for this site, and we suggest that instead of reducing the required amount of landscaping on this tract, the applicant and the Township should consider placing more plantings on the other lots on this site.

12. The proposed building includes roof areas that may offer opportunities to improve the facility's long-term sustainability and reduce its reliance on energy from the grid, such as designs that incorporate "green roofs," "white roofs" and solar photovoltaic energy systems. Green roofs can reduce a building's stormwater runoff, improve insulation, increase the longevity of the roof system, and reduce heating and cooling costs. White roofs can help reflect solar radiation and also reduce cooling costs. Photovoltaic energy systems can improve the facility's long-term sustainability and reduce its reliance on energy from the grid. Additional information on green roofs is available at: <https://www.chescoplanning.org/MuniCorner/eTools/05-GreenRoofs.cfm>. Additional information on alternative energy systems such as photovoltaic systems is available at: <https://www.dvrpc.org/EnergyClimate/AEOWG/>.
13. The Township should verify that the submission meets all ordinance requirements related to the location, size and lighting of signs. The Township may wish to consider how stand-alone signs will incorporate the use of architectural elements and designs that are uniquely associated with a particular commercial product and effectively serve as advertising tools, such as roof colors and designs, arches, awnings, and similar architectural elements. We suggest that any proposed signs also be compatible with the existing signage on the site.
14. We suggest that all sign lighting should be downward-pointing to limit "skyglow" and reduce glare on surrounding roads. In general, the applicant should use the minimum amount of light intensity that is necessary to safely illuminate the facility.

15. We encourage the applicant to avoid using blank and windowless walls in the building's elevation facing Lincoln Highway. This could be accomplished by the addition of windows, siding design and accent panels, or other architectural design treatments. Variations in textures and materials should be considered. The Township should ask the applicant for conceptual architectural renderings to illustrate these design concepts.
16. The Post Construction Stormwater Management Plans indicate that subsurface infiltration practices will be utilized to manage a portion of the site's stormwater runoff. The applicant should submit the Operations and Management Plan for the stormwater facilities to Sadsbury Township, which should be reviewed by the Township Engineer. To ensure this system continues to function as designed, the applicant and/or those responsible for future maintenance should strictly adhere to the inspection schedule included in the Operation and Maintenance Plan. Appropriate pre-treatment Best Management Practices (BMPs) should be installed to remove sediment and other debris from runoff before it discharges to the planned subsurface infiltration system. Sediment, oil, grease, or other debris should be regularly removed from these pretreatment BMPs.

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

ADMINISTRATIVE ISSUES:

17. 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>.
18. A minimum of four copies of the plan should be presented at the Chester County Planning Commission for endorsement to permit recording of the final plan in accord with the procedures of Act 247, the Pennsylvania Municipalities Planning Code, and to meet the requirements of the Recorder of Deeds, and the Assessment Office.

Page: 7

Re: Final Land Development - Sherwin Williams Unit 2

Sadsbury Township - LD-04-23-17633

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

Sincerely,

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

Wes Bruckno, AICP
Senior Review Planner

cc: PennTerra Engineering, Inc.
Sherwin Williams
Anthony Antonelli, District Permits Manager, PennDOT
Francis J. Hanney, PennDOT
Chester County Conservation District



THE COUNTY OF CHESTER



COMMISSIONERS
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Michelle Kichline

Brian N. O'Leary, AICP
Executive Director

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

May 23, 2023

Tony Scheivert, Manager
Upper Uwchlan Township
140 Pottstown Pike
Chester Springs, PA 19425

Re: Preliminary Subdivision and Land Development- 100 Greenridge Road Development
Upper Uwchlan Township - SD-04-23-17622

Dear Mr. Scheivert:

A preliminary subdivision and land development plan entitled "100 Greenridge Road Development", prepared by ESE Consultants, Inc. and dated March 31, 2023, was received by this office on April 24, 2023. This plan is reviewed by the Chester County Planning Commission in accord with the provisions of Section 502 of the Pennsylvania Municipalities Planning Code. We offer the following comments on the proposed subdivision and land development for your consideration.

PROJECT SUMMARY:

| | |
|--------------------------------------|--------------------------------------------------|
| Location: | West side of Greenridge Road, south of Font Road |
| Site Acreage: | 65.95 acres |
| Lots: | 64 lots |
| Proposed Land Use: | Single Family Residential |
| Municipal Land Use Plan Designation: | Suburban/Site Responsive |
| UPI#: | 32-1-11, 32-1-17.1 |

PROPOSAL:

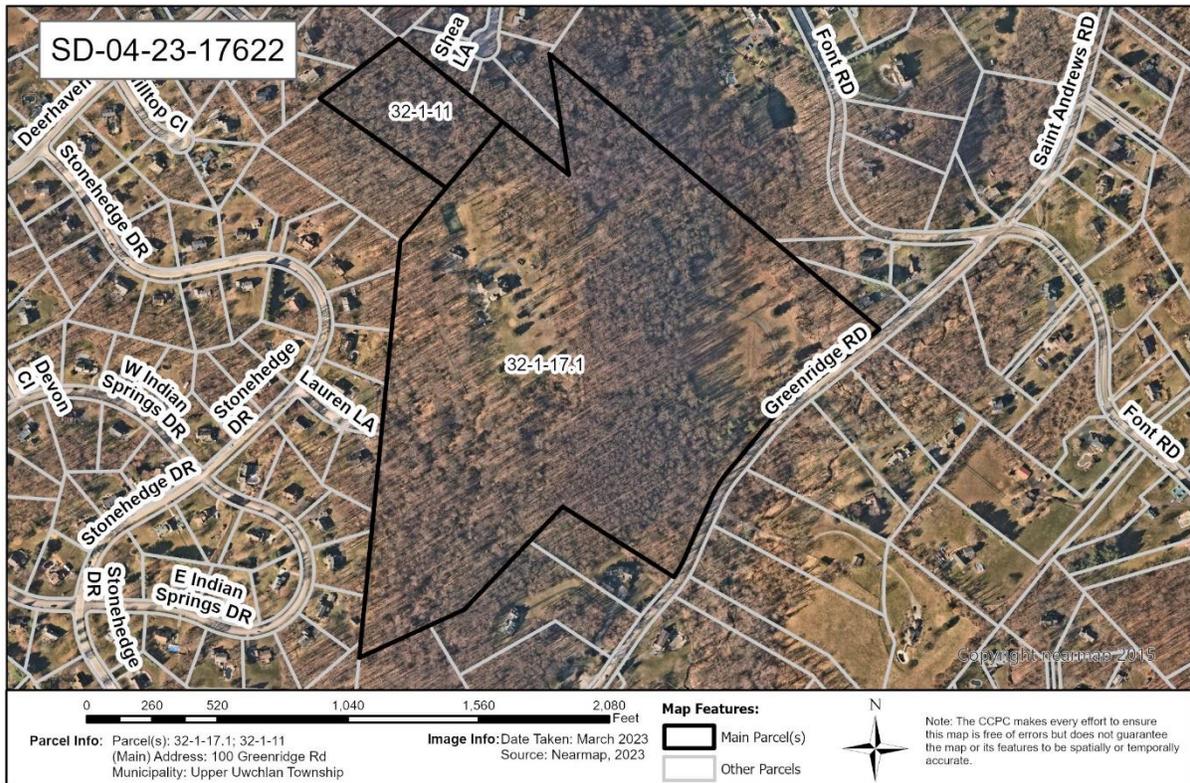
The applicant proposes the creation of 64 single family residential lots, 4,745 feet of roadway and approximately 47 acres of open space areas. The project, which will be served by public water and public sewer facilities, is located in the Upper Uwchlan Township R-2/F-1, Flexible Development Overlay zoning district.

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

COUNTY POLICY:

LANDSCAPES:

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

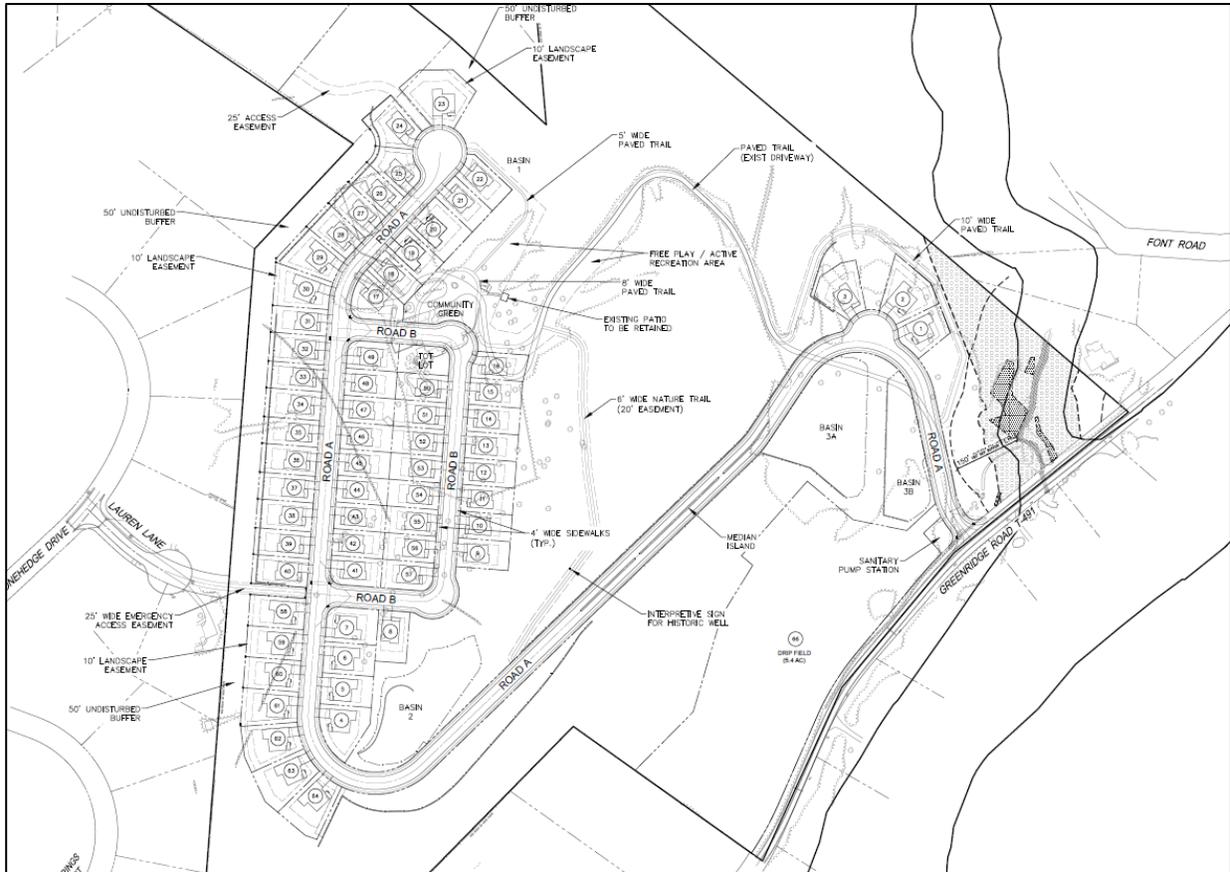


WATERSHEDS:

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

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

3. Land disturbance and land development activities that occur within Chester County must comply with the **County-wide Act 167 Stormwater Management Plan for Chester County, PA** (August 2022) and the associated Act 167 stormwater management ordinance standards adopted by each municipality.



***Detail of 100 Greenridge Road Development
Preliminary Subdivision and Land Development Plan***

PRIMARY ISSUES:

4. The applicant and the Township should consider combining as many of the driveways as possible. Shared driveways can reduce impervious surfaces and stormwater runoff, create more opportunities for street landscaping, reduce construction costs and possibly allow for side-loaded garages.
5. The applicant and the Township should consider narrowing the width of the development's roadways to help minimize impervious surface coverage and encourage slow vehicle speeds.
6. Due to the length of the Road A access, we suggest that the applicant and the Township consider incorporating traffic calming features into the project's design. 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/27025. Specifically, we

suggest the applicant and the Township consider extending the proposed median island in Road A along the entire distance between proposed Lots 3 and 4 to help with traffic calming. Ideally, the median island should have a landscaping treatment that helps with stormwater management, but does not impede sight distance.

7. Some of the roads, notably Road A, have long straight runs with uniform dwelling setbacks and garage doors that face the roads. We suggest that the applicant introduce curves into this roadway to provide varied views and to slow traffic speeds. Variation in building placement, garage setbacks, and architectural elements would also create a more appealing and pedestrian-friendly street scene.
8. The applicant should also consider incorporating a “terminal vista” at the ends of the sight lines along some of the roads. Such viewpoints can include a gazebo or small open space area and provide additional character to the overall quality of design.
9. Road A’s cul-de-sac and the “eyebrow” partial bulbs should include landscaped islands to reduce impervious surface coverage and stormwater runoff.
10. We endorse the proposed trails on the site. In general, the applicant should strive to provide access to the trails and open space areas from each individual dwelling or lot, so users do not have to travel significant distances or cross an excessive number of streets.

The Township’s “Trails Map - updated August 2013” on the Upper Uwchlan Township Community Trail Network website shows the proposed Brandywine Trail along Greenridge Road, and it appears that a connection to this trail is proposed by the applicant; we endorse such a connection. The emergency egress at Lauren Lane could also be a point for future connection to a sidewalk and trail network and help to promote multi-modal connections in this part of the Township.

We also endorse the incorporation of sidewalks into the plan. Sidewalks are an essential design element for new construction in the **Suburban Landscape**.

11. We recommend that Lauren Lane become a formal access/egress for all vehicles, not only for emergency vehicles. The Township’s emergency service providers also should be requested to review the plan to ensure that safe access and egress is provided for this site.
12. The applicant should demonstrate how snow disposal (or snow storage) will be handled. Consideration should be provided for designated snow disposal areas on the site.
13. The applicant and the Township should consider “naturalizing” the shape of the stormwater management basins (specifically Basin 1) by adding additional landscaping to soften the utilitarian appearance of the facilities.
14. The plan shows a location for an interpretative sign for a historic well on the site. The Township and the applicant should contact the Township’s historic commission to review design and the placement of this sign.
15. The plan indicates that a Homeowners’ Association will be responsible for the proposed common facilities and areas. Ownership, maintenance, use provisions, restrictions, and liability responsibilities associated with any commonly held amenities should be written into the Homeowners' Association (HOA) document. The HOA document should include provisions which allow the Township to: intervene and maintain common owned facilities; determine the

Page: 5

Re: Preliminary Subdivision and Land Development- 100 Greenridge Road Development
Upper Uwchlan Township - SD-04-23-17622

schedule for Association formation; timing for construction of common facilities; and determine the schedule for transfer of ownership from developer to the HOA of common facilities. The HOA document should be submitted as part of the application to the municipality to be reviewed by an attorney versed in homeowners' association documents to evaluate the document for its completeness and compliance.

ADMINISTRATIVE ISSUES:

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

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

Sincerely,



Wes Bruckno, AICP
Senior Review Planner

cc: ESE Consultants, Inc.
Richard T. and Bonnie C. Williams, c/o Andrea Pettibone, Esq.
Chester County Health Department
Chester County Conservation District



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Executive Director

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

May 26, 2023

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

Re: Final Subdivision - 61 Morningside LLC
Warwick Township - SD-05-23-17661

Dear Ms. Grimley:

A final subdivision plan entitled "61 Morningside LLC", prepared by Site Engineering Concepts, LLC and dated April 11, 2023, was received by this office on May 8, 2023. This plan is reviewed by the Chester County Planning Commission in accord with the provisions of Section 502 of the Pennsylvania Municipalities Planning Code. We offer the following comments on the proposed subdivision for your consideration.

PROJECT SUMMARY:

Location: West side of Morningside Drive, south of Mine Hole Road
Site Acreage: 5.00 acres
Lots: 2 lots
Proposed Land Use: Institutional
UPI#: 19-5-58

PROPOSAL:

The applicant proposes the creation of two lots. The site, which is served by on-site water and sewer facilities and contains a cemetery and an abandoned church, is located in the Warwick Township R-1 Residential zoning district. The plan proposes no new development, although a plan note indicates that the parish house/hall and decks, and some other impervious surface areas will be removed.

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

COUNTY POLICY:

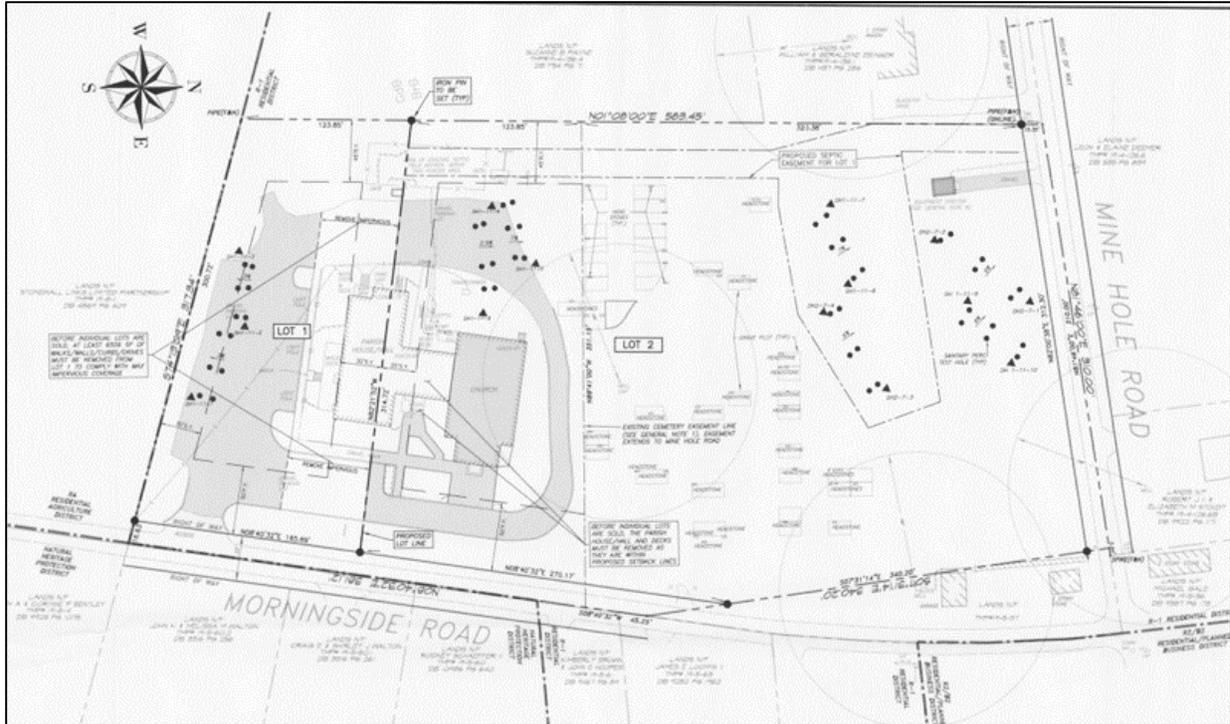
LANDSCAPES:

1. The 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 ISSUE:

2. General Note 11 on the plan indicates that the church has local historic or architectural significance, and that modifications to the church will need to comply with the Township’s historical, architectural and archaeological resources protection standards of the Township Zoning Ordinance. We recommend that the Township’s Historical Review Commission review and comment on future development plans. The Township may also wish to ask the applicant about future plans for the site.



*Detail of 61 Morningside LLC
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.

This report does not review the plan for compliance to all aspects of your ordinance, as this is more appropriately done by agents of Warwick 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: 61 Morningside LLC, c/o Eli Kahn
Site Engineering Concepts, LLC
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
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May 17, 2023

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

Re: Preliminary/Final Subdivision - 1010 Lafayette Road
West Caln Township - SD-04-23-17630

Dear Ms. Milane:

A preliminary/final subdivision plan entitled "1010 Lafayette Road", prepared by Impact Engineering Group and dated April 26, 2023, was received by this office on April 24, 2023. 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 Lafayette Road and Kaolin Road, west of the municipal boundary with West Brandywine Township |
| Site Acreage: | 12.74 acres |
| Lots: | 2 lots |
| Proposed Land Use: | Single Family Residential |
| Municipal Land Use Plan Designation: | Low Density Rural Residential |
| UPI#: | 28-3-46 |

PROPOSAL:

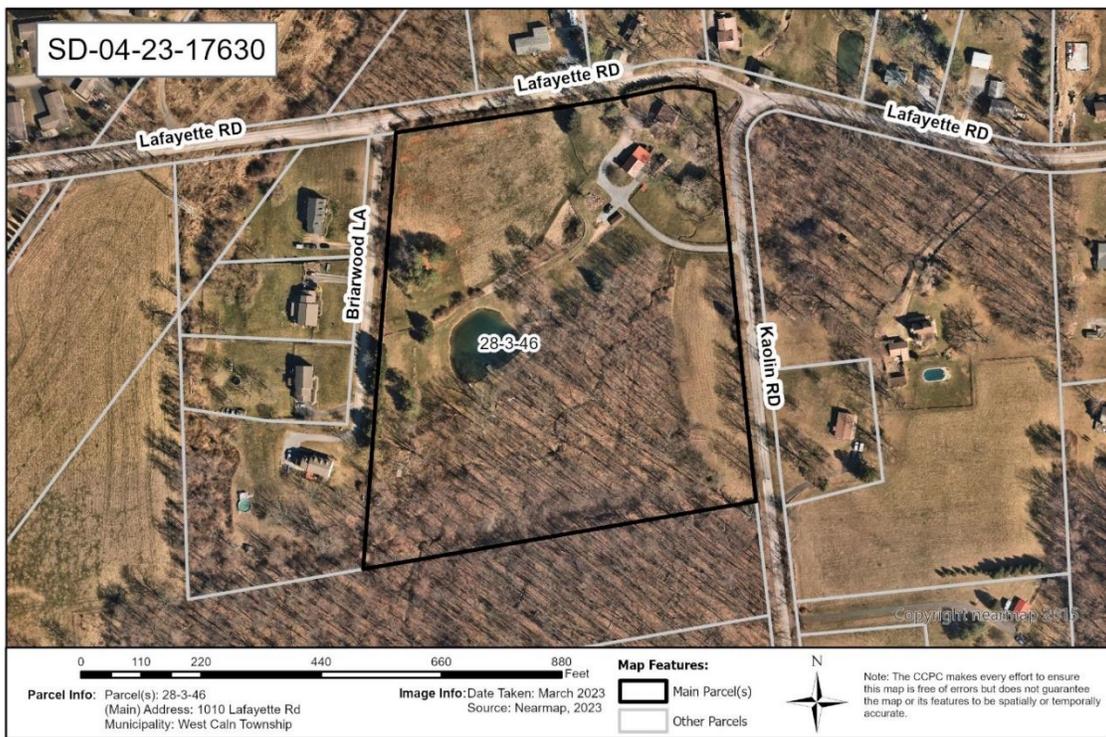
The applicant proposes the creation of two lots. The site, which will be served by on-site water and on-site sewer facilities, is located in the West Caln Township SRR Site Responsive Residential zoning district. The plan shows an existing dwelling which will remain on proposed Lot 1, and a second dwelling is proposed on Lot 2.

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

COUNTY POLICY:

LANDSCAPES:

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



WATERSHEDS:

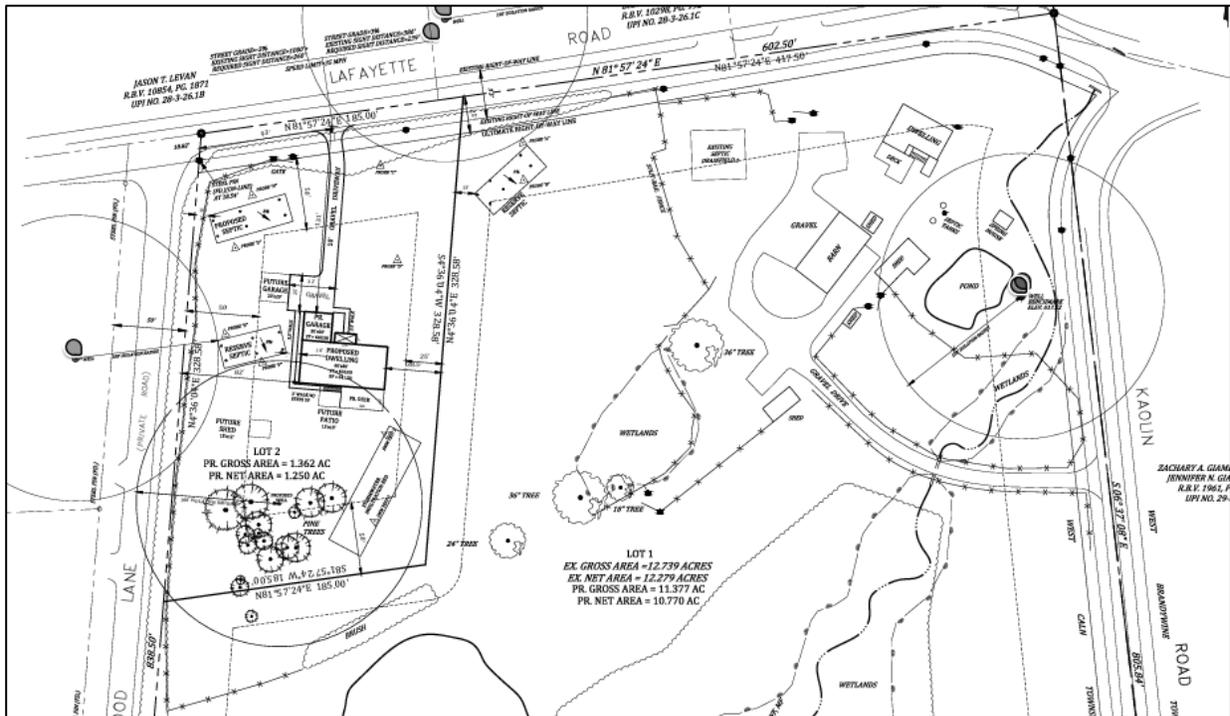
2. **Watersheds**, the water resources component of [Landscapes3](#), indicates the proposed development is located within the Brandywine Creek watershed. **Watersheds'** highest priority land use objectives within this watershed are:
 - reduce stormwater runoff,
 - restore water quality of "impaired"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

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

3. Land disturbance and land development activities that occur within Chester County must comply with the **County-wide Act 167 Stormwater Management Plan for Chester County, PA** (August 2022) and the associated Act 167 stormwater management ordinance standards adopted by each municipality.

PRIMARY ISSUES:

4. The applicant should contact the owner of the Briarwood Lane private road to the west of the site to request that the owner consider providing driveway access to the applicant's site. Such an access would eliminate a new driveway onto Lafayette Road and reduce construction costs as well as impervious surfaces. The applicant and the owner of the Briarwood Lane private road could arrange for contributions to the ongoing maintenance of this private road.



***Detail of 1010 Lafayette Road
Preliminary/Final Subdivision Plan***

5. Due to the site's environmental constraints that include extensive wetland areas, we suggest that the applicant consider deed-restricting Lot 1 from further development after the construction of the proposed dwelling. We recommend that the applicant contact Chester County Parks + Preservation (telephone #610-344-5656) for information on the advantages of being in the County Agricultural Land Preservation Program and how lands under the agricultural conservation easement are protected. If the applicant is interested in participating in the County Land Preservation Program, the applicant should initially contact the Township to add the parcel to the Township's Agricultural Security Area Program; this is a prerequisite to participation in the County Program.

ADMINISTRATIVE ISSUES:

6. 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>.

Page: 4
Re: Preliminary/Final Subdivision - 1010 Lafayette Road
West Caln Township - SD-04-23-17630

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

Sincerely,

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

Wes Bruckno, AICP
Senior Review Planner

cc: Impact Engineering Group
Kimberly Ann Beggs
Chester County Health Department
Dale Barnett, Code Enforcement Officer, West Brandywine Township
Chester County Conservation District



THE COUNTY OF CHESTER



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Brian N. O’Leary, AICP
Executive Director

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

May 24, 2023

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

Re: Final Subdivision - 7-11 North Church Street
West Chester Borough – SD-04-23-17640

Dear Mr. Gore:

A Final Subdivision Plan entitled "7-11 North Church Street", prepared by Wilkinson & Associates, Inc. and dated March 24, 2023, was received by this office on April 28, 2023. This plan is reviewed by the Chester County Planning Commission in accord with the provisions of Section 502 of the Pennsylvania Municipalities Planning Code. We offer the following comments on the proposed subdivision for your consideration.

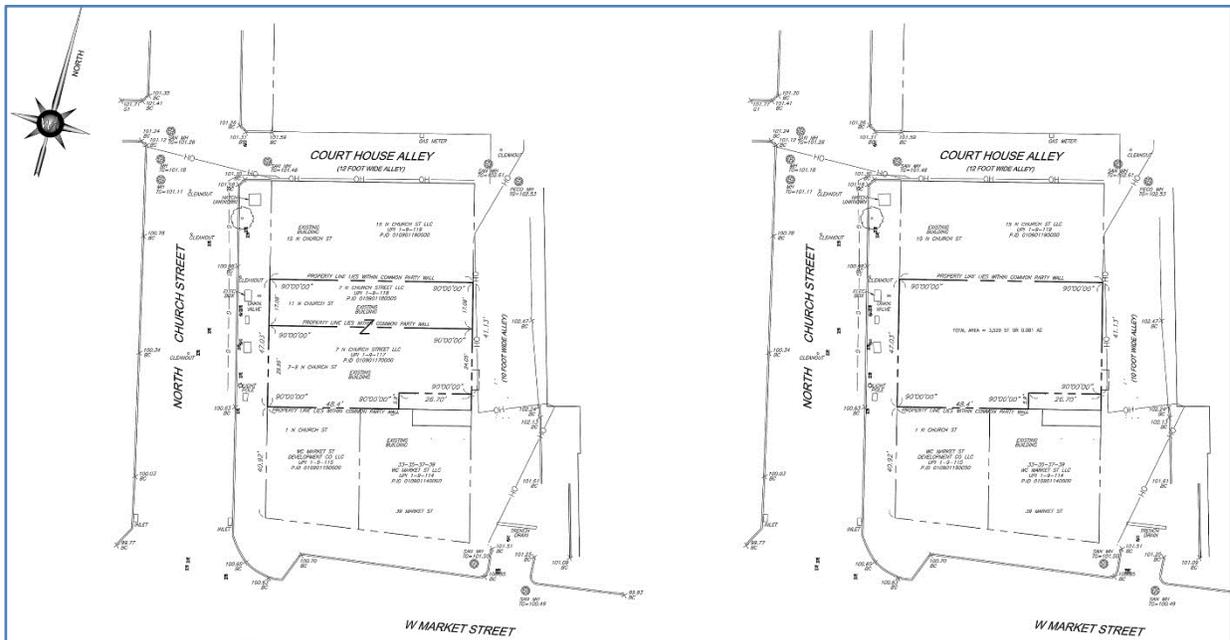
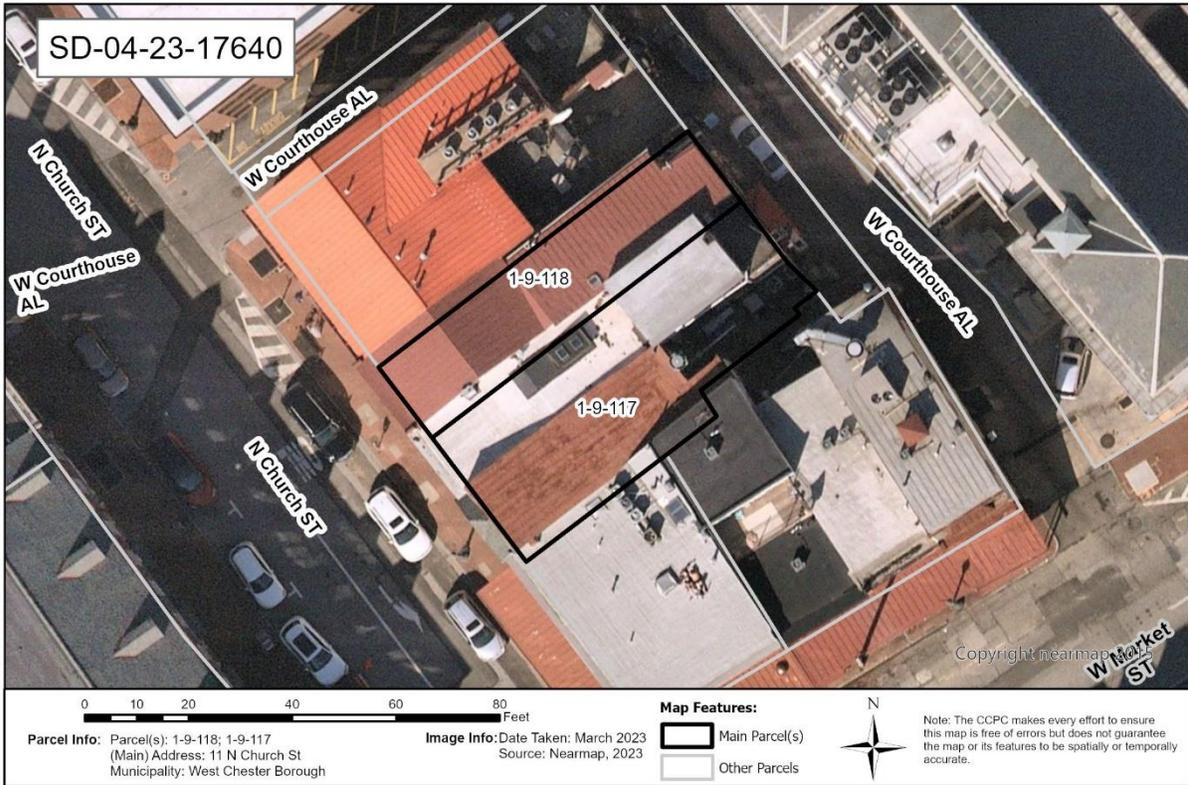
PROJECT SUMMARY:

| | |
|--------------------------------------|---------------------------------------------------------------|
| Location: | east side of North Church Street, north of West Market Street |
| Site Acreage: | 0.08 |
| Lots/Units: | 2 existing lots; 1 proposed lot |
| Non-Res. Square Footage: | 0 |
| Proposed Land Use: | Commercial |
| Municipal Land Use Plan Designation: | Town Center |
| UPI#: | 1-9-117, 1-9-118 |

PROPOSAL:

The applicant proposes the consolidation of two existing lots into one lot. No development activity is proposed as part of the current plan submission. The project site is located in the TC Town Center zoning district.

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



Site Plan Detail: Final Subdivision - 7-11 North Church Street

Page: 3
Re: Final Subdivision - 7-11 North Church Street
West Chester Borough – SD-04-23-17640

BACKGROUND:

1. The Chester County Planning Commission has previously reviewed a subdivision proposal that included UPI# 1-9-117. CCPC# SD-09-18-15583, dated September 25, 2018, which addressed the consolidation of two existing lots totaling 0.05 acres (UPI# 1-9-117 and 1-9-116) into one lot, was approved by the Borough on November 18, 2018. The current plan submission proposes the consolidation of UPI# 1-9-118 with the previously approved lot.

COUNTY POLICY:

LANDSCAPES:

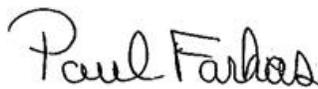
2. The project site is located within the **Urban Center Landscape** designation of [Landscapes3](#), the 2018 County Comprehensive Plan. The vision for the **Urban Center Landscape** is historic downtown and established neighborhoods serving as civic, economic, and population centers with a traditional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

ADMINISTRATIVE ISSUES:

3. A location map is not provided in the Location Map block. This should be corrected by the applicant.
4. The County Planning Commission signature block should be revised to indicate that the plan was reviewed, not approved by resolution, by the County Planning Commission.
5. A minimum of four (4) copies of the plan should be presented at the Chester County Planning Commission for endorsement to permit recording of the final plan in accord with the procedures of Act 247, the Pennsylvania Municipalities Planning Code, and to meet the requirements of the Recorder of Deeds and the Assessment Office.

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

Sincerely,



Paul Farkas
Senior Review Planner

cc: Wilkinson & Associates, Inc.
Alfredo Giannaccari



THE COUNTY OF CHESTER



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Michelle Kichline

Brian N. O’Leary, AICP
Executive Director

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

May 31, 2023

Gina M. Wheeler, Manager/Secretary
West Fallowfield Township
3095 Limestone Road, Suite 1
Cochranville, PA 19330

Re: Preliminary/Final Land Development - Henry K. Stoltzfus
West Fallowfield Township - LD-04-23-17634

Dear Ms. Wheeler:

A preliminary/final land development plan entitled "Henry K. Stoltzfus", prepared by Mowery Environmental LLC and dated March 15, 2023, was received by this office on May 1, 2023. This plan is reviewed by the Chester County Planning Commission in accord with the provisions of Section 502 of the Pennsylvania Municipalities Planning Code. We offer the following comments on the proposed land development for your consideration.

PROJECT SUMMARY:

Location: West side of Homeville Road (State Route 3085), north of
Byson Road
Site Acreage: 10.46 acres
Lots: 1 lot
Proposed Land Use: Single Family Residential, Agricultural
Municipal Land Use Plan Designation: Agricultural
UPI#: 44-6-17.2

PROPOSAL:

The applicant proposes the construction of a dwelling and 720 square foot carriage shed. The site, which will be served by on-site water and on-site sewer facilities, is located in the West Fallowfield Township Agricultural zoning district.

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

BACKGROUND:

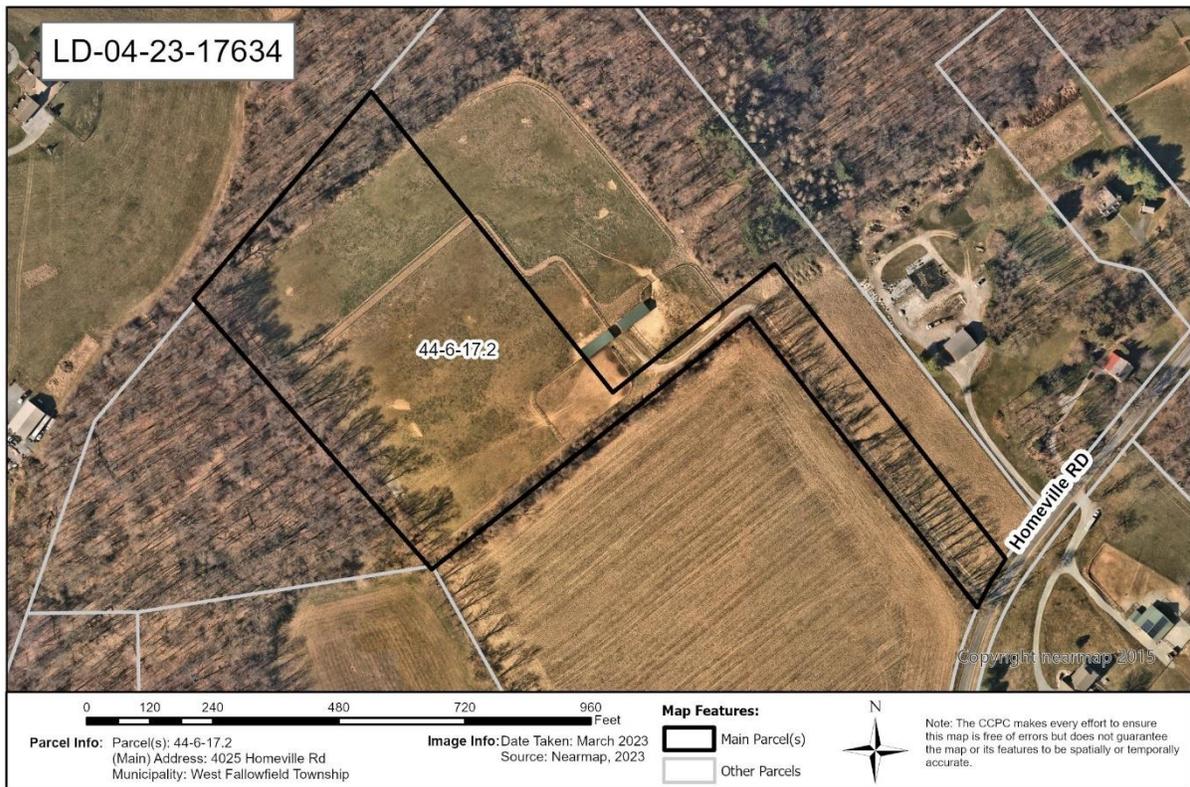
1. The Chester County Planning Commission has previously reviewed a proposed a two-lot subdivision for this site, entitled "Lots 1 and 2 - Alex M. Barry Subdivision", prepared by Crossan-Ramaito and dated November 8, 2022 (refer to CCPC# SD-01-23-17519). Our records show that this subdivision was approved by the Township on February 22, 2023. This current land development relates to Lot 2 of the entitled "Lots 1 and 2 - Alex M. Barry Subdivision".

2. The Chester County Planning Commission also separately reviewed a land development for Lot 1 of the "Lots 1 and 2 - Alex M. Barry Subdivision" that proposed a dwelling and a 2,000 square foot barn (refer to CCPC # LD-04-23-17635).

COUNTY POLICY:

LANDSCAPES:

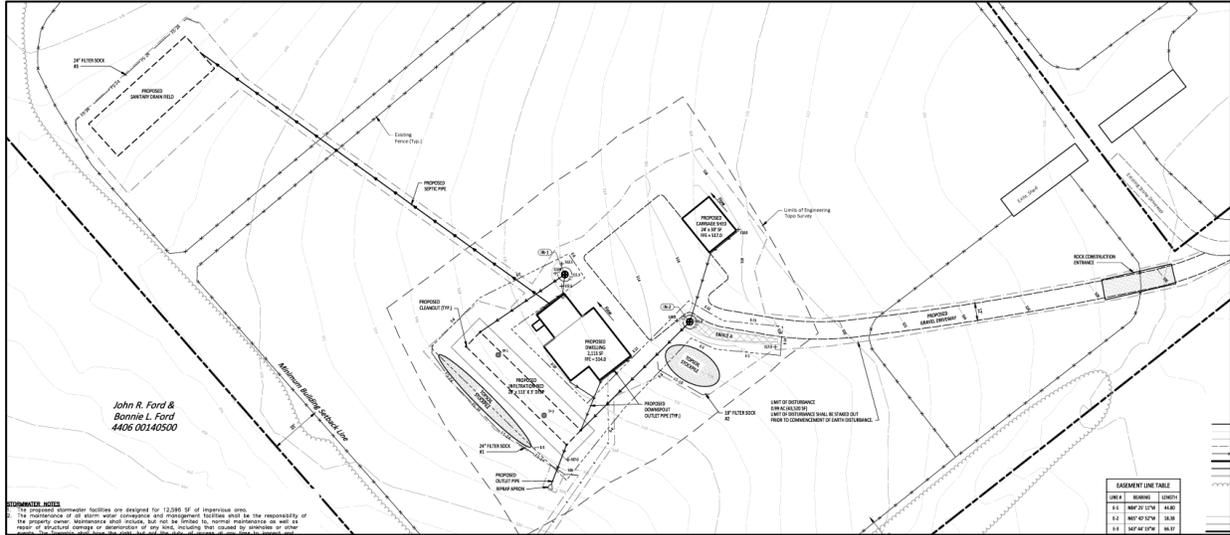
3. The site is located within the **Agricultural Landscape** designation of [Landscapes3](#), the 2018 County Comprehensive Plan. This landscape consists of large concentrations of active and diverse farm operations along with related support services. The vision for the **Agricultural Landscape** is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



WATERSHEDS:

4. **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.

5. Land disturbance and land development activities that occur within Chester County must comply with the **County-wide Act 167 Stormwater Management Plan for Chester County, PA** (August 2022) and the associated Act 167 stormwater management ordinance standards adopted by each municipality.



**Detail of Henry K. Stoltzfus
Preliminary/Final Land Development Plan**

PRIMARY ISSUE:

6. The site plan includes a stormwater basin. To ensure that this stormwater management facility will operate properly, we suggest that the owner convey an easement to the municipality to permit the municipality to inspect and, if necessary, repair the stormwater management facility and provide for the reimbursement of related expenses to the municipality.

ADMINISTRATIVE ISSUES:

7. The applicant should contact the office of the Chester County Conservation District (telephone #610-455-1360) for information and clarification on erosion control measures. The provisions of the Commonwealth Erosion Control Regulations may apply to the project and may require an Earth Disturbance Permit or a National Pollutant Discharge Elimination System permit for discharge of stormwater from construction activities. Additional information on this topic is provided online at: <https://www.chesco.org/284/ErosionStormwater>.
8. A 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: Preliminary/Final Land Development - Henry K. Stoltzfus

West Fallowfield Township - LD-04-23-17634

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 Fallowfield 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: Mowery Environmental LLC
Chester County Health Department
Henry K. and Laura Z. Stoltzfus
Chester County Conservation District



THE COUNTY OF CHESTER



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601 Westtown Road
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May 17, 2023

Gina M. Wheeler, Manager/Secretary
West Fallowfield Township
3095 Limestone Road, Suite 1
Cochranville, PA 19330

Re: Preliminary/Final Land Development - John L. Kauffman
West Fallowfield Township - LD-04-23-17635

Dear Ms. Wheeler:

A preliminary/final land development plan entitled "John L. Kauffman", prepared by Mowery Environmental LLC and dated March 9, 2023, was received by this office on May 1, 2023. This plan is reviewed by the Chester County Planning Commission in accord with the provisions of Section 502 of the Pennsylvania Municipalities Planning Code. We offer the following comments on the proposed land development for your consideration.

PROJECT SUMMARY:

Location: West side of Homeville Road (State Route 3085), north of
Byson Road
Site Acreage: 10.52 acres
Lots: 1 lot
Proposed Land Use: Single Family Residential, Agricultural
Municipal Land Use Plan Designation: Agricultural
UPI#: 44-6-17.2A

PROPOSAL:

The applicant proposes the construction of a dwelling and a 2,000 square foot barn. The site, which will be served by on-site water and on-site sewer facilities, is located in the West Fallowfield Township Agricultural zoning district.

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

BACKGROUND:

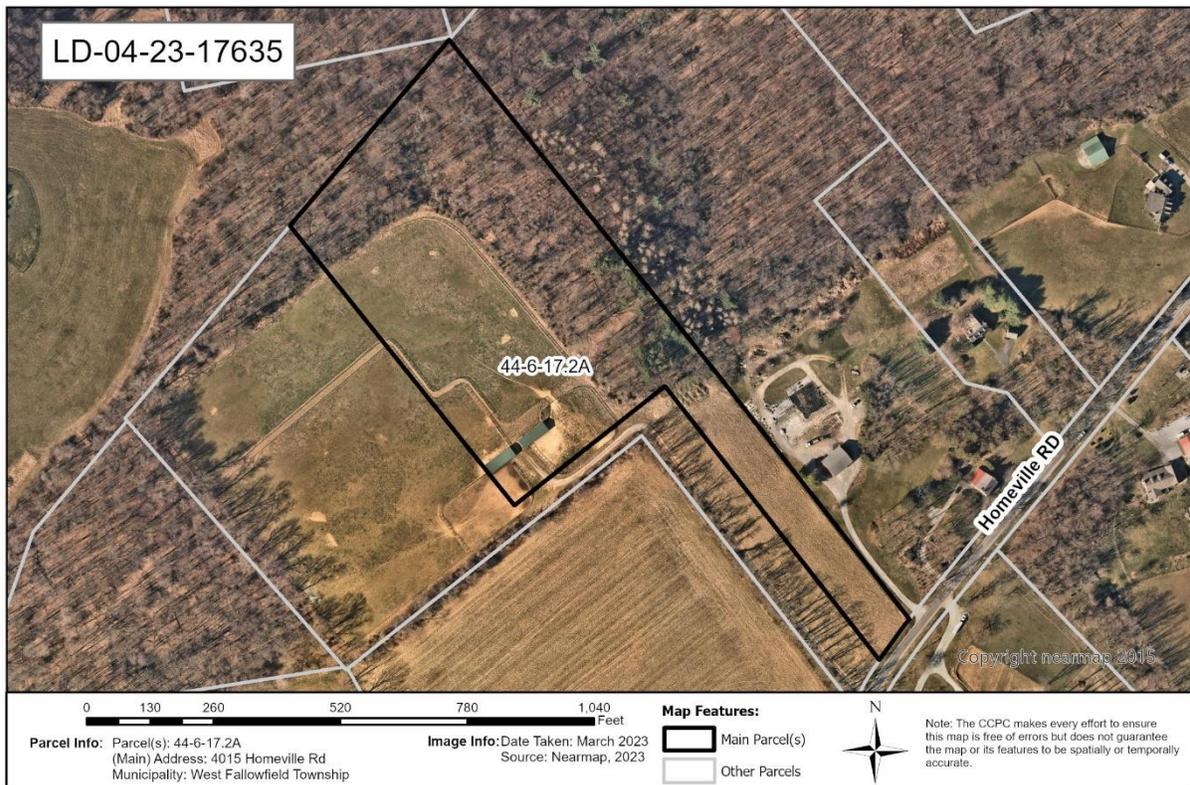
1. The Chester County Planning Commission had previously reviewed a proposed a two-lot subdivision for this site for this site, entitled "Lots 1 and 2 - Alex M. Barry Subdivision", prepared by Crossan-Ramaito and dated November 8, 2022 (refer to CCPC# SD-01-23-17519). Our records show that this subdivision was approved by the Township on February 22, 2023. This current land development relates to Lot 1 of the entitled "Lots 1 and 2 - Alex M. Barry Subdivision".

The Chester County Planning Commission also separately reviewed a land development for Lot 2 of the "Lots 1 and 2 - Alex M. Barry Subdivision" that proposed the construction of a dwelling and a 720 square foot carriage shed (refer to CCPC # LD-04-23-17634).

COUNTY POLICY:

LANDSCAPES:

2. 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 land development is consistent with the objectives of the **Agricultural Landscape**.

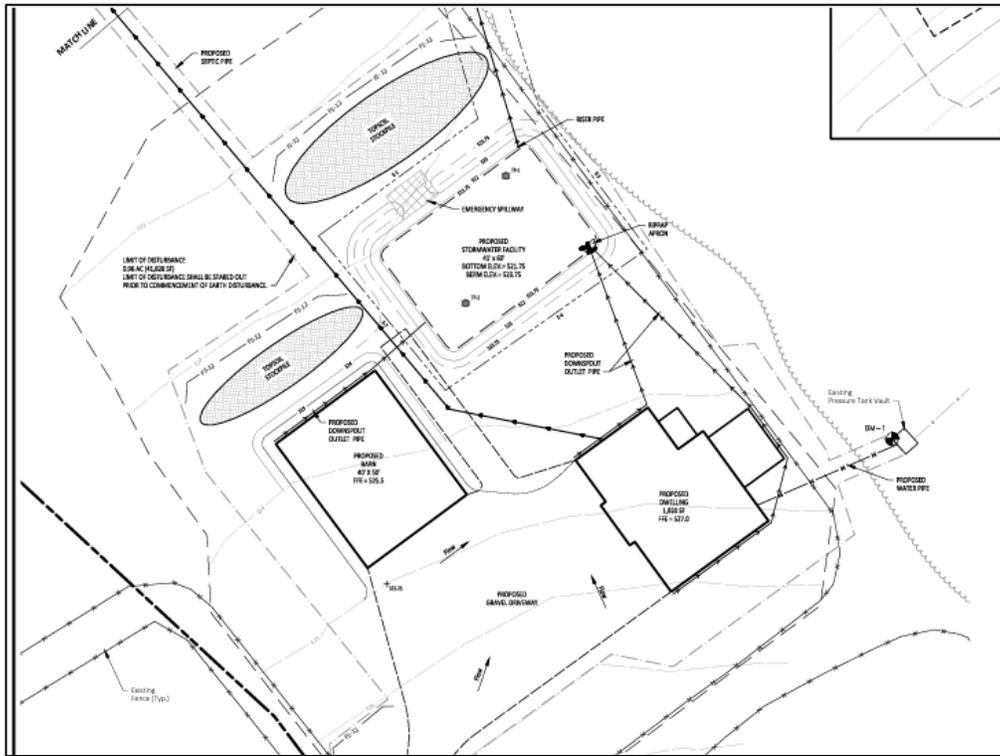


WATERSHEDS:

3. **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.

4. Land disturbance and land development activities that occur within Chester County must comply with the **County-wide Act 167 Stormwater Management Plan for Chester County, PA** (August 2022) and the associated Act 167 stormwater management ordinance standards adopted by each municipality.



*Detail of John L. Kauffman
Preliminary/Final Land Development Plan*

PRIMARY ISSUE:

5. The site plan includes a stormwater basin. To ensure that this stormwater management facility will operate properly, we suggest that the owner convey an easement to the municipality to permit the municipality to inspect and, if necessary, repair the stormwater management facility and provide for the reimbursement of related expenses to the municipality.

Page: 4
Re: Preliminary/Final Land Development - John L. Kauffman
West Fallowfield Township - LD-04-23-17635

ADMINISTRATIVE ISSUES:

6. 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>.
7. 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 Fallowfield 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: Mowery Environmental LLC
John L. Kauffman and Marian M. Kauffman
Chester County Health Department
Chester County Conservation District



THE COUNTY OF CHESTER



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Josh Maxwell
Michelle Kichline

Brian N. O'Leary, AICP
Executive Director

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May 23, 2023

Gina M. Wheeler, Manager/Secretary
West Fallowfield Township
3095 Limestone Road, Suite 1
Cochranville, PA 19330

Re: Final Subdivision - Andrew Laffey
West Fallowfield Township - SD-04-23-17631

Dear Ms. Wheeler:

A final subdivision plan entitled "Andrew Laffey", prepared by Register Associates, Inc. and dated April 11, 2023, was received by this office on May 1, 2023. 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 Glenville Road, west of Watterson Road
Site Acreage: 79.60 acres
Lots: 2 lots
Proposed Land Use: Single Family Residential, Farm/Pasture Land
Municipal Land Use Plan Designation: Agricultural
UPI#: 44-7-86.5, 44-7-86

PROPOSAL:

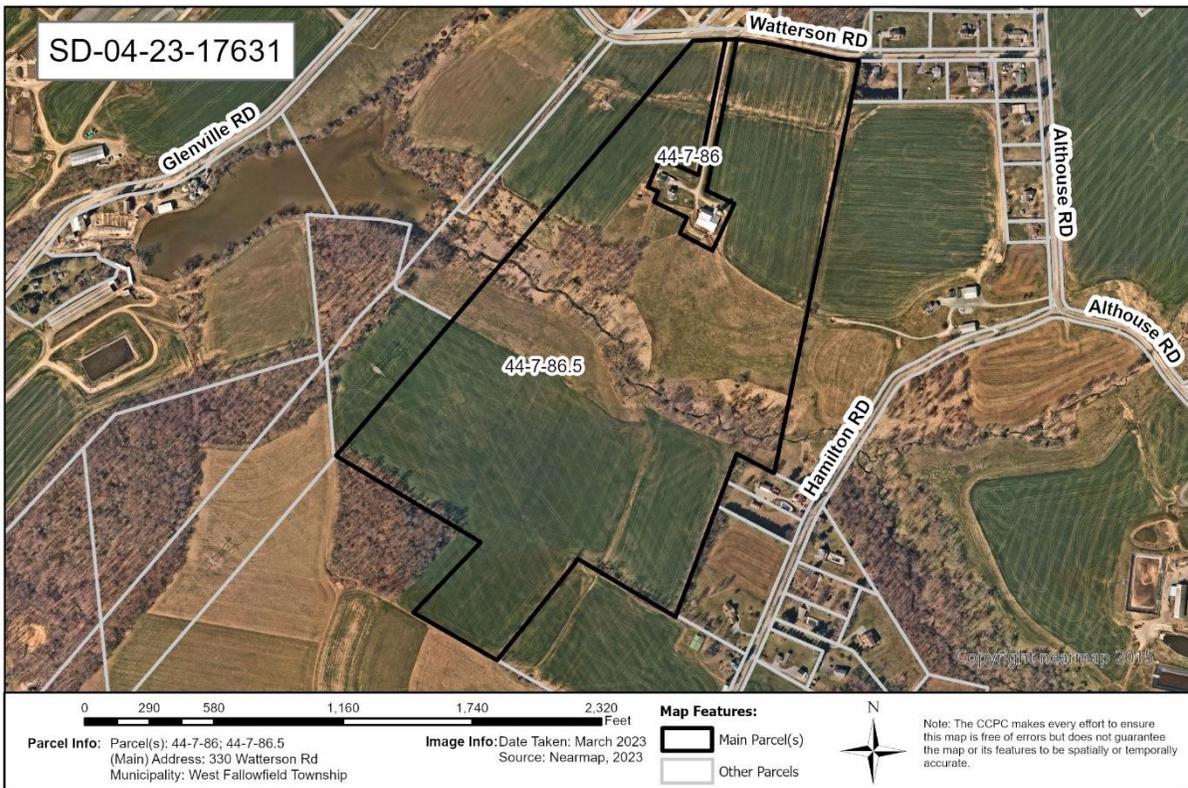
The applicant proposes the adjustment of the lot line separating two lots. The site, which is served by on-site water and sewer facilities, is located in the West Fallowfield Township R-1 zoning district. The site contains a dwelling and other structures, and no additional construction is proposed by this subdivision.

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

COUNTY POLICY:

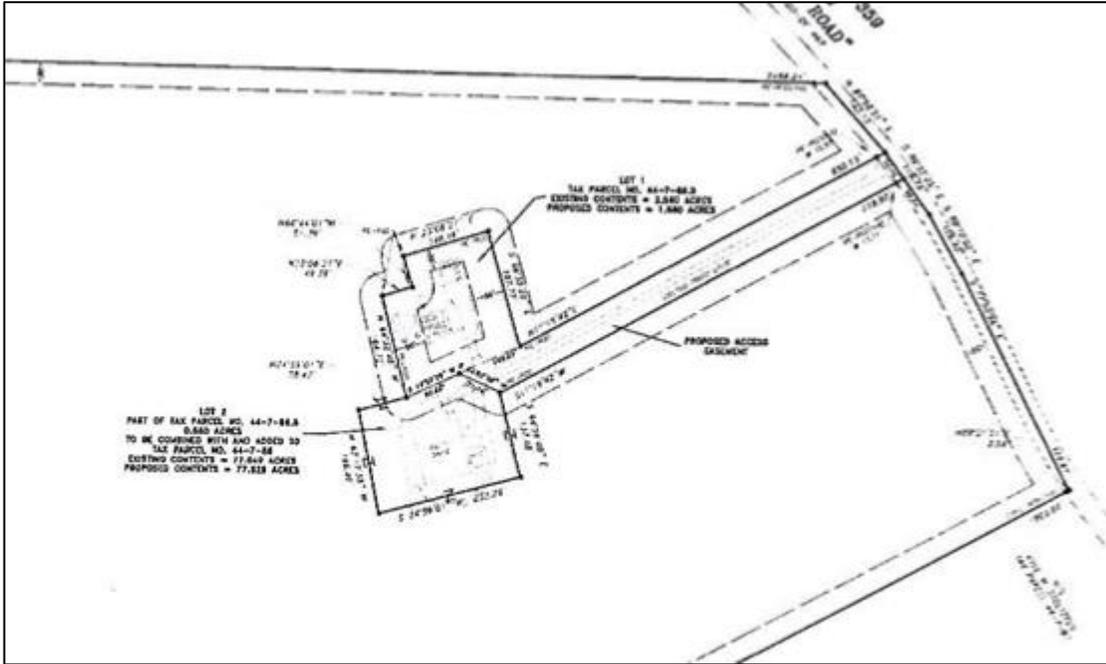
LANDSCAPES:

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**.



PRIMARY ISSUES:

2. The legibility of the digital plan submitted to the County Planning Commission is unclear in places; the Township should ensure that a legible plan will be submitted to the County Planning Commission for endorsement and to the Recorder of Deeds for recording.
3. The plan proposes an easement; the deeds to the affected parcels should reflect the terms of the easement.
4. The southern portion of the site contains sensitive environmental features such as hydric soils and wetlands, and is located in a specially protected watershed. Therefore, we suggest that the applicant consider deed-restricting this site from further development. We recommend that the applicant contact Chester County Parks + Preservation (telephone #610-344-5656) for information on the advantages of being in the County Agricultural Land Preservation Program and how lands under the agricultural conservation easement are protected. If the applicant is interested in participating in the County Land Preservation Program, they should initially contact the Township to add the parcel to the Township's Agricultural Security Area Program; this is a prerequisite to participation in the County Program.
5. The applicant should verify the orientation of the north arrow on the plan.



*Detail of Andrew Laffey
Final Subdivision Plan*

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

Sincerely,

Wes Bruckno

Wes Bruckno, AICP
Senior Review Planner

cc: Register Associates, Inc.
Andrew Laffey
Chester County Parks + Preservation
Chester County Health Department



THE COUNTY OF CHESTER



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PLANNING COMMISSION
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May 1, 2023

Deborah M. Kolpak, Secretary/Treasurer
West Nantmeal Township
455 North Manor Road, PO Box 234
Elverson, PA 19520

Re: Preliminary/Final Subdivision - Stoltzfus Enterprises, LTD.
West Nantmeal Township - SD-04-23-17604

Dear Ms. Kolpak:

A preliminary/final subdivision plan entitled "Stoltzfus Enterprises, LTD.", prepared by Inland Design and dated March 15, 2023, was received by this office on April 10, 2023. 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 the Pennsylvania Turnpike, west of Bulltown Road
Site Acreage: 10.18 acres
Lots: 2 lots proposed
Proposed Land Use: Single Family Residential
Municipal Land Use Plan: Suburban Residential
UPI#: 23-3-9.31

PROPOSAL:

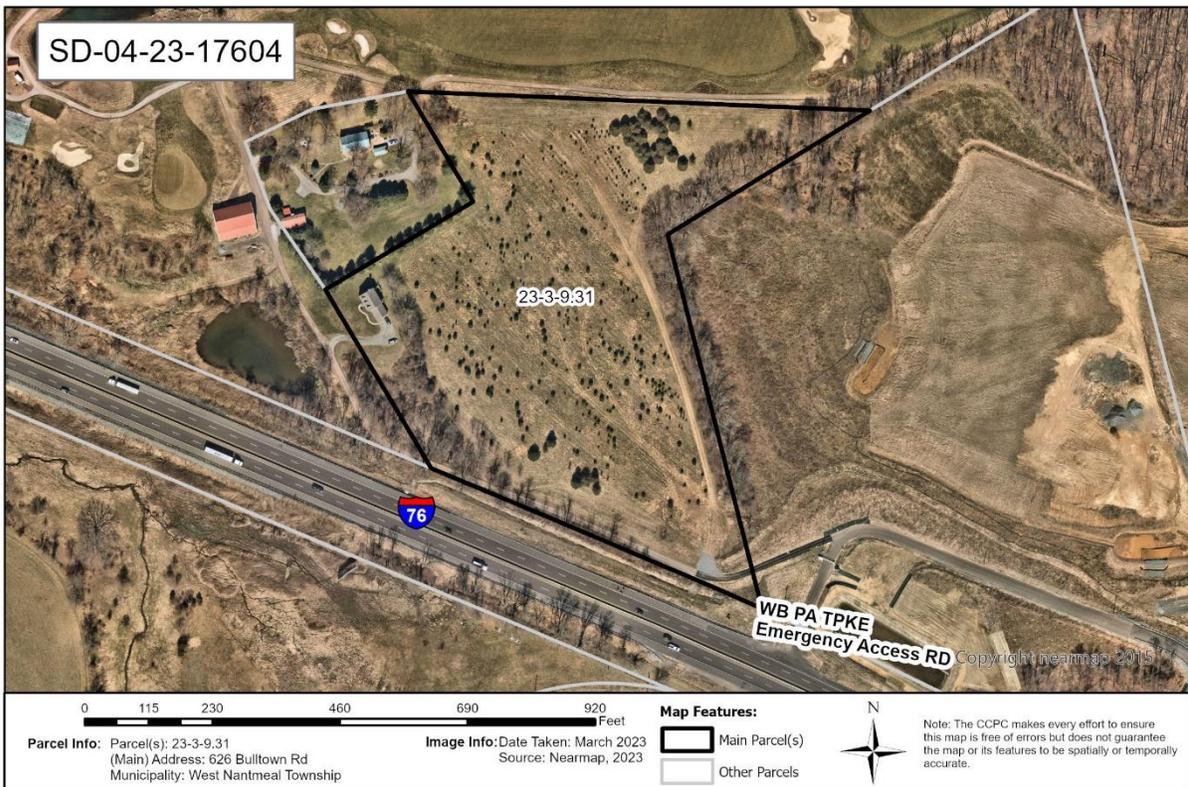
The applicant proposes the creation of two lots. The site, which is served by public water and public sewer facilities, is located in the West Nantmeal Township R-3 zoning district. The site contains one dwelling. A future dwelling location is shown on Lot 2, and a 1,400 sq. ft. bank barn and extensive stormwater facilities are also proposed for that lot.

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

COUNTY POLICY:

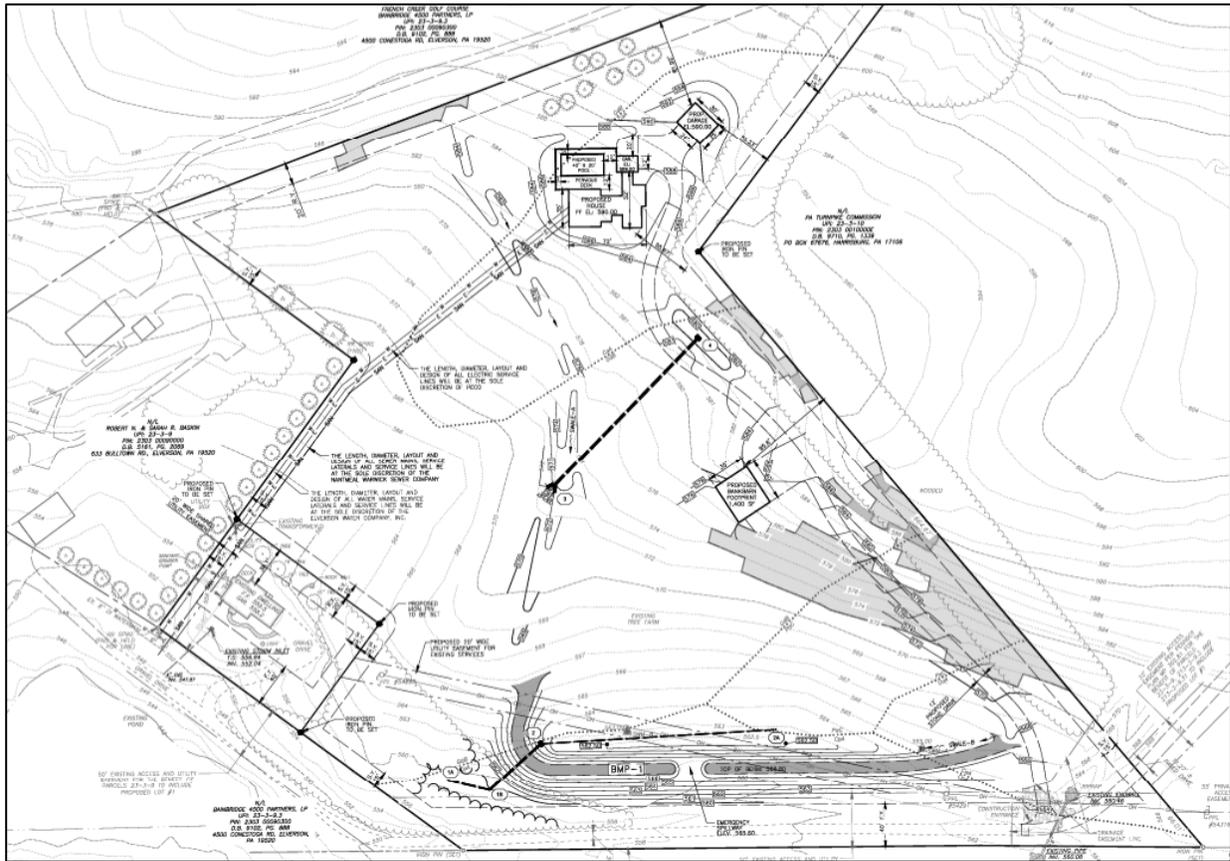
LANDSCAPES:

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



PRIMARY ISSUES:

2. The plan shows a future proposed dwelling on Lot 2, which appears to have access from Bulltown Road over an easement. The deeds to the affected lots should reflect the terms of the easement.
3. The applicant and the Township should contact the Pennsylvania Turnpike Commission regarding future plans for improving the Turnpike.



***Detail of Stoltzfus Enterprises, LTD.
Preliminary/Final Subdivision Plan***

4. Due to the site's limited access, some areas of steep slopes, multiple utility easements that cross the parcel and extensive proposed stormwater facilities, we suggest that the applicant consider deed-restricting Lot 2 from further development upon the construction of the proposed dwelling. We recommend that the applicant contact Chester County Parks + Preservation (telephone #610-344-5656) for information on the advantages of being in the County Agricultural Land Preservation Program and how lands under the agricultural conservation easement are protected. If the applicant is interested in participating in the County Land Preservation Program, the applicant should initially contact the Township to add the parcel to the Township's Agricultural Security Area Program; this is a prerequisite to participation in the County Program.

ADMINISTRATIVE ISSUE:

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

Page: 4

Re: Preliminary/Final Subdivision - Stoltzfus Enterprises, LTD.

West Nantmeal Township - SD-04-23-17604

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

Sincerely,

A handwritten signature in cursive script that reads "Wes Bruckno". The signature is written in black ink and is positioned below the word "Sincerely,".

Wes Bruckno, AICP
Senior Review Planner

cc: Inland Design
Merle and David Stoltzfus
Pennsylvania Turnpike Commission



THE COUNTY OF CHESTER



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Brian N. O'Leary, AICP
Executive Director

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May 11, 2023

Deborah M. Kolpak, Secretary/Treasurer
West Nantmeal Township
455 North Manor Road, PO Box 234
Elverson, PA 19520

Re: Preliminary/Final Subdivision and Land Development Plan - Fidelity Contracting
West Nantmeal Township - SD-04-23-17603

Dear Ms. Kolpak:

A preliminary/final subdivision and land development plan entitled "Fidelity Contracting", prepared by Bercek & Associates and dated March 24, 2023, was received by this office on April 10, 2023. This plan is reviewed by the Chester County Planning Commission in accord with the provisions of Section 502 of the Pennsylvania Municipalities Planning Code. We offer the following comments on the proposed subdivision land development for your consideration.

PROJECT SUMMARY:

| | |
|--------------------------------------|---------------------------------------------------------------------|
| Location: | West side of North Manor Road (State Route 82), south of Creek Road |
| Site Acreage: | 7.52 acres |
| Lots: | 1 lot |
| Proposed Land Use: | Commercial |
| New Parking Spaces: | No new spaces |
| Municipal Land Use Plan Designation: | Commercial |
| UPI#: | 23-5-76.2, 23-5-76.1 |

PROPOSAL:

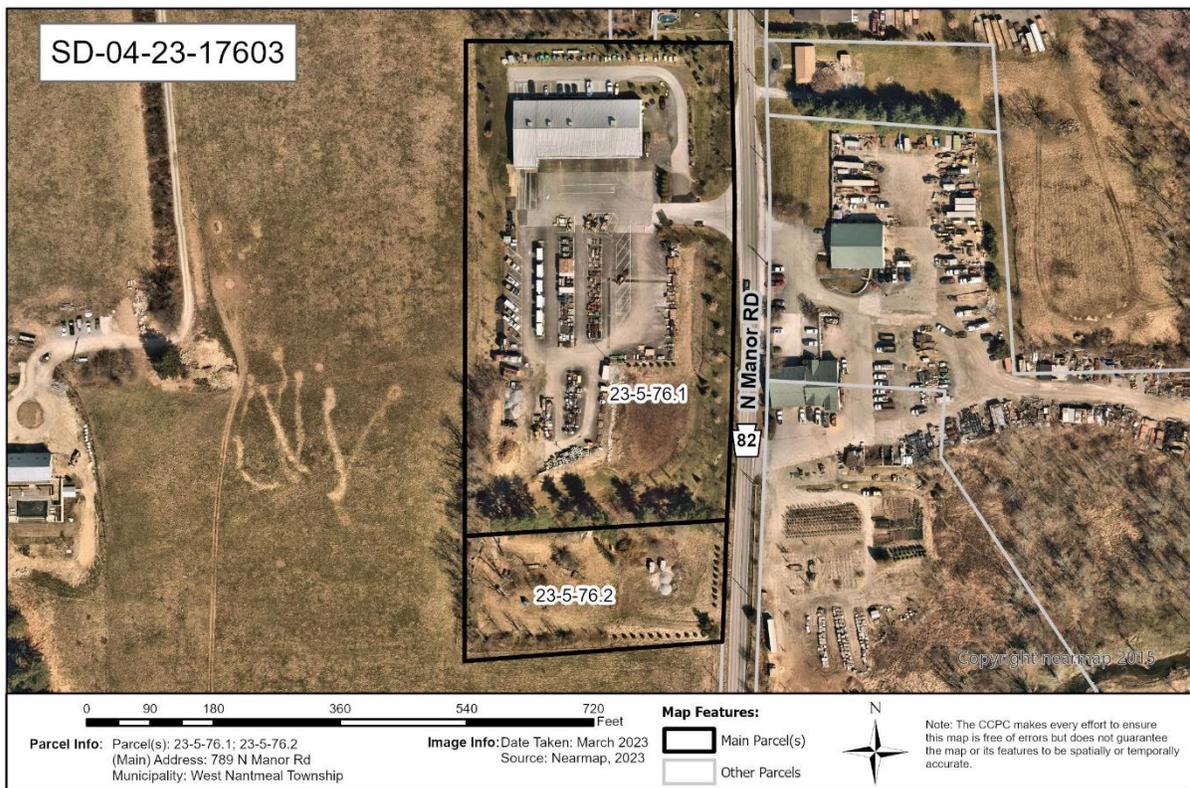
The applicant proposes to consolidate two lots into one lot and expand an existing outdoor storage area at a site containing a construction services building, which will remain. The site is served by on-site water and sewer facilities and is located in the West Nantmeal Township C-1 Village Commercial zoning district. No additional construction is proposed by this plan, although the outdoor storage area will be extended onto the southern portion of the site.

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

COUNTY POLICY:

LANDSCAPES:

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

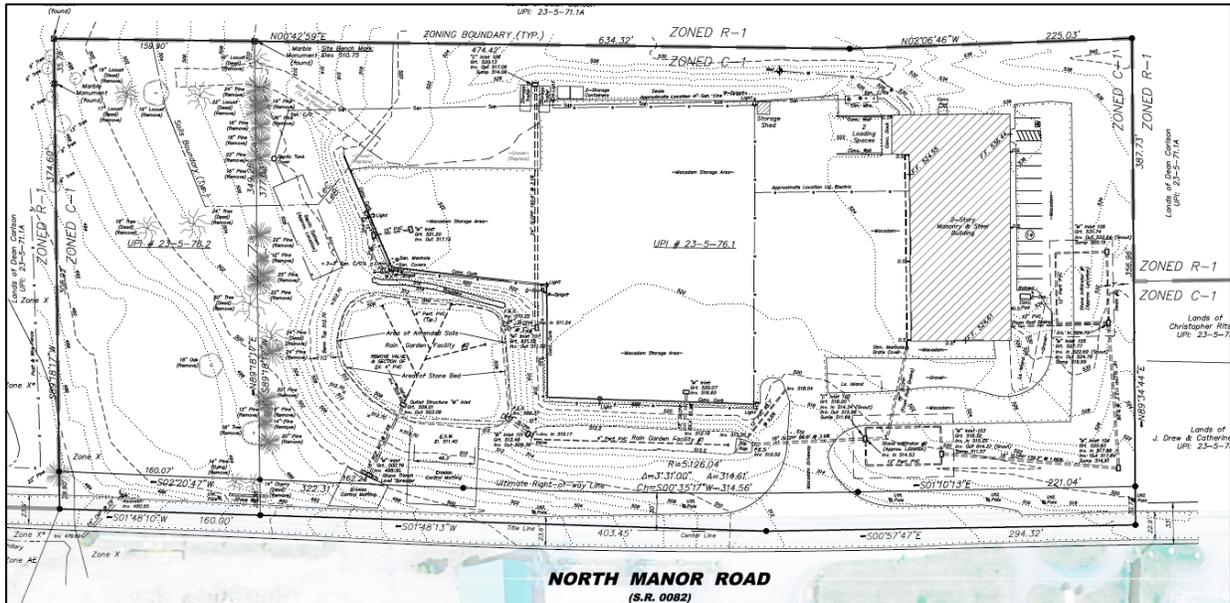


WATERSHEDS:

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

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

3. Land disturbance and land development activities that occur within Chester County must comply with the **County-wide Act 167 Stormwater Management Plan for Chester County, PA** (August 2022) and the associated Act 167 stormwater management ordinance standards adopted by each municipality.



**Detail of Fidelity Contracting
Preliminary/Final Subdivision and Land Development Plan**

PRIMARY ISSUES:

4. The County Planning Commission’s Multimodal Circulation Handbook (2016 Update), which is available online at www.chescoplanning.org/resources/PubsTransportation.cfm, classifies North Manor Road (State Route 82) as a major collector. The Handbook (page 183) recommends an 80 foot-wide right-of-way for major collector roads to accommodate future road and infrastructure improvements. We recommend that the applicant and the Township contact PennDOT to determine the appropriate right-of-way to be reserved for this section of North Manor Road. We suggest that this area be identified as a dedicated right-of-way, and be offered for dedication to PennDOT.
5. The applicant should describe the materials that will be stored on the site, and the Township’s emergency responders should also review the plan.
6. The site is adjacent to residentially-zoned areas to the north, south and west. We recommend that the Township and the applicant consider whether additional landscaping is required along the lot’s perimeter to screen the activities on the site.

Natural Features Protection:

7. The southeast corner of parcel UPI 23-5-76.2 may be located in the Chester County Water Resources Authority's flood zone for Struble Dam. A number of the surrounding parcels adjacent to the site hold flood easements with the Authority which restricts any structures above the top of dam elevation 494.4 feet (NGVD 1929). If the applicant has any questions related to the inundation zone or flood easement, please contact the Authority at 610-344-5400 or wauth@chesco.org.

Stormwater Considerations:

8. The site Construction Sequence details in the PCSM plan state that if unfavorable conditions such as high groundwater table or bedrock are encountered during installation of a stormwater BMP, the design engineer would be contacted. In the case of bedrock, the design engineer should contact a geotechnical engineer to assess the conditions.
9. The applicant should consider additional alternative stormwater management and site design practices to limit the risk of sinkhole formation. Examples include:
 - a. Disconnecting impervious conveyance to the greatest extent practical to manage stormwater as close to its source as possible;
 - b. Managing stormwater with additional smaller green infrastructure practices such as bioswales, raingardens, or curb bump-outs that would limit the volume of stormwater directed to the stormwater detention basins; and
 - c. Increasing setbacks between infiltration features and down-gradient infrastructure (roadways, parking areas, subsurface utilities).
10. Monitoring, Inspection, and Reporting Requirements details for the PCSM includes Visual Inspections to be conducted weekly and within 24 hours after each "measurable rainfall event". The details should be more specific as to the size of the event. The applicant should consider including inspections within 24 hours after each two-inch storm event or greater.
11. The plans do not include details for long-term operation and maintenance or inspection frequency of permanent stormwater facilities. To be consistent with the County-wide Act 167 Stormwater Ordinance adopted by the County Commissioners in August 2022, the applicant should consider long-term inspections of permanent stormwater facilities at the following frequencies:
 - a. Annually for the first five years;
 - b. Once every three years thereafter; and
 - c. During or immediately after the cessation of a 10-year or greater storm.

As an alternative to item c, an inspection frequency during or immediate after the cessation of a 25-year storm event and:

- Option 1 – if the 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 the municipality requires the owner of a BMP to be responsible for inspections, the municipality can require inspections after each 10-year event, but inspection reports are only required to be submitted if requested by the municipality.

Page: 5
Re: Preliminary/Final Subdivision and Land Development Plan - Fidelity Contracting
West Nantmeal Township - SD-04-23-17603

ADMINISTRATIVE ISSUE:

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

Sincerely,

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: Bercek & Associates
Fidelity Contracting, LLC
Chester County Health Department
Anthony Antonelli, District Permits Manager, PennDOT
Francis J. Hanney, PennDOT
Chester County Conservation District



THE COUNTY OF CHESTER



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Executive Director

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

May 19, 2023

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

Re: Preliminary Subdivision and Land Development Plan - 5791 West Lincoln Highway
West Sadsbury Township - SD-04-23-17606, LD-04-23-17608

Dear Ms. Piersol:

A preliminary subdivision and land development plan entitled "5791 West Lincoln Highway", prepared by JMR Engineering LLC, dated October 31, 2022 and last revised on March 24, 2023, was received by this office on April 19, 2023. This plan is reviewed by the Chester County Planning Commission in accord with the provisions of Section 502 of the Pennsylvania Municipalities Planning Code. We offer the following comments on the proposed subdivision and land development plan for your consideration.

PROJECT SUMMARY:

| | |
|--------------------------------------|----------------------------------------------------------------------------|
| Location: | North side of West Lincoln Highway (Business Route 30), north of Swan Road |
| Site Acreage: | 12.28 acres |
| Lots/Units: | 2 lots/3 structures |
| Non-Res. Square Footage: | 70,025 square feet |
| Proposed Land Use: | Commercial |
| New Parking Spaces: | 100 spaces |
| Municipal Land Use Plan Designation: | Neighborhood Commercial |
| UPI#: | 36-2-15 |

PROPOSAL:

The applicant proposes the creation of two lots and the construction of a total of 70,025 square feet of commercial and office facilities in four buildings, and 100 parking spaces. The project, which will be served by on-site water and sewer facilities, is located in the West Sadsbury Township CS-Community Service zoning district. The western portion of the site is located in the RR-Rural Residential zoning district in Salisbury Township, Lancaster County.

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

COUNTY POLICY:

LANDSCAPES:

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



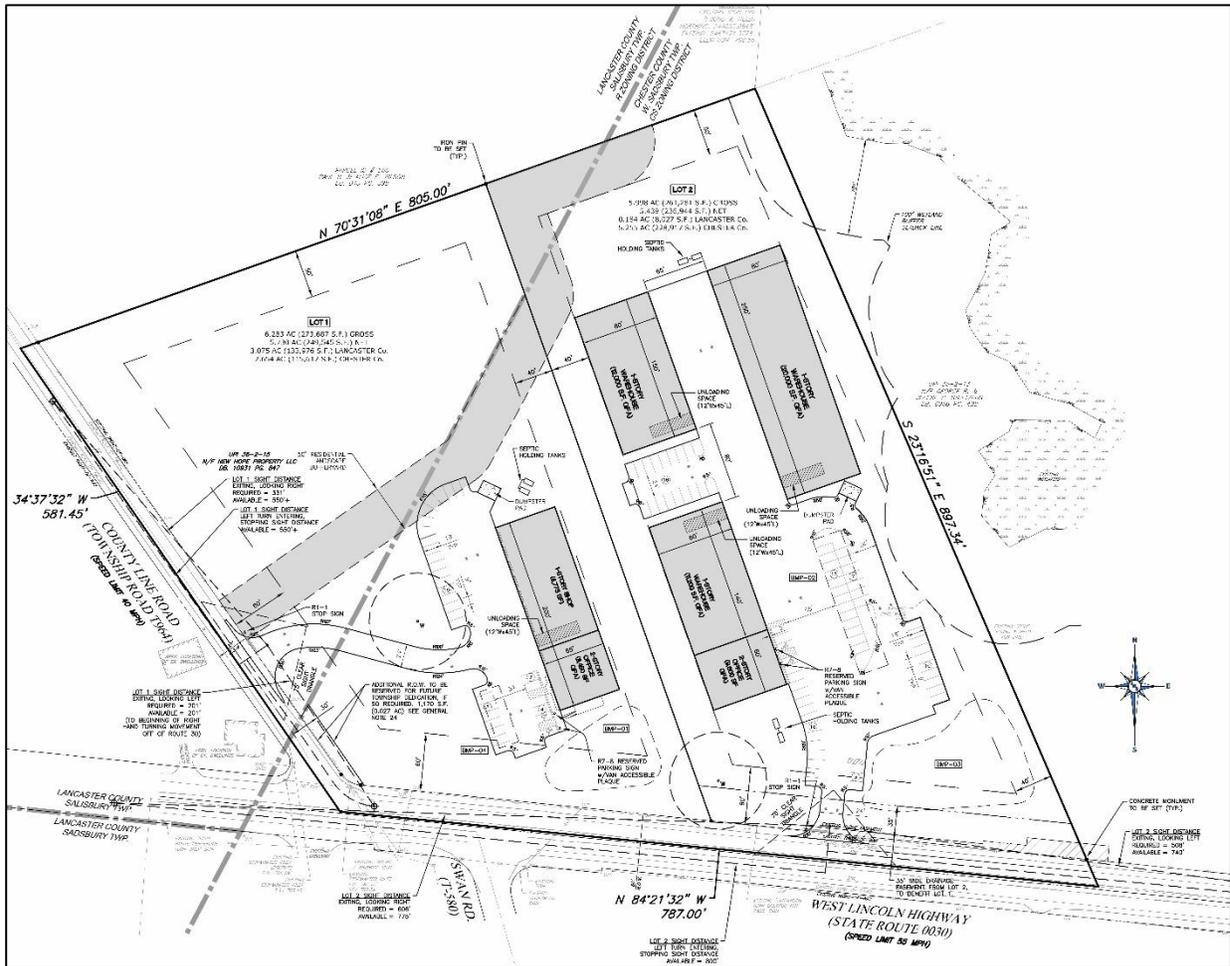
WATERSHEDS:

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

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

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

3. Land disturbance and land development activities that occur within Chester County must comply with the **County-wide Act 167 Stormwater Management Plan for Chester County, PA** (August 2022) and the associated Act 167 stormwater management ordinance standards adopted by each municipality.



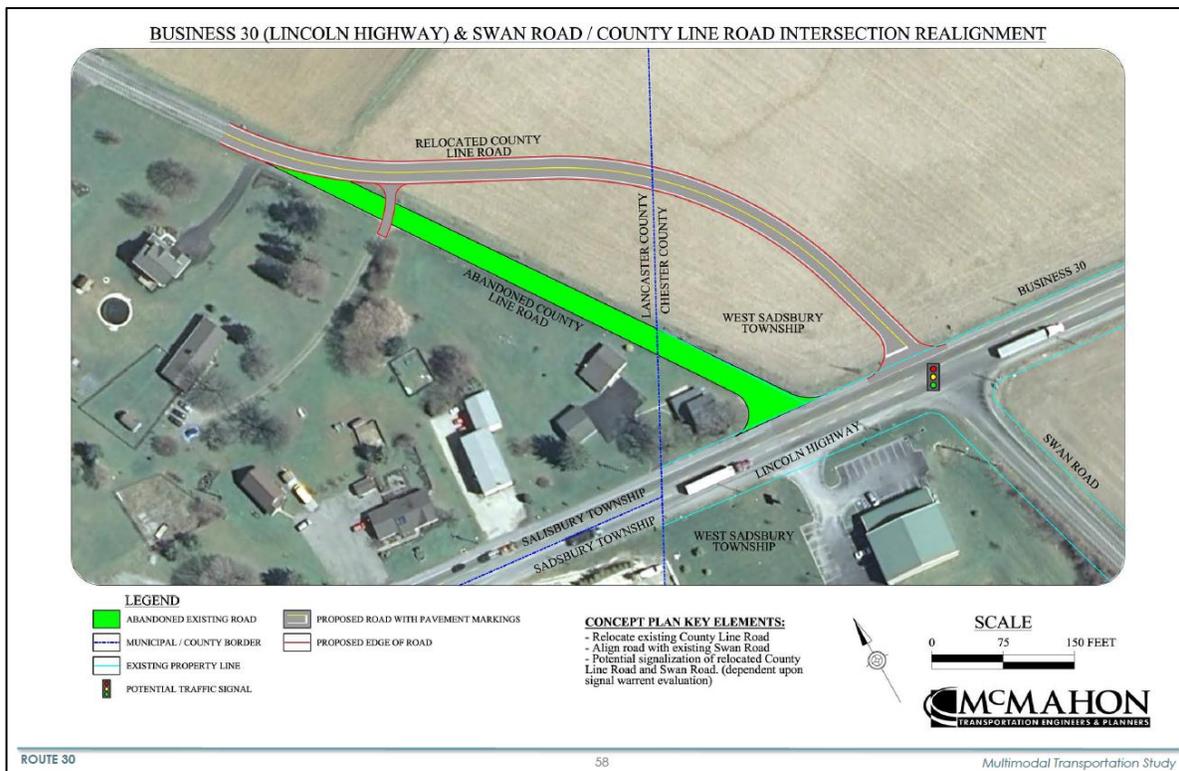
**Detail of 5791 West Lincoln Highway
Preliminary Subdivision and Land Development Plan**

PRIMARY ISSUES:

4. A realignment of the West Lincoln Highway/County Line Road Swan Road intersection was identified as a Priority Project in the Route 30 Multimodal Study published in June 2016 (pages 57-59). The full report can be found here:

S:_Archive\transportation\Roadways\ROUTES\US30\30MultimodalStudy\Route 30 Multimodal Transportation Study - Final Report 6-30-2016.pdf

The applicant, Township and PennDOT should work to achieve this improvement. An excerpt from the Study is shown below:



The applicant, Township and PennDOT should work to achieve this improvement and ensure development in this area does not prevent the improvement from happening at a later time. Also, the applicant should use the proposed driveway on County Line Road to serve both lots. Sharing access would eliminate the need for a curb cut on West Lincoln Avenue and reduce the potential for vehicle conflicts.

5. The County Planning Commission's Multimodal Circulation Handbook (2016 Update), which is available online at www.chescoplanning.org/resources/PubsTransportation.cfm, classifies Lincoln Highway (Business Route 30) as a major arterial. The Handbook (page 183) recommends a 150 foot-wide right-of-way for major arterial roads to accommodate future road and infrastructure improvements. We recommend that the applicant and the Township contact PennDOT to determine the appropriate right-of-way to be reserved for this section of West Lincoln Highway. We suggest that this area be identified as a dedicated right-of-way, and be offered for dedication to PennDOT.

6. The plan shows 100 parking spaces. We suggest that the applicant and West Sadsbury Township evaluate the anticipated parking demand for this facility, and determine whether all of the proposed parking spaces will be necessary. If fewer spaces are required, we suggest that the extra spaces could be landscaped and held in reserve instead of being paved. The reserve spaces could be converted to paved spaces in the future if it becomes evident that they are actually needed. Reserving parking spaces in this manner can help to reduce initial construction costs, limit the creation of impervious surfaces, and increase opportunities for landscaping.
7. West Sadsbury Township's emergency service providers should be requested to review the plan to ensure that safe access and egress is provided for this site. Additional information on this topic is available online at: www.chesco.org/DocumentCenter/View/27034.
8. West Sadsbury Township should verify that the proposed plan will conform to the Township's landscape and screening requirements. We suggest that the applicant maximize the use of native tree, shrub, and herbaceous species in the planting areas and in the parking areas. We specifically recommend adding more landscaping along West Lincoln Highway.
9. The applicant and West Sadsbury Township should consider "naturalizing" the stormwater management basins by adding additional landscaping and vegetative screening to soften the appearance of the facilities.
10. The Post Construction Stormwater Management Plans indicate that subsurface infiltration practices will be utilized to manage a portion of the site's stormwater runoff. The applicant should submit the Operations and Management Plan for the stormwater facilities to West Sadsbury Township, which should be reviewed by the municipal engineer. To ensure this system continues to function as designed, the applicant and/or those responsible for future maintenance should strictly adhere to the inspection schedule included in the Operation and Maintenance Plan. Appropriate pre-treatment Best Management Practices (BMPs) should be installed to remove sediment and other debris from runoff before it discharges to the planned subsurface infiltration system. Sediment, oil, grease, or other debris should be regularly removed from these pretreatment BMPs.

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

11. The Chester County Planning Commission does not endorse the use of on-site water or sewer for commercial or industrial uses, due to the potential for high wastewater flows and the contamination of groundwater resources. We recommend that the applicant connect to public systems in consideration of potable water safety and water supply dependability.

Page: 6

Re: Preliminary Subdivision and Land Development Plan - 5791 West Lincoln Highway

West Sadsbury Township - SD-04-23-17606, LD-04-23-17608

ADMINISTRATIVE ISSUES:

12. The applicant should contact the office of the Chester County Conservation District (telephone #610-455-1360) for information and clarification on erosion control measures. The provisions of the Commonwealth Erosion Control Regulations may apply to the project and may require an Earth Disturbance Permit or a National Pollutant Discharge Elimination System permit for discharge of stormwater from construction activities. Additional information on this topic is provided online at: <https://www.chesco.org/284/ErosionStormwater>.

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

Sincerely,



Wes Bruckno, AICP
Senior Review Planner

cc: JMR Engineering LLC
Sam Glick
Kirsten Peachey, Manager, Salisbury Township
Chester County Health Department
Anthony Antonelli, District Permits Manager, PennDOT
Francis J. Hanney, PennDOT
Chester County Conservation District



THE COUNTY OF CHESTER



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Executive Director

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May 17, 2023

John A. Granger, Manager
West Vincent Township
729 St. Matthews Road
Chester Springs, PA 19425

Re: Conditional Use – Construction of stormwater management facilities on Steep Slopes
West Vincent Township - CU-05-23-17644

Dear Mr. Granger:

A Conditional Use Plan entitled "Post Construction Stormwater Management Plan for a Proposed Residential Dwelling", prepared by OTM, LLC , and dated November 25, 2022, was received by this office on May 1, 2023. Although our review is not required by Act 247, the Pennsylvania Municipalities Planning Code as amended, our comments are offered as a planning service at the request of the applicant and the Township. This review does not replace the need for an official referral by the applicant of a preliminary or final subdivision or land development plan, as required by the Pennsylvania Municipalities Planning Code.

PROJECT SUMMARY:

Location: on the south side of Flowing Springs Road northwest of Sheeder Mill Road
Site Acreage: 18.80
Lots/Units: 1 lot
Proposed Land Use: Single Family Residential
Municipal Land Use Plan Designation: Rural
UPI#: 25-4-42

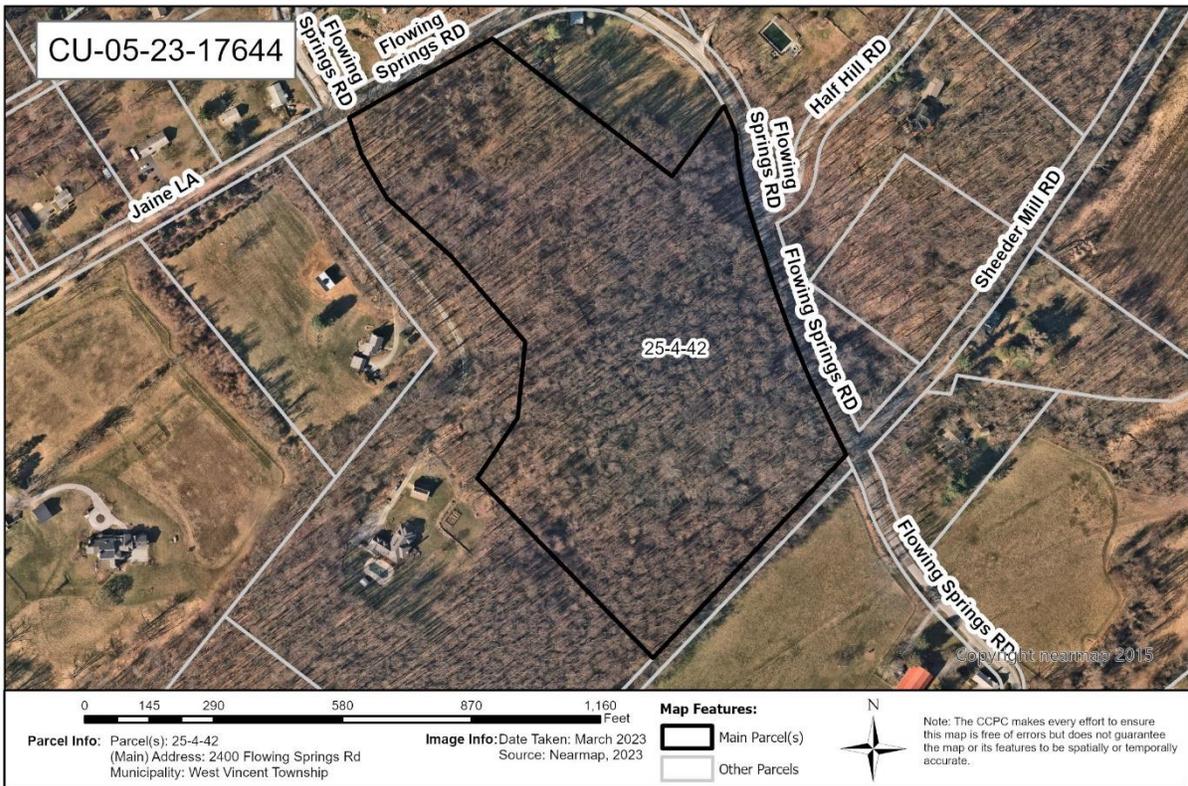
PROPOSAL:

The applicant proposes the construction of stormwater facilities in an area of precautionary slopes on a 19.027 acre lot. The project site, which will be served by on-site water and sewer, is located in the RC-Residential Conservation zoning district.

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

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 residential construction is consistent with the objectives of the **Rural Landscape**.



WATERSHEDS:

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

PRIMARY ISSUES:

3. The notes on sheet 1 of the plan indicate that the site has a conservation easement and declaration of restrictions and covenants assigned to the West Vincent Land Trust and since assigned to the French and Pickering Conservation Trust. The applicant and the Township should ensure that the proposed activity is consistent with all applicable covenants and restrictions.
4. The plan should be in coordination with West Vincent Township's woodland clearing ordinance language.

5. The Township and its Engineer should closely review the plans for content and consistency with ordinance requirements. As submitted the plan appears to be lacking some of the requirements of Section 390-99 of the Zoning Ordinance.



Detail of Sheet 3 of the plan

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

Sincerely,

Glenn Bentley
Senior Review Planner

cc: Ronnie Fy & Wendy Tangsipshiong
OTM, LLC Attn: Bradford Grauel, PLS



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

May 18, 2023

John Granger, Manager
West Vincent Township
729 Saint Matthews Road
Chester Springs, PA 19425

Re: Final Subdivision - Greenway Boundary Adjustment Plan 5-15-23
West Vincent Township - SD-05-23-17673

Dear Mr. Granger:

A Final Subdivision Plan entitled "Greenway Boundary Adjustment Plan 5-15-23", prepared by Edward B. Walsh & Associates, Inc., and dated May 10, 2023, was received by this office on May 17, 2023. 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: eastside of Sheeder Mill Road, west of Hollow Road
Site Acreage: 14.55
Lots/Units: 1 lot
Proposed Land Use: Single Family Residential
Municipal Land Use Plan Designation: Rural
UPI#: 25-4-59.3

PROPOSAL:

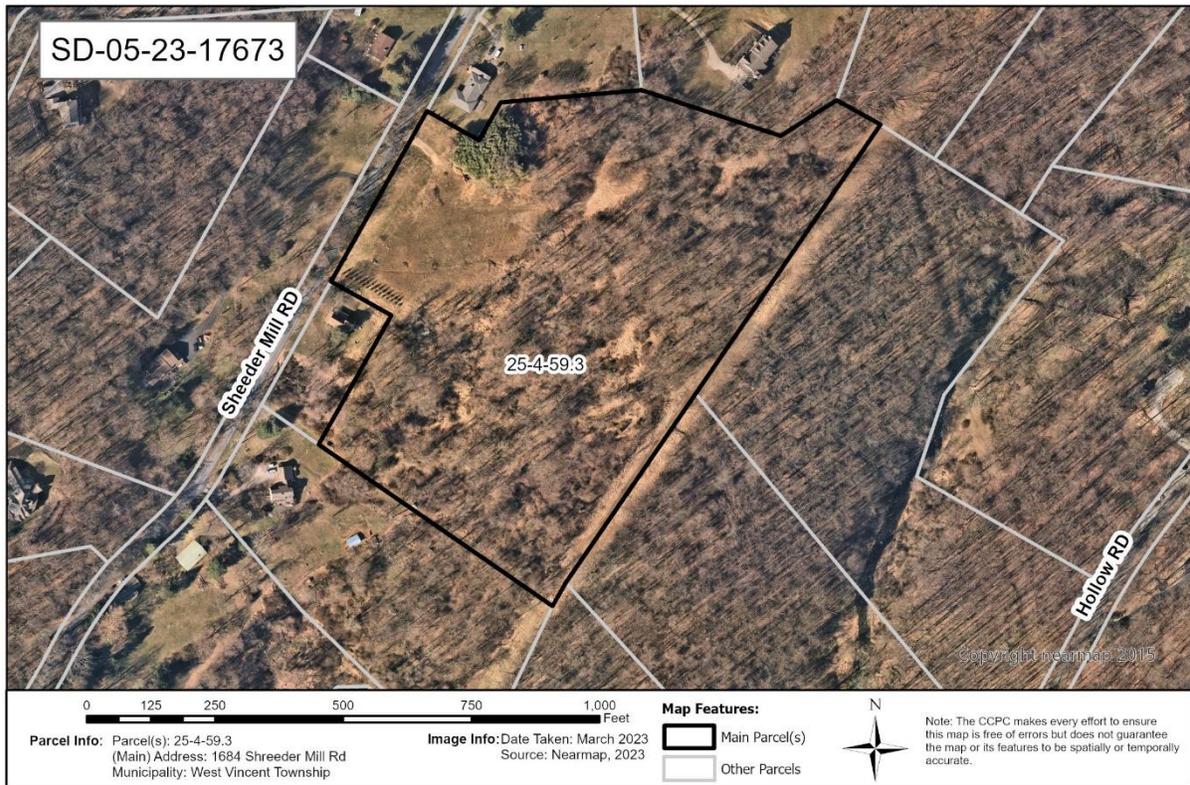
The applicant proposes the relocation of Greenway Land on an existing lot. The project site, which will be served by on-site water and sewer, is located in the RC-Rural Conservation zoning district.

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**.



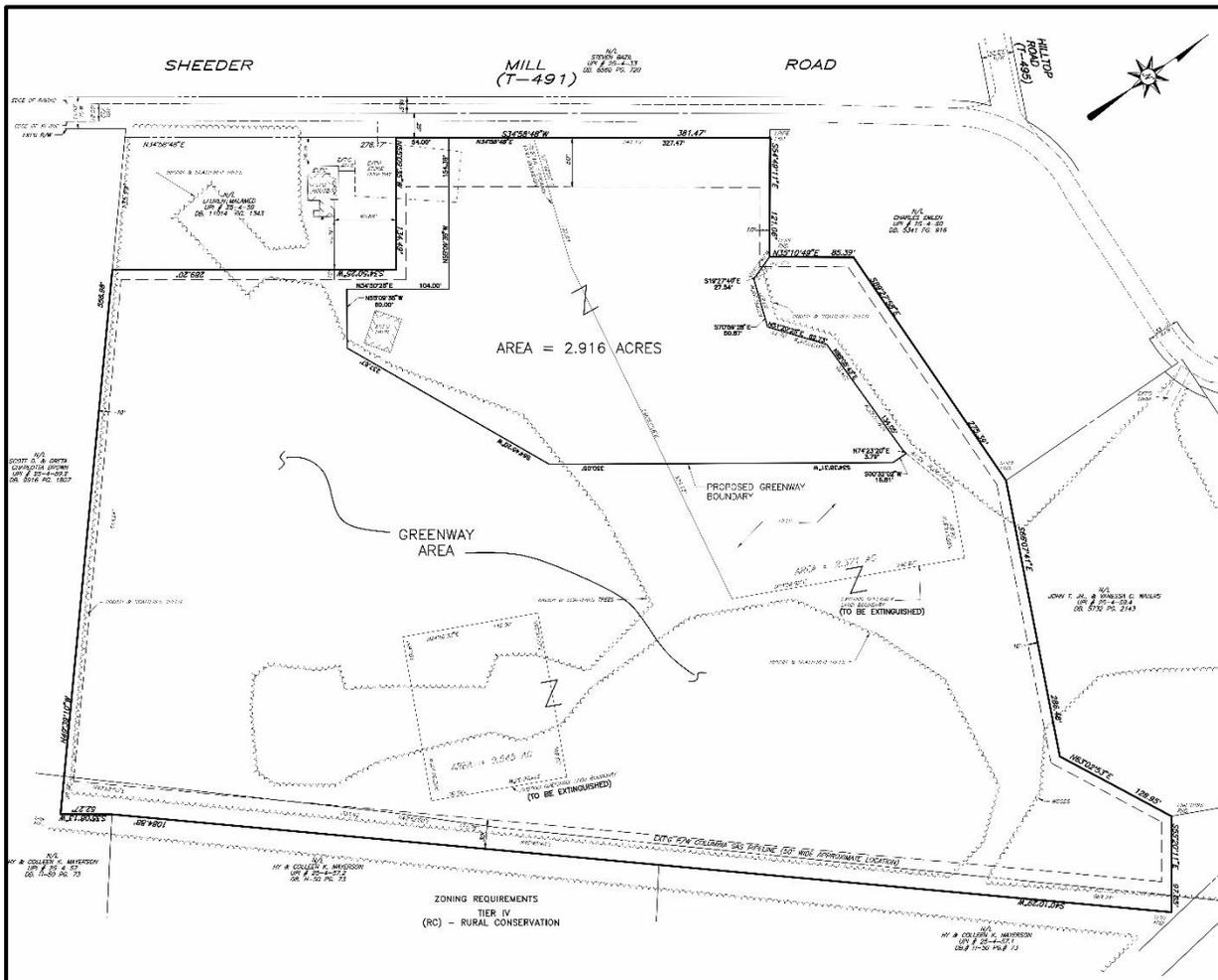
WATERSHEDS:

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

PRIMARY ISSUES:

3. We recommend that any habitable development be set back consistent with the guidelines provided in accordance with the "Potential Impact Radius" shown in the graph located at the Chester County Pipeline Information Center: www.chescoplanning.org/pic/introduction.cfm. We note that the relocation of the Greenway Lands would increase the distance between any future dwelling and the Columbia Gas Pipeline that crosses the southern part of the property.

4. Section 390-125.C of the Zoning Ordinance requires the applicant to execute and record a Permanent Conservation Easement on the Greenway Land with the Township as the Easement Holder. The Easement should specify ownership and maintenance standards. The Township and its Solicitor should work with the Applicant to provide the Easement document text, confirm its provisions and ensure that it is recorded.
5. The Township should determine if permanent Greenway Boundary markers are required at the corners of the Greenway Boundary area and whether any existing Boundary markers for the previous Greenway area should be removed.



Detail of the Greenway Boundary adjustment plan

ADMINISTRATIVE ISSUES:

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

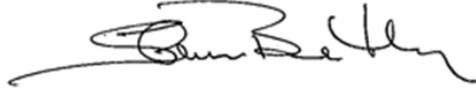
Page: 4

Re: Final Subdivision - Greenway Boundary Adjustment Plan 5-15-23

West Vincent Township - SD-05-23-17673

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

Sincerely,

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

Glenn Bentley
Senior Review Planner

cc: Craig, Snr. & Jean Karkoska
Edward B. Walsh & Associates, Inc. Attn: Adam Brower
Chester County Health Department



THE COUNTY OF CHESTER



COMMISSIONERS
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Brian N. O’Leary, AICP
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May 5, 2023

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

Re: Preliminary/Final Land Development - Keva Flats
West Whiteland Township – LD-04-23-17605

Dear Mr. Weller:

A Preliminary/Final Land Development Plan entitled "Keva Flats", prepared by RGS Associates, and dated April 4, 2023, was received by this office on April 6, 2023. This plan is reviewed by the Chester County Planning Commission in accord with the provisions of Section 502 of the Pennsylvania Municipalities Planning Code. We offer the following comments on the proposed land development for your consideration.

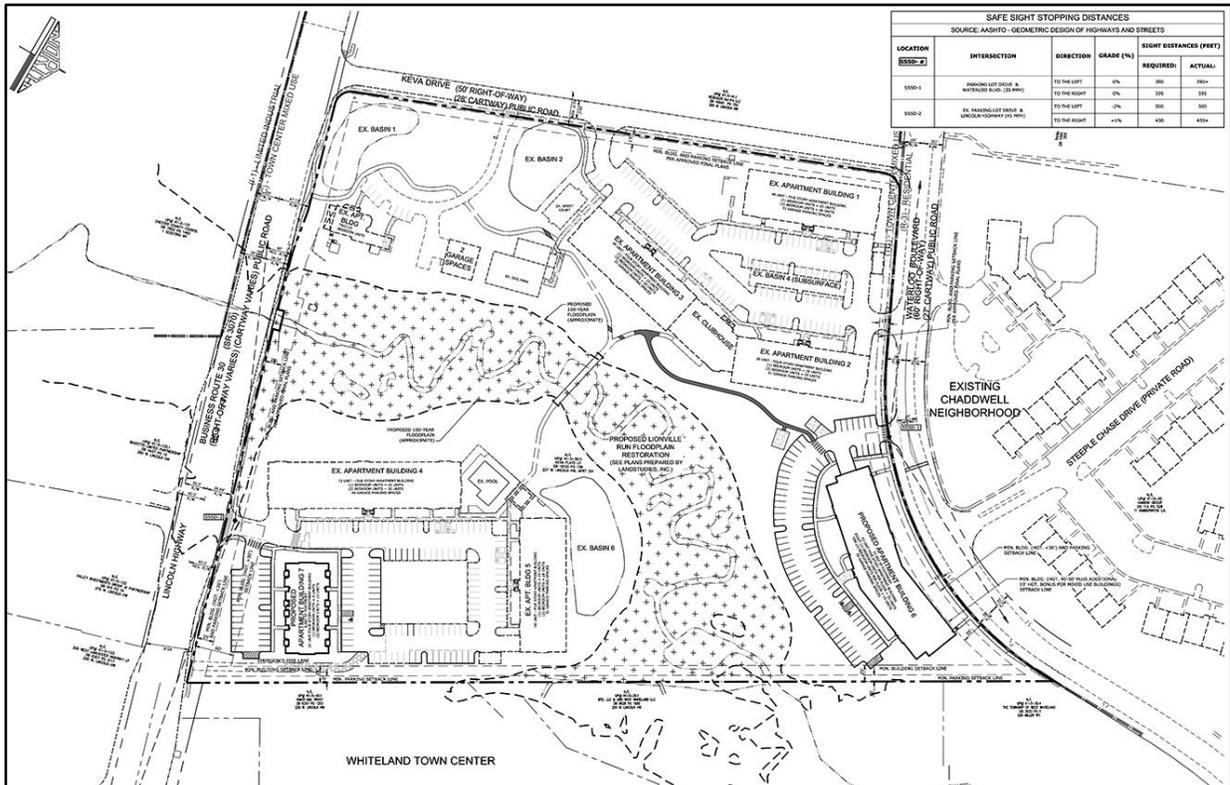
PROJECT SUMMARY:

| | |
|--------------------------------------|---------------------------------------------------------------------------------------------------------------------------|
| Location: | east side of Keva Drive, between Waterloo Boulevard and West Lincoln Highway |
| Site Acreage: | 19.59 |
| Proposed Land Use: | 96 apartment units |
| New Parking Spaces: | 202 |
| Municipal Land Use Plan Designation: | Town Center Mixed Use, and Naturally Constrained Land; Character Area 4, Lincoln Highway and Whitford Road Corridors Plan |
| UPI#: | 41-5-30.5 |

PROPOSAL:

The applicant proposes the construction of two additional apartment buildings containing 96 units for the existing Keva Flats development. The project site, which will be served by public water and public sewer, is located in the TC Town Center Mixed Use zoning district. We note that the application materials received by the County Planning Commission included the following: Transportation Impact Assessment, prepared by Traffic Planning and Design, Inc., dated March 28, 2023; Lionville Run Floodplain Restoration at Keva Flats, prepared by LandStudies, Inc., dated April 4, 2023; Flood Study Report for Lionville Run at Keva Flats, prepared by LandStudies, Inc., dated April 4, 2023; and an Operation and Maintenance Plan, Lionville Run Floodplain Restoration at Keva Flats, prepared by LandStudies, Inc., dated March 24, 2023.

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



BACKGROUND:

1. The Chester County Planning Commission previously reviewed two land development plan submissions for this site, the latest of which addressed the construction of five apartment buildings containing 240 apartment units (CCPC# LD-02-17-14722, dated March 10, 2017). According to our records, this land development plan was approved by the Township on April 12, 2017.

COUNTY POLICY:

LANDSCAPES:

2. 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:

3. **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.

PRIMARY ISSUES:

Access and Circulation:

4. We acknowledge, and endorse, that the existing pedestrian network will be expanded to provide direct pedestrian access (sidewalks and crosswalk areas) to the proposed apartment buildings. "Connect" Objective C of [Landscapes3](#), the 2018 County Comprehensive Plan, is to provide universally accessible sidewalks, trails, and public transit connections to create a continuous active transportation network within designated growth areas.
5. The applicant and Township, in consultation with the adjoining landowner, should consider providing direct pedestrian access to the adjoining Whiteland Town Center commercial development to the east. We note that sidewalks are provided along the north side of the West Lincoln Highway to an existing bus stop to the immediate east of the project site. Consideration should be provided for extending this sidewalk to provide direct pedestrian access to the uses within the Whiteland Town Center development. We also suggest that the applicant, Township and adjoining landowner investigate the feasibility of providing vehicular access from the proposed parking area in front of Building 7 to the driveway on the south/west side of the Kohl's building on the adjoining site.

Page: 4
Re: Preliminary/Final Land Development - Keva Flats
West Whiteland Township – LD-04-23-17605

6. We acknowledge, and endorse, that the Landscape Plan (Sheets LD-21 and LD-22) includes landscaping in the proposed parking areas. *Landscapes3* recommends that developments in the **Suburban Center Landscape** include extensive landscaping in parking areas (page 37).
7. The applicant and Township should consider providing dedicated bicycle parking for the proposed buildings (we note that bicycle parking was proposed as part of the prior land development plan submission). Bicycle racks should be located in visible areas near building entrances and/or areas of pedestrian activity such as bus shelters, and they should be located under a shelter or building overhang to provide shelter from the elements. Additional information on this topic is provided in the County Planning Commission's Multimodal Circulation Handbook (2016 Update), which is available online at: www.chesco.org/documentcenter/view/27029.

Affordably Priced Housing Units:

8. We suggest that the applicant and Township consider providing a percentage of affordably-priced housing units within the proposed apartment buildings. “Live” Objective B of *Landscapes3* is to accommodate housing at costs accessible to all residents. Additionally, the County has established the A+ Homes initiative, which focuses on creating homes that are attractive, affordably-priced, adaptable, aging-friendly, and accessible. Additional information on the A+ Homes initiative is available online at:
<https://www.chescoPlanning.org/Housing/aPlusHomes.cfm>.

Floodplain Management:

9. The Flood Study Report states that the applicant proposes to restore approximately 1,135 linear feet of Lionville Run and 219 linear feet of an unnamed tributary to Lionville Run as part of this project. Survey and General Plan Note 1 on Sheet 2 of the Floodplain Restoration Plan indicates that the floodplain restoration will fulfill stormwater management requirements associated with the development of a new building and parking area, along with reducing sediment and nutrient loading via the removal of legacy sediment and stabilization of the existing excised channel. The Township should request documentation of all required permit(s) required for the floodplain restoration project prior to granting final plan approval.
10. The construction of land development is proposed to be concurrent with floodplain restoration. The proposed 100-year floodplain delineated for the land development plan is approximate. Restoration of natural ecosystems such as a floodplain is not always predictable. Allowing the floodplain restoration project to be constructed before any additional land development allows the restored floodplain to adjust at the site, as streams systems are dynamic.
11. The selection of Manning’s n values identified in the Flood Study Report, specifically for select cross-sections using $n=0.07$ for floodplain bottom, may not reflect what type of vegetation will actually grow as the project progress. The floodplain restoration plan details “volunteer brush and trees” at various sections of the restoration project, indicating the natural growth of vegetation which does not occur always in locations as planned. In addition, the proposed delineated floodplain is still in close proximity to several existing structures. The applicant should consider having the consultant that prepared the report apply more conservative n-values. More conservative value such as $n=0.05$ or 0.06 for “light brush and trees” may confirm the design of the restoration project and show that the proposed floodplain will not extend closer to the structures.

Stormwater Management:

12. Land disturbance and land development activities that occur within Chester County must comply with the *County-wide Act 167 Stormwater Management Plan for Chester County, PA* (August 2022) and the associated Act 167 stormwater management ordinance standards adopted by each municipality.
13. Areas proposed for pervious pavement should incorporate appropriate maintenance instructions conducted by personnel who is familiar with this type of surface.
14. Section 270-45.C of the Township’s Stormwater Management Ordinance indicates that inspections of stormwater BMPs, facilities and/or structures shall be inspected annually for the first five years, and once every three years thereafter. The applicant should consider including inspections during or immediately after the cessation of a 10-year or 25-year or greater storm to be consistent with the 2022 County-wide Act 167 Stormwater Ordinance and PADEP’s Model Ordinance for MS4 municipalities.
15. The Post-Construction Stormwater Management Plan details on Sheet SW-36 include water quality basin inspections for storm events three inches or greater and at least two times per year. The applicant should consider reducing the storm event size to two inches or greater, as these would include most 10-year and 25-year storm events.

Natural Features Protection:

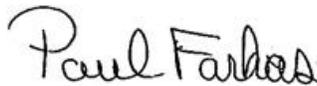
16. The site is underlain by carbonate geology in which the presence or potential may exist for formation and/or expansion of solution channels, sinkholes, and other karst features. The underlying geology raises concerns with the concurrent construction of the floodplain restoration and the additional apartment buildings and related development. The plans should clarify whether the geotechnical evaluation is based on concurrent construction of development and floodplain restoration. Additionally, the floodplain restoration project includes design in the floodway that exposes bedrock. The applicant should confirm if this will increase the possibility of sinkhole formations.
17. 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 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. Consideration should be provided for replacing trees with more trees than shrubs, as tree canopy provides more shade over the stream, supporting aquatic habitat.
18. The location of the existing dog park is upstream and in close proximity to the proposed floodplain and sections of the proposed stream channel. Several trees will be removed that may provide removal of pathogens and other pollutants that may be carried in any stormwater runoff from the dog park. The applicant should ensure that adequate measures are in place to protect the stream from this runoff.

ADMINISTRATIVE ISSUES:

19. It is identified on Sheet LD-3 that the applicant obtained conditional use approval for this project on September 14, 2022, with eight conditions of approval. Prior to granting final plan approval, the Township should verify that all applicable conditions of approval are incorporated into the final plan.
20. The Requested Modifications table on Sheet LD-3 indicates that the applicant is requesting seven 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.
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: Keva Flats, LP
Hankin Ventures, LLC
RGS Associates
Chester County Conservation District
Chester County Water Resources Authority



THE COUNTY OF CHESTER



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Josh Maxwell
Michelle Kichline

Brian N. O'Leary, AICP
Executive Director

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

May 18, 2023

Shanna Lodge, Township Manager
Willistown Township
688 Sugartown Road
Malvern, PA 19355

Re: Final Subdivision - 314 South Valley Road
Willistown Township – SD-04-23-17627

Dear Ms. Lodge:

A Final Subdivision Plan entitled "314 South Valley Road", prepared by Yohn Engineering, and dated January 26, 2022, and last revised on April 19, 2023, was received by this office on April 21, 2023. This plan is reviewed by the Chester County Planning Commission in accord with the provisions of Section 502 of the Pennsylvania Municipalities Planning Code. We offer the following comments on the proposed subdivision for your consideration.

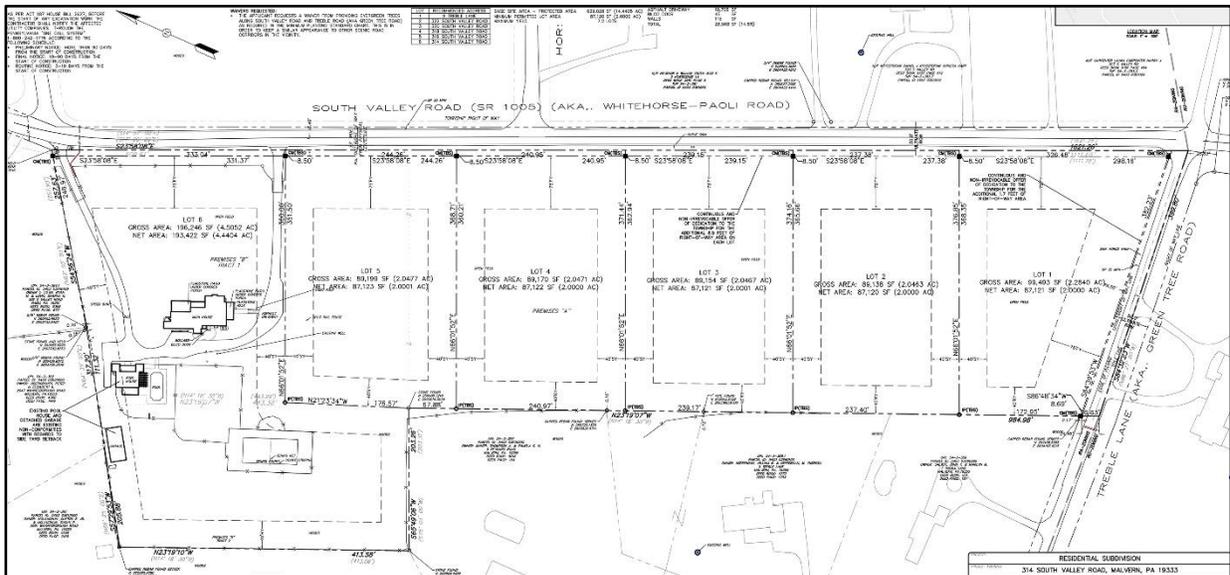
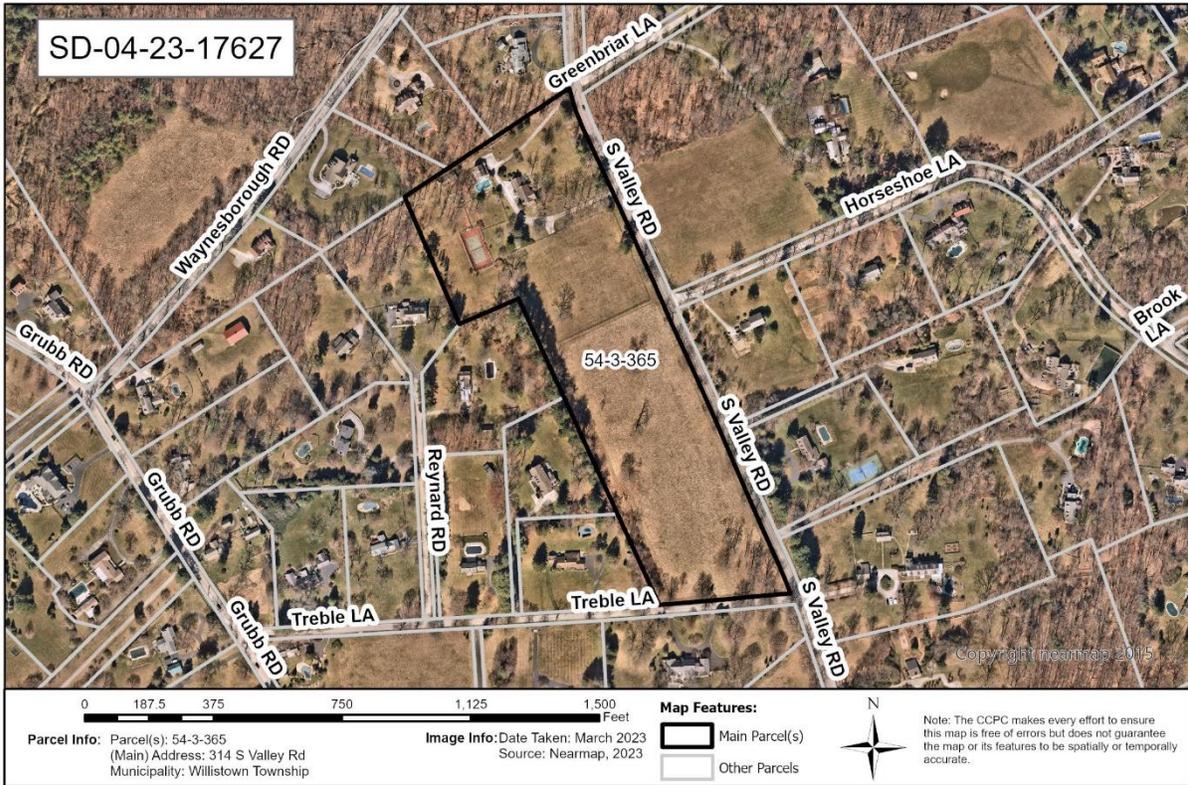
PROJECT SUMMARY:

| | |
|--------------------------------------|-----------------------------------------------------------|
| Location: | the northwest corner of Treble Lane and South Valley Road |
| Site Acreage: | 14.98 |
| Proposed Land Use: | Six (6) Single Family Residential Lots |
| Municipal Land Use Plan Designation: | Suburban (Low-Medium Density) |
| UPI#: | 54-3-365 |

PROPOSAL:

The applicant proposes the creation of six single family residential lots. The existing residence will remain on Lot 6. The project site, which will be served by onsite water and public sewer, is located in the RA Residence zoning district.

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



BACKGROUND:

1. The Chester County Planning Commission previously reviewed the preliminary plan submission for this site on March 10, 2022 (CCPC# SD-02-22-17089). While the proposed lot configuration appears to be identical, we note that on-site well locations and conceptual driveway locations have been provided on the current final plan submission.

Additionally, we suggested in our previous review letter that the applicant and Township consider preserving as many of the existing trees along South Valley Road as possible, assuming these trees are healthy, as they add to the visual and scenic nature of the corridor. We note that Sheet 2 – Demolition/Conservation Plan indicates that many of the existing trees along South Valley Road will remain.

COUNTY POLICY:

LANDSCAPES:

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

WATERSHEDS:

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

PRIMARY ISSUES:

4. As stated in our previous review, we suggest that the applicant and Township consider the use of shared driveways. Shared driveways can reduce the number of new access points on public roads, limit impervious coverage, reduce earth disturbance and lower construction costs.

ADMINISTRATIVE ISSUES:

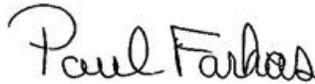
5. Land disturbance and land development activities that occur within Chester County must comply with the **County-wide Act 167 Stormwater Management Plan for Chester County, PA** (August 2022) and the associated Act 167 stormwater management ordinance standards adopted by each municipality.
6. The project 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.
7. The Waivers Requested table on Sheet 1 indicates that the applicant is requesting a waiver from the minimum planting standards in Section 73-54 of the Township Code (we note that this waiver request was not identified in the prior plan submission). 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: 4
Re: Final Subdivision - 314 South Valley Road
Willistown Township – SD-04-23-17627

8. 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.
9. A minimum of five (5) copies of the plan should be presented at the Chester County Planning Commission for endorsement to permit recording of the final plan in accord with the procedures of Act 247, the Pennsylvania Municipalities Planning Code, and to meet the requirements of the Recorder of Deeds, the Assessment Office, and the Health Department.

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

Sincerely,



Paul Farkas
Senior Review Planner

cc: Edward and Cheryl Morris
E6 Ventures, LLC
Yohn Engineering
Chester County Health Department
Anthony Antonelli, District Permits Manager, PennDOT
Francis J. Hanney, PennDOT
Chester County Conservation District

Proposed Plan and Ordinance Reviews





ORDINANCE PROPOSALS

5/1/2023 to 5/31/2023

The staff reviewed proposals for:

| | Total |
|--------------------------------------------------------------|----------|
| Comprehensive Plans | 1 |
| Miscellaneous Ordinance (Misc.) Amendments | 1 |
| Subdivision and Land Development Ordinance (SLDO) Amendments | 4 |
| Zoning Ordinance Amendments | 2 |
| TOTAL REVIEWS | 8 |

| MUNICIPALITY | FILE NO. | REVIEW DATE | TOPIC | LANDSCAPES3 CONSISTENCY |
|---------------------------|----------------|-------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------|
| East Caln Township | SA-04-23-17618 | 5/17/2023 | Proposed - SLDO Amendment stormwater management amendment | Consistent |
| East Caln Township | ZA-04-23-17642 | 5/17/2023 | Proposed - Zoning Ordinance Amendment stormwater management amendment | Consistent |
| East Whiteland Township | SA-04-23-17609 | 5/5/2023 | Proposed - SLDO Amendment The Township proposes to amend the environmental impact assessment requirements in Section 175-23.C of the Township SLDO, by adding requirements for a sound and vibration study. Content requirements, review requirements and study conclusion requirements are provided. | Not Relevant |
| Honey Brook Township | SA-04-23-17636 | 5/24/2023 | Proposed - SLDO Amendment definitions, internal consistency corrections, floodplain, plan submission and design regs, and extensive traffic study and open space/recreation area standards | Consistent |
| South Coatesville Borough | ZA-05-23-17666 | 5/26/2023 | Proposed - Zoning Ordinance Amendment Compliance with the Fair Housing Act and Americans with Disabilities Act. Group homes to be permitted to the same extent and subject to the same regulations by the Borough as any other Single Family Dwelling Unit. | Consistent |

| MUNICIPALITY | FILE NO. | REVIEW DATE | TOPIC | LANDSCAPES3 CONSISTENCY |
|---------------------|----------------|-------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------|
| Tredyffrin Township | MA-05-23-17646 | 5/26/2023 | <p>Proposed - Misc Amendment</p> <p>The Township proposes the addition of Chapter 203, Woodland Conservation, to the Township Code. Purpose statements, Intent, Definitions, Applicability, Conservation Requirements, Permit Plan Requirements, Enforcement, Violations and Penalties, and Appeals standards are provided.</p> | Consistent |
| Tredyffrin Township | SA-05-23-17643 | 5/26/2023 | <p>Proposed - SLDO Amendment</p> <p>The Township proposes to amend the woodland conservation standards set forth in Article IX-Design Standards of the Township SLDO.</p> | Consistent |
| Willistown Township | CP-04-23-17623 | 5/9/2023 | <p>Proposed - Comprehensive Plan</p> <p>Comprehensive Plan Update, prepared under the Vision Partnership Program.</p> | Consistent |

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

Ordinance Review Letters



THE COUNTY OF CHESTER



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Executive Director

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May 17, 2023

Barbara Kelly, Manager, East Caln Township
110 Bell Tavern Road
Downingtown, PA 19335

Re: Subdivision and Land Development and Zoning Ordinance Amendments – Stormwater Management
East Caln Township - SA-04-23-17618, ZA-04-23-17642

Dear Ms. Kelly:

The Chester County Planning Commission has reviewed the proposed East Caln Township Subdivision and Land Development Ordinance and Zoning Ordinance amendments as submitted pursuant to the provisions of the Pennsylvania Municipalities Planning Code, Section 505(a) and Section 609(e). The referral for review was received by this office on April 18, 2023. We offer the following comments to assist in your review of the proposed Subdivision and Land Development Ordinance and Zoning Ordinance amendments.

DESCRIPTION:

1. East Caln Township proposes the following amendments to its Subdivision and Land Development Ordinance and Zoning Ordinance:
 - A. Definitions for “BMP (Best Management Practice)”, “Channel”, “Floodplain”, “Impervious Surface”, “Stormwater Control Measure” and “Stormwater Management Facility” in the Subdivision and Land Development Ordinance are revised;
 - B. The East Caln Township Stormwater Management Regulations, including all of its appendices, are to be appended to this Subdivision and Land Development Ordinance as Appendix A;
 - C. The definition of “Impervious Surface” in the Zoning Ordinance is replaced; and
 - D. The Township’s East Caln Township Subdivision and Land Development and Zoning Ordinance are amended to reflect the Township’s stormwater management ordinance. The stormwater management regulations are part of the Township Code but are not adopted under the provisions of the Pennsylvania Municipalities Planning Code.

COMMENTS:

2. Adoption under the Township Subdivision and Land Development Ordinance:
Overall, the Township’s stormwater ordinance is consistent with the County’s Act 167 updated model ordinance. In this submission, the Township has opted to retain the stormwater ordinance as part of the Subdivision and Land Development Ordinance and has effectively integrated it as part of this Ordinance, as an appendix. For future substantial stormwater ordinance updates, the Township should consider adopting their stormwater management standards as a stand-alone ordinance, rather than part of the Subdivision and Land Development Ordinance or Zoning

Page: 2

Re: Subdivision and Land Development and Zoning Ordinance Amendments – Stormwater Management

East Caln Township - SA-04-23-17618, ZA-04-23-17642

Ordinance. As part of the Subdivision and Land Development Ordinance, applicants can request modifications to requirements or through variance, special exception, or conditional use procedures in the case of the Zoning Ordinance.

Alternatively, when adopted as a stand-alone ordinance, the regulations are not subject to the provisions of the Pennsylvania Municipalities Planning Code or its review processes. The County's model stormwater ordinance was prepared in accordance with Pennsylvania Act 167 and include provisions for appeals consistent with Act 167. As a stand-alone ordinance, the stormwater management standards are less impacted by future land ownership or zoning regulations.

3. Riparian Buffers:

The Township should consider including the optional riparian buffer standards recommended in the County's model ordinance. While the Township's current Riparian Buffer Zone provisions (Section 137-44.1) provide protections for streams and adjacent lands extending to 100-feet through the 3 zones, including riparian buffer provisions consistent with the model ordinance provides addition protections to these lands from future development. The model ordinance provisions include protection by an easement that is recorded with the property.

4. Green Infrastructure, Low Impact Development, and Conservation Design Practices:

The Township should consider including provisions that promote green infrastructure, Low Impact Design, and Conservation Design practices to achieve volume and rate controls or require applicants to provide detailed justification demonstrating that these BMPs are not practicable.

5. General Requirements:

In Section 301.G, the ordinance includes managing peak rate discharges to adjacent or downgradient properties applies only to "Regulated Activities with one (1) acre or more of proposed Earth Disturbance". The Township should consider reducing this threshold to protect surrounding properties the potential discharge impacts from activities less than 1 acre.

6. Infiltration Requirements:

In Section 306.J, the proposed ordinance includes a 10-foot setback for infiltration practices from all buildings and features with sub-grade elements, and a 15-foot setback infiltration practices capturing runoff from multiple features. The Township should consider increasing the setbacks to 25 feet (or greater) and 50 feet (or greater), respectively, for better protection for structures in the event of failure of any infiltration practices.

7. Stormwater Management Site Plan Requirements:

In Sections 402.B.18.c.v, 702.A.10.a, 704.A.2, the Township should consider increasing the easement restrictions around any BMP or conveyance from 10 feet to 20 feet or greater.

8. Final As-Built Plans:

In Section 502.A, the Township should consider including requirements for final As-Built Plans for small projects that implement the Simplified Approach.

9. Additional Information:

Additional information on stormwater management is available from the Chester County Water Resources Authority, at:

[Chester County Water Resources Authority | Chester County, PA - Official Website \(chesco.org\)](http://chesco.org)

Page: 3

Re: Subdivision and Land Development and Zoning Ordinance Amendments – Stormwater
Management

East Caln Township - SA-04-23-17618, ZA-04-23-17642

RECOMMENDATION: The Chester County Planning Commission recommends that the issues raised in this letter be addressed before action is taken on the proposed amendments.

We request an official copy of the decisions made by the East Caln Township Supervisors, as required by Section 505(b) and 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

cc: Chester County Water Resources Authority



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May 5, 2023

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

Re: Subdivision and Land Development Ordinance Amendment - Sound and Vibration Study
East Whiteland Township – SA-04-23-17609

Dear Mr. Barner:

The Chester County Planning Commission has reviewed the proposed Subdivision and Land Development Ordinance Amendment as submitted pursuant to the provisions of the Pennsylvania Municipalities Planning Code, Section 505(a). The referral for review was received by this office on April 7, 2023. We offer the following comments to assist in your review of the proposed amendment.

DESCRIPTION:

1. East Whiteland Township proposes the following amendments to its Subdivision and Land Development Ordinance (SLDO):
 - A. Amend the Environmental Impact assessment standards set forth in Section 175-23.C, by adding requirements for a sound and vibration study for commercial, industrial, office or professional use or combination thereof containing more than one lot or building or one building in excess of 30,000 square feet of gross floor area or any use which requires conditional use approval. Content requirements, review requirements and study conclusion requirements for a sound and vibration study are provided; and
 - B. Amend the application requirements for preliminary plans in Section 175-15.B.(4) and final plans in Section 175-18.C.(3), by adding language specifying the supplemental data and reports required to be submitted by an applicant, which may include a sound and vibration study.

We note that the proposed ordinance language contains references to the existing vibration standards set forth in Section 200-13.G of the Township Zoning Ordinance, along with the existing noise and nuisance standards set forth in Article II of Chapter 133 of the Township Code, Peace and Good Order.

COMMENTS:

While the proposed requirements for a sound and vibration study appear to be appropriate, we suggest that the Township consider the following issues in order to update its existing noise and vibration standards:

Page: 2

Re: Subdivision and Land Development Ordinance Amendment - Sound and Vibration Study
East Whiteland Township – SA-04-23-17609

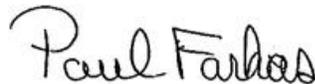
2. The sound level limits set forth in Section 133-4.A(1)(b) of the Township Code are sixty-five decibels during the hours of 7:00 AM to 9:00 PM, or sixty decibels during the hours of 9:00 PM to 7:00 AM. We suggest that the Township consider applying the lower (nighttime) sound level limit to either Sundays and legal holidays, or weekends and legal holidays.
3. We suggest that the Township consider providing specific sound level limits based upon the existing use of the adjoining area (such as residential or institutional, commercial or business, and industrial) rather than a single standard for all adjoining land uses, particularly due to recent changes in the workforce resulting in more people working from home. The following are examples of other Chester County municipalities that have such standards in their noise ordinances:
 - Birmingham Township – <https://ecode360.com/9022012>.
 - Upper Uwchlan Township - <https://ecode360.com/31125641>.
 - West Goshen Township – <https://ecode360.com/16233184>.
 - West Whiteland Township - <https://ecode360.com/28606637>.
4. The Township should determine if its existing noise standards adequately address continuous versus intermittent noise. It does not appear that a definition for the term “continuous sound” is provided in the Township Code. Definitions should be provided for all noise-related terms.
5. We suggest that the Township consider adopting its vibration standards under the provisions of the Township Code instead of the PA Municipalities Planning Code (MPC). The creation of vibration is an activity more closely related to 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.

Additionally, Section 614 of the MPC specifies that a zoning ordinance shall be administered by a zoning officer. Other municipal officials, such as a municipal engineer, may be better suited to enforce a vibration ordinance.

RECOMMENDATION: The Commission recommends that the issues raised in this letter be addressed before action is taken on this proposed Subdivision and Land Development Ordinance amendment.

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

Sincerely,



Paul Farkas
Senior Review Planner



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May 25, 2023

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

Re: Subdivision and Land Development Ordinance Amendment - Definitions, Floodplain, Plan Submission and Design, Traffic Study, Open Space/Recreation Standards, and Internal Consistency Changes
Honey Brook Township - SA-04-23-17636

Dear Mr. Obenski:

The Chester County Planning Commission has reviewed the proposed Honey Brook Township Subdivision and Land Development Ordinance amendment as submitted pursuant to the provisions of the Pennsylvania Municipalities Planning Code, Section 505(a). The referral for review was received by this office on April 26, 2023. We offer the following comments to assist in your review of the proposed Township Subdivision and Land Development Ordinance amendment.

DESCRIPTION:

1. Honey Brook Township proposes extensive amendments throughout its Subdivision and Land Development Ordinance; notable areas of amendment include:
 - A. Definitions referring to a traffic impact study are added or amended (such as Average Daily Traffic (ADT), Capacity, Horizon Year, Influence Area, Peak Hour, etc.) as well as definitions relating to the Township's floodplain ordinance;
 - B. Plan submission and processing requirements are revised;
 - C. Requirements to the Township's acceptance of physical improvements are revised;
 - D. Roadway design standards are amended;
 - E. The elements required for inclusion in a traffic impact study are extensively revised;
 - F. Recreation area and open space requirements are extensively revised;
 - G. Revisions throughout the Ordinance are updated for internal consistency;
 - H. References to other Township ordinances and other standards are revised or updated, and
 - I. Minor typographical changes are made throughout the Ordinance.

COMMENTS:

2. The revisions throughout the Ordinance are necessary to ensure consistency with other Township requirements as well as compatibility with other relevant documents such as the Honey Township and Borough Multi-Municipal Joint Comprehensive Plan of 2015, the Township's 2020 Recreation, Park, Open Space and Greenway Plan, and the Township's Floodplain Management Ordinance.

Page: 2

Re: Subdivision and Land Development Ordinance Amendment - Definitions, Floodplain, Plan Submission and Design, Traffic Study, Open Space/Recreation Standards, and Internal Consistency Changes

Honey Brook Township - SA-04-23-17636

3. The definitions are concise, although the Township may wish to consistently spell out “Chester County Health Department” and “Chester County Planning Commission” instead of using the CCHD and CCPC abbreviations.
4. Proposed Section 22-408.2.G. requires that the applicant provide draft deeds and legal descriptions for the conveyance of parcels or lots and for any required consolidation of lands as part of a final plan approval. This information may be helpful, but the Township should be aware that minor changes to a lot’s metes and bounds description or bearings and distances may be necessary after final approval to address unforeseen conditions; therefore, the draft deeds and legal descriptions may need to be very general in their details.
5. Section 22-410.9. (Performance Guarantees.) relates to the posting of financial security to ensure the integrity and the functioning of improvements to be dedicated to the Township, for a term not to exceed 18 months from the date of dedication. These provisions and other portions of the proposed Performance Guarantees are somewhat dissimilar from the requirements in the Pennsylvania Municipalities Planning Code, Section 509, which relate to financial securities that may be required of a developer. The Township Solicitor should review this portion of the amendment to ensure consistency with the Pennsylvania Municipalities Planning Code.
6. The required digital formats for plan submissions should be reviewed by the Township Engineer to ensure that the requirements will be compatible with both current and potential future changes in digital technologies.
7. Section 22-605 (Street System.) Subsection 3. requires that “To the degree possible, lot configuration and street design in areas immediately adjacent to the Borough should conform to the grid pattern present in the Borough.” We agree with this provision. In general, we recommend that the Township and Honey Brook Borough ensure that the design requirements along municipal boundaries in both their subdivision and land development ordinances are compatible.
8. We agree with the provisions of Section 22-605 (Street System.); Subsection 8. states that dead-end streets shall be prohibited except as stubs to permit future extension into adjoining tracts or when designed as cul-de-sac streets. A plan note will also be required informing future lot buyers that the dead end or cul-de-sac street will be connected in the future at the Township's sole discretion. We endorse this provision, and we suggest that the Township require the developer will provide funds to restore the bulb part of a cul-de-sac street that is extended.
9. Existing Section 22-606 (Street System.) Subsection 8., which refers to an island landscaping plan in circular turnaround areas, is to be deleted. We suggest that the Township consider this portion of the amendment in conjunction with Section 22-606 (Cul-de-Sac and Other Single-Access Streets.); we recommend that this part of the Ordinance should include a provision requiring the use of a landscaped island in the bulb part of a cul-de-sac or partial bulb (“eyebrow”). This can improve the street’s aesthetics as well as reduce stormwater runoff.

Alternatively, the Township may consider reducing the cul-de-sac radius or have two sets of requirements; one for developments with islands and one for those without islands. The Township should refer to the Vehicle Circulation chapter in the County Planning Commission’s **Multimodal Circulation Handbook** (2016 Update) in its design of proposed roadways. The **Handbook** is available online at: [Multi-modal Handbook \(chescoplanning.org\)](http://Multi-modal Handbook (chescoplanning.org))

Page: 3

Re: Subdivision and Land Development Ordinance Amendment - Definitions, Floodplain, Plan Submission and Design, Traffic Study, Open Space/Recreation Standards, and Internal Consistency Changes

Honey Brook Township - SA-04-23-17636

10. Section 22-625 (Mandatory Dedication of Land for Recreation, Parks, Open Space, Trails and Greenways) is very comprehensive and will help to ensure attractive and usable recreational areas. The Township's proposed trail width requirements for bicycle trails is appropriate, and we suggest that the Township verify that the required widths for other types of trails (such as pedestrian trails) will also be appropriate. The Township can refer to the County Planning Commission's **Trail & Path Planning Guide** for recommendations, at [trailGuide final.qxp \(chesco.org\)](#).

11. Section 22-625.3.D states:

“When the Board of Supervisors determines that the final plan does not contain suitable and sufficient land for dedication, it shall require that a fee-in-lieu-of dedication be required as described in this Section.”

The Township should be aware that the Pennsylvania Municipalities Planning Code, Section 503 (11) allows a fee-in-lieu-of dedication “upon agreement with the applicant or developer”. We note there is also case law precedent indicating that a developer may not be required to provide a fee-in-lieu if they choose to offer open space instead. We recommend that this provision be further reviewed by the Township Solicitor.

12. Section 22-625.9.B.(5) permits common facilities such as recreation areas may be held in common ownership by a homeowners' association. The Township should ensure that the homeowners association will be adequately funded in perpetuity to ensure future maintenance of these areas and other common facilities.

RECOMMENDATION: The Commission recommends that the issues raised in this letter be addressed before action is taken on this proposed Honey Brook Township Subdivision and Land Development Ordinance amendment.

We request an official copy of the decision made by the Honey Brook 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,



Wes Bruckno, AICP
Senior Review Planner



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May 26, 2023

Allen Smith, Interim Manager
South Coatesville Borough
136 Modena Road
South Coatesville, PA 19320

Re: Zoning Ordinance Amendment - Group Homes and Related Terms Defined; to be Regulated as a Single Family Dwelling.
South Coatesville Borough - ZA-05-23-17666

Dear Mr. Smith:

The Chester County Planning Commission has reviewed the proposed South Coatesville Borough Zoning Ordinance amendment as submitted pursuant to the provisions of the Pennsylvania Municipalities Planning Code, Section 609(e). The referral for review was received by this office on May 10, 2023. We offer the following comments to assist in your review of the proposed Zoning Ordinance amendment.

DESCRIPTION:

Section 1 of the proposed amendment reads; "It is the express intention of the regulations hereunder to comply with Title VIII of the Civil Rights Act of 1968, the Fair Housing Amendments Act of 1988, and the Americans with Disabilities Act. To the extent that an individual or entity subject to protections under the same requires reasonable accommodation, they shall set forth the same in writing to the Zoning Officer, which shall be subject to the approval of Borough Council." The amendments to the South Coatesville Borough Zoning Ordinance include:

- A. Amending or replacing the definitions for Family, Group Home, Violent Behavioral Disorder, and Violent Offense;
- B. The definition of Group Home is to be revised and will include the following: "Group homes shall be permitted to the same extent and subject to the same regulations by the Borough as any other Single Family Dwelling Unit." The proposed definition of Group Home excludes persons who pose a direct physical threat to the community and other types of facilities typically housing adjudicated persons, alcohol or drug treatment facilities, and facilities for persons with other types of disorders or offenses;
- C. Group Home as a conditional use in the R-2 and R-3 zoning districts is to be deleted; and
- D. The off-street parking regulations are revised to specifically not include a Group Home within the regulations.

RECOMMENDATION: South Coatesville Borough should proceed with the amendment according to the recommendations of the Borough Solicitor.

Page: 2

Re: Zoning Ordinance Amendment - Group Homes and Related Terms Defined; to be Regulated as a Single Family Dwelling.

South Coatesville Borough - ZA-05-23-17666

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

Sincerely,

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

Wes Bruckno, AICP
Senior Review Planner



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May 26, 2023

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

Re: Subdivision and Land Development Ordinance and Miscellaneous Ordinance
Amendments - Woodland Conservation
Tredyffrin Township – SA-05-23-17643 and MA-05-23-17646

Dear Ms. McPherson:

The Chester County Planning Commission has reviewed the proposed Subdivision and Land Development Ordinance (SLDO) and Miscellaneous Ordinance Amendments that were received by this office on May 1, 2023. The proposed amendments to the SLDO were reviewed pursuant to the provisions of Section 505(a) of the MPC, and we offer the following comments to assist in your review of both of the proposed amendments.

DESCRIPTION:

1. Tredyffrin Township proposes the following amendments to Article IX – Design Standards of the Township SLDO:
 - A. Amend subsection (1) of Section 181-52.A, pertaining to the applicability of the required site landscape standards;
 - B. Remove the phrase “except single-family dwellings, duplexes, and residential developments of 3 or less single family dwellings” from Table 52:1 Landscape Requirements in Section 181-52.C;
 - C. Delete Section 181-52.C(4) in its entirety, and replace it with the following sentence: “Any tree removals that are proposed shall be consistent with the Township Woodland Conservation Ordinance (Chapter 203)”;
 - D. Delete subsections (3) and (4) of Section 181-54.B, Protection Standards, in their entirety; and
 - E. Renumber existing Section 181-54.B(5) as Section 181-54.B(3).
2. The Township also proposes the addition of Chapter 203, Woodland Conservation, to the Township Code. Purpose statements, Intent, Definitions, Applicability, Requirements, Permit Plan Requirements, Enforcement, Violations and Penalties, and Appeals standards are provided.

COMMENTS:

3. The County Planning Commission endorses the Township's efforts in updating its woodland conservation standards. PROTECT Objective B of *Landscapes3*, the 2018 County Comprehensive Plan, is to support comprehensive protection and restoration of the county's ecosystems including woodlands, wetlands, surface waters, riparian corridors, groundwater, floodplains, soil health, steep slopes, aquatic and wildlife habitats, and natural heritage areas.
4. We suggest that the Township review the Woodlands Conservation Planning eTool on the County Planning Commission's website for additional issues to consider prior to finalizing the proposed ordinance language. This eTool, which includes links to model ordinance language, is available online at: <https://www.chescoplanning.org/MuniCorner/eTools/46-Woodlands.cfm>.

For instance, consideration should be provided for addressing invasive species and managing them with preserved woodlands. Additional regulations to be considered for the protection of trees to remain during construction can be found in Section 3.3.4 of the Brandywine Creek Greenway Strategic Action Plan. Furthermore, the Township should consider adding a definition for "Woodland Disturbance."

5. There is an extra space after the word flowering in the proposed definition of flowering/ornamental tree in Section 203-3.
6. The Township should ensure that consistent terminology is adopted throughout the Township Code. We note that the proposed definition of woodlands in Section 203-3 differs from the existing definition set forth in Section 174-6.
7. Section 203-5.B.b states that "at least fifty percent (50%) of the total amount of compensatory trees are required to be native trees...". The Township may want to consider increasing the required percentage of native species.
8. The end of the first sentence in Section 203-5.I currently states "in accordance §208-15.1." For clarity purposes, we suggest that the end of the first sentence in Section 203-5.I be revised to state "in accordance with §208-15.1."
9. Section 203-6.A.2 contains the phrase "per Section 5.D, above." If this is a reference to Section 203-5.D, then we suggest for clarity purposes that 5.D should be changed to 203-5.D.
10. If the Township is interested in additional tree planting and preservation information, then the Township should refer to the County Planning Commission's newly posted Woodlands and Tree Protection webpage, which provides additional information on tree protection and replacement standards, tree planting funding sources, planting and maintaining new trees, and an interactive county-wide tree cover map:
<https://www.chescoplanning.org/environmental/woodlands/introduction.cfm>.

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

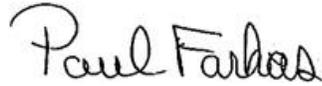
Page: 3

Re: Subdivision and Land Development Ordinance and Miscellaneous Ordinance
Amendments - Woodland Conservation

Treedyffrin Township – SA-05-23-17643 and MA-05-23-17646

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 style with a large, looped initial "P".

Paul Farkas
Senior Review Planner



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May 9, 2023

Shanna Lodge
Willistown Township Manager
688 Sugartown Road
Malvern, PA 19355

Re: Willistown Township Comprehensive Plan - Act 247 and Vision Partnership Program Review
VPP Contract #20453
Act 247 Review #: CP-04-23-17623

Dear Ms. Lodge:

The referral for review was received by this office on April 20, 2023. This letter serves as both the official Act 247 review pursuant to the provisions of Section 301.3 of the Pennsylvania Municipalities Planning Code, and the Vision Partnership Program (VPP) Review required by Section 7.3 of the VPP Grant Manual dated January 2020.

This review notes the project's consistency with *Landscapes3* and with the VPP Grant Contract (dated March 31, 2021) and Scope of Work. Kate Clark 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:

Willistown Township has developed an updated Comprehensive Plan that provides goals and recommendations to address the following:

- Protecting Community Values
- Guiding Future Growth
- Providing Community Facilities and Services

For each planning priority, the Plan provides a chapter containing key goals and policy recommendations. The recommendations are supported by an implementation table that provides a path to implementation with clear priorities, timelines, and identification of responsible parties. The overall Plan is descriptive and reflects the results of Township input.

CONSISTENCY WITH LANDSCAPES3:

Landscapes3, the Chester County Comprehensive Plan, was adopted in 2018. According to *Landscapes3*, Willistown Township is classified primarily as a **Rural Landscape** with a **Suburban Landscape** designation in northern and southwestern portions of the Township primarily along Paoli Pike and West Chester Pike, and an **Urban Center Landscape** designation along the Township's border with Malvern Borough and in the northeastern portion of the Township between Malvern Borough and Paoli in Tredyffrin Township. A large portion of the Township is designated as **Significant Natural Landscapes** (these natural landscapes consist of a network of streams, wetlands, floodplains, and forests).

Additionally, five locations in the Township are designated as **Significant Historic Landscapes** (these historic sites include the village and Historic District of Sugartown, the village and Historic District of White Horse, and the Okehocking Historic District).

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 comprehensive plan is consistent with the objectives of the **Rural Landscape**.

The vision for the **Suburban Landscape** is predominantly residential communities with locally-oriented commercial uses and facilities, accommodating growth at a medium density that retains a focus on residential neighborhoods, with enhancements in housing types and affordability. Additionally, roads, sidewalks and paths with convenient access to parks and community facilities should be provided. The proposed comprehensive plan is consistent with the objectives of the **Suburban Landscape**.

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

The vision for the **Significant Natural Landscape** overlay is to preserve the county's natural landscapes with respect to conservation practices that protect and restore natural resources. The proposed comprehensive plan is consistent with the objectives of the **Significant Natural Landscape**.

The vision for the **Significant Historic Landscape** overlay is to preserve the county's historic landscapes with respect to preservation, adaptive reuse, and context sensitive design, as well as interpretation and education efforts. The proposed comprehensive plan is consistent with the objectives of the **Significant Historic Landscape**.

Future land use areas generally correspond with *Landscapes3* designations, whereby the more developed areas of the Township are anticipated to remain in its present, suburban form with areas surrounding the Paoli Pike, West Chester Pike, Lancaster Avenue, and Malvern Borough designated as commercial/mixed use, office/campus, and medium to high density residential with means of access to transportation, jobs, and public utilities. In the northeastern portion of the Township adjacent to East Whiteland Township and Tredyffrin Township, areas along the former SEPTA railyard are designated as "suburban (high density)" with areas surrounding Paoli Hospital designated as "industrial". The areas at the center of the Township with very low density residential development and numerous conservation easements are designated as "rural/agricultural/preserved/suburban low density".

The Willistown Township Comprehensive Plan is consistent with all six goal areas (Preserve, Protect, Appreciate, Live, Prosper, and Connect) presented in *Landscapes3*. The Willistown Township Comprehensive Plan recommendations that will specifically promote achievement of the following County objectives include, but are not limited to:

- **Landscapes3 - Preserve Objective A:** Protect a significant portion of Chester County as preserved farms, open space, forests, public parks or nature preserves.

Willistown Goal #3, Providing Community Facilities and Services Policy #2.3.14: Continue to support ongoing dialogue with and initiatives by private landowners and community groups championing land protection and land stewardship. Continue to provide information to residents about the Township's comprehensive planning efforts, including efforts to preserve land and protect the Township's natural resources for future generations.

- **Landscapes3 - Protect Objective C:** Support municipal and regional natural resource protection efforts, and promote a resource-based planning approach.

Willistown Goal #3, Providing Community Facilities and Services Policy #2.3.14: Continue Township efforts to protect natural and man-made resources, preserve land and interconnect open space through innovative site design and natural resource protection efforts, open space purchases, and park and recreation facilities, among others.

- **Landscapes3 - Appreciate Objective A:** Preserve historic resources in their context while supporting appropriate reuse as a part of our community infrastructure and character.

Willistown Goal #1, Protecting Community Values Policy #2.1.2: Monitor efficacy of regulatory provisions related to historic resource protection and documentation.

- **Landscapes3 – Live Objective A:** Provide opportunities for a diverse housing mix that complements community character and contributes to vibrant, safe, and inclusive neighborhoods.

Willistown Goal #1, Protecting Community Values Policy #2.1.3: Allow for a variety of housing types and densities in those areas where infrastructure exists to support such growth, consistent with existing and future land use policies and guided by the need to protect environmental resources and existing community character. Promote green building technologies intended to reduce consumption of energy and environmental resources, reduce the impacts of climate change, and encourage future development that is sustainable.

- **Landscapes3 – Prosper Objective A:** Promote a diverse industry base and flexible workplaces that can adapt to rapidly evolving market, demographic, and technological trends.

Willistown Goal #2, Guiding Future Growth Policy #2.2.3: Willistown Township shall accommodate future commercial development as permitted along the Route 30 business corridor (including King and Central Avenues east of Malvern), along the Paoli Pike corridor west of Sugartown Road, and along the Route 3 planned highway corridor extending along Route 3. The Township will consider opportunities for mixed use, transit-oriented development where appropriate; and will consider form-based design standards and codes as an additional tool to address physical form, building mass, and the relationship of building facades to public settings.

- **Landscapes3 – Connect Objective A:** Meet travel needs and reduce congestion through transportation demand management, roadway improvements, and expanded public transportation.

Willistown Goal #3, Providing Community Facilities and Services Policy #2.3.5: Encourage land use patterns that increase choices for residents and accommodate but do not require private automobiles for all trips.

Page: 4

Re: Willistown Township Comprehensive Plan and Act 247 and Vision Partnership Program Review
VPP Contract #20453
Act 247 Review #: CP-04-23-17623

CONSISTENCY WITH VPP GRANT CONTRACT AND SCOPE OF WORK:

With the exception of items related to the Board of Supervisors public hearing and deliverables to the Township after its adoption, the plan is consistent with the VPP Grant Contract and has addressed the tasks listed in the Scope of Work (Appendix B, dated November 16, 2020). In addition, the plan appears to be in conformance with the Municipalities Planning Code.

OTHER COMMENTS:

- To aid in referring to the numerous policy recommendations in the plan (particularly as listed in Chapter 2 – Summary of Goals and Policies), the Township may consider further formatting individually bulleted policies. For example, the bulleted policies under Policy 2.1.1 could be formatted to read Policy 2.1.1.A through Policy 2.1.1.H for greater ease of reference.
- The implementation tables in Chapter 7 – Implementing the Plan would benefit from being replaced with higher resolution image of the tables.
- To assist in the Plan’s implementation, we recommend that all members of the Board of Supervisors, Township Planning Commission, and Township 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 its planning 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

CC: Molly H. B. Perrin, Willistown Township Board of Supervisors Chair
John M. Gaadt, AICP, Gaadt Perspectives, LLC
Kate Clark, AICP, Chester County Planning Commission

Act 537 Reviews

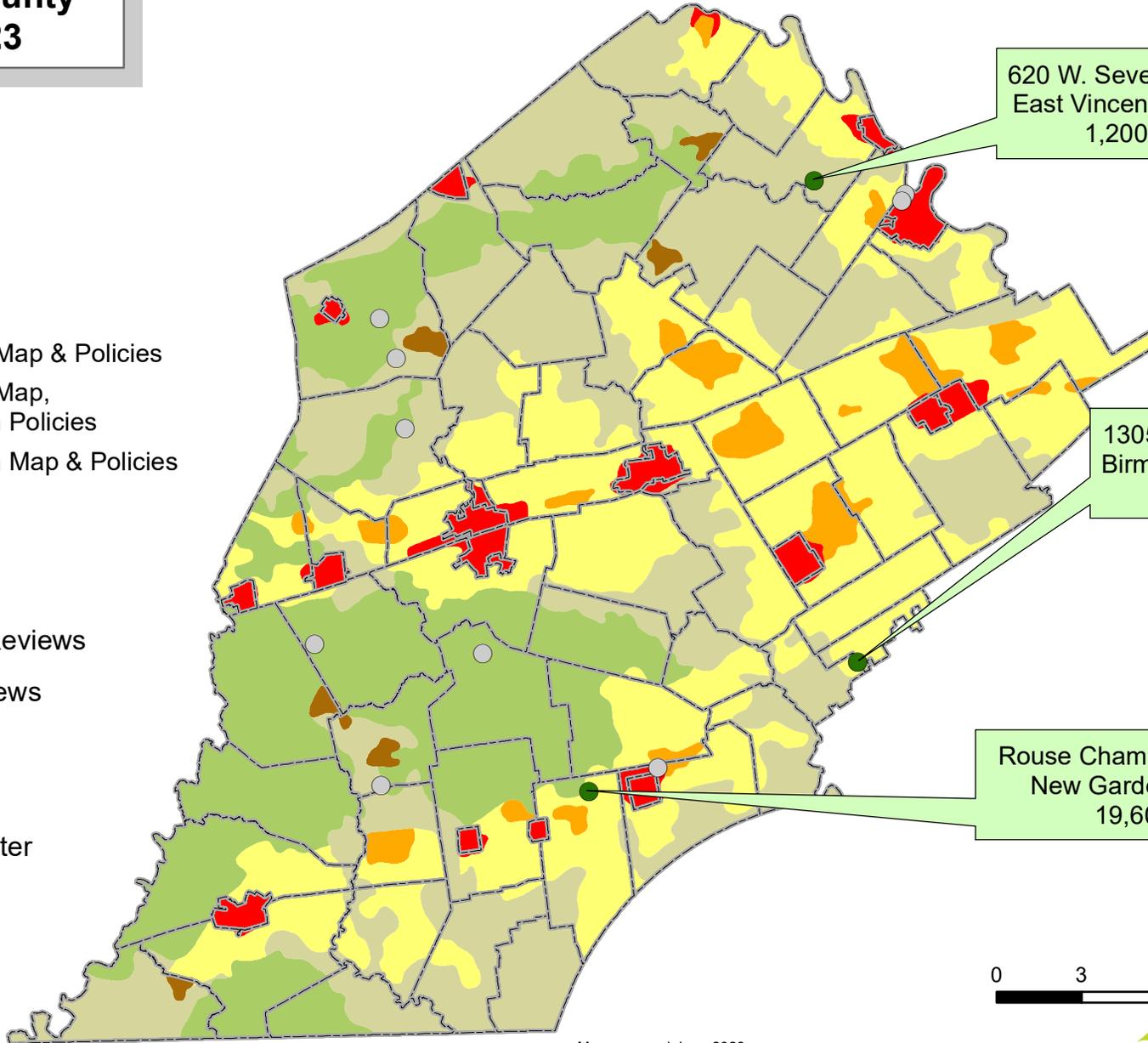
Act 537 Reviews for Chester County May 2023



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

Legend

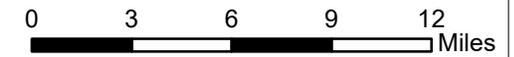
- May Act 537 Reviews
- Previous Reviews
- Agricultural
- Rural Center
- Suburban Center
- Urban Center
- Rural
- Suburban



620 W. Seven Stars Rd
East Vincent Township
1,200 gpd

1305 Wilmington Pike
Birmingham Township
3,250 gpd

Rouse Chamberlin - Bancroft
New Garden Township
19,600 gpd



Map prepared June 2023
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.



ENVIRONMENTAL PLANNING ACTIVITIES

Sewage Facilities Planning

MAJOR REVISIONS TO MUNICIPAL PLANS:

None

MINOR REVISIONS TO MUNICIPAL PLANS:

Birmingham Township, 1305 Wilmington Pike

The applicant is proposing a commercial mixed use of 30,000+/- square feet, on 3.1 acres. The site is on Wilmington Pike. The amount of wastewater for the project is 3,250 gpd. The project is to be served by a public sewage disposal system operated by Bucks County Water & Sewer Authority. This project is designated as a Suburban Landscape and is consistent with *Landscapes3*.

East Vincent Township, 620 W. Seven Stars Road

The applicant is proposing an additional 1-bedroom in-law cottage, on 12.7 acres. The site is on Seven Stars Road near the intersection with Center Creek Road. The amount of wastewater for the project is 1,200 gpd. The project is to be served by a small flow treatment system, due to an existing failing on-lot system with no suitable replacement soils. This project is designated as a Rural Landscape and is consistent with *Landscapes3* due to the lack of suitable replacement soils.

New Garden Township, Rouse Chamberlin- Bancroft

The applicant is a proposing a residential development of 98 townhouse units on 25 acres. The site is located on Bancroft Road, near the intersection with Pemberton Road. The amount of wastewater for the project is 19,600 gpd. The project is to be served by a public sewage disposal system operated by Aqua. This project is designated as a Suburban Landscape and is consistent with *Landscapes3*.

Action Requested

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

6/13/2023

Minor Revisions



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

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

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

Project Name & Municipality 1305 Wilmington Pike, Birmingham Township

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

1. Date plan received by county planning agency. April 10, 2023
2. Date plan received by planning agency with areawide jurisdiction N/A Agency name N/A
3. Date review completed by agency May 24, 2023

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

- | Yes | No | |
|-------------------------------------|-------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 1. Is there a county or areawide comprehensive plan adopted under the Municipalities Planning Code (53 P.S. 10101 et seq.)? <u>Landscapes3, the Chester County Comprehensive Plan, was adopted in 2018. Watersheds, the Chester County Comprehensive Plan Integrated Water Resources Element, was adopted in 2002.</u> |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 2. Is this proposal consistent with the comprehensive plan for land use? <u>According to the Landscapes map adopted in 2018, the proposed subdivision/land development includes land designated as the Suburban Landscape. The vision for the Suburban Landscape is predominantly residential communities with locally-oriented commercial uses and facilities, accommodating growth at a medium density that retains a focus on residential neighborhoods, with enhancements in housing diversity and affordability. Both on-lot and public sewer systems are supported in this landscape.</u> |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 3. Does this proposal meet the goals and objectives of the plan? If no, describe goals and objectives that are not met |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 4. Is this proposal consistent with the use, development, and protection of water resources? If no, describe inconsistency |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 5. Is this proposal consistent with the county or areawide comprehensive land use planning relative to Prime Agricultural Land Preservation? If no, describe inconsistencies: |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 6. Does this project propose encroachments, obstructions, or dams that will affect wetlands? If yes, describe impact: |
| <input type="checkbox"/> | <input type="checkbox"/> | 7. Will any known historical or archaeological resources be impacted by this project? Not Known. If yes, describe impacts |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 8. Will any known endangered or threatened species of plant or animal be impacted by the development project? |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 9. Is there a county or areawide zoning ordinance? |
| <input type="checkbox"/> | <input type="checkbox"/> | 10. Does this proposal meet the zoning requirements of the ordinance? N/A |

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

- | | | |
|-------------------------------------|-------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <input type="checkbox"/> | <input type="checkbox"/> | 11. Have all applicable zoning approvals been obtained? N/A |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 12. Is there a county or areawide subdivision and land development ordinance? No |
| <input type="checkbox"/> | <input type="checkbox"/> | 13. Does this proposal meet the requirements of the ordinance? N/A If no, describe which requirements are not met |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 14. Is this proposal consistent with the municipal Act 537 Official Sewage Facilities Plan? If no, describe inconsistency |
| <input type="checkbox"/> | <input type="checkbox"/> | 15. Are there any wastewater disposal needs in the area adjacent to this proposal that should be considered by the municipality? Not known If yes, describe |
| <input type="checkbox"/> | <input type="checkbox"/> | 16. Has a waiver of the sewage facilities planning requirements been requested for the residual tract of this subdivision? If yes, is the proposed waiver consistent with applicable ordinances. Not Known If no, describe inconsistencies |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 17. Does the county have a stormwater management plan as required by the Stormwater Management Act? If yes, will this project plan require the implementation of storm water management measures? <u>We note that on August 17, 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 2013 model ordinance. Further, PA DEP approved the County Stormwater Management Ordinance in November 2022. Municipalities with MS4 permits should be consistent with the updated County-wide Model Ordinance by September 30, 2022, per PA DEP requirements, and all municipalities are required to adopt the updated ordinance requirements by May 2023. Individual municipalities should be consulted to determine the stormwater ordinance currently in effect in their municipality. For more information and updates on this process please visit the Chester County Water Resources Authority at http://www.chesco.org/water.</u> |

18.

Name, Title and signature of person completing this section:

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

Signature: _____

Date: 5/24/2023Name 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 parcel was previously reviewed under Act 247, as Case Numbers SD-12-19-16194 and LD-02-22-17120 and was consistent with Landscapes3.

PC53-05-23-17683

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
James Oeste, Penn Oaks HP Enterprises
Quina Nelling, Birmingham Township
Stephen Sauselein, Edward B. Walsh & Associates, Inc.



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

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

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

Project Name & Municipality 620 W. Seven Stars Road, East Vincent Township

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

1. Date plan received by county planning agency. March 17, 2023
2. Date plan received by planning agency with areawide jurisdiction N/A Agency name N/A
3. Date review completed by agency May 09, 2023

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

| Yes | No | |
|-------------------------------------|-------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 1. Is there a county or areawide comprehensive plan adopted under the Municipalities Planning Code (53 P.S. 10101 et seq.)? <u>Landscapes3, the Chester County Comprehensive Plan, was adopted in 2018. Watersheds, the Chester County Comprehensive Plan Integrated Water Resources Element, was adopted in 2002.</u> |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 2. Is this proposal consistent with the comprehensive plan for land use? <u>According to the Landscapes map adopted in 2018, the proposed subdivision/land development includes land designated as the Rural Landscape. The vision for the Rural Landscape is the preservation of significant areas of open space, critical natural areas, and cultural resources with a limited amount of context sensitive development permitted to accommodate residential and farm needs. On-lot sewage disposal, or very limited public or community sewer service to serve cluster development or concentrations of failing on-lot sewage systems, is supported in this landscape.</u> |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 3. Does this proposal meet the goals and objectives of the plan? If no, describe goals and objectives that are not met |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 4. Is this proposal consistent with the use, development, and protection of water resources? If no, describe inconsistency <u>*Landscapes3 Protect Recommendation 6 promotes innovative practices for improved water quality, including land application systems, such as spray and drip irrigation, to reduce effluent and pollution loads to streams. Based on the information provided with this Planning Module, it appears that there is no feasible alternative to the use of stream discharge, due to the lack of public sewers in the area and the lack of any possible sub-surface replacement areas on the site, therefore the proposal is considered consistent with this criteria.</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 checked="" type="checkbox"/> | <input type="checkbox"/> | 6. Does this project propose encroachments, obstructions, or dams that will affect wetlands? If yes, describe impact: <u>Landscapes3 Protect Objective B supports comprehensive protection and restoration of the county's ecosystems, including wetlands. The project site contains delineated wetlands, and it appears there may be development activities encroaching upon them. Prior to construction occurring on this site, the applicant should contact both the U.S. Army Corps of Engineers and the PA DEP to determine if the proposed activity will require a permit.</u> |
| <input type="checkbox"/> | <input type="checkbox"/> | 7. Will any known historical or archaeological resources be impacted by this project? Not Known. If yes, describe impacts |
| <input type="checkbox"/> | <input type="checkbox"/> | 8. Will any known endangered or threatened species of plant or animal be impacted by the development project? <u>Not Known. The applicant's submission indicates there are one or more sites of concern, but it does not demonstrate that potential conflicts have been resolved with the US Fish and Wildlife Service.</u> |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 9. Is there a county or areawide zoning ordinance? |
| <input type="checkbox"/> | <input type="checkbox"/> | 10. Does this proposal meet the zoning requirements of the ordinance? N/A |

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

11. Have all applicable zoning approvals been obtained? **N/A**
12. Is there a county or areawide subdivision and land development ordinance? **No**
13. Does this proposal meet the requirements of the ordinance? **N/A**
If no, describe which requirements are not met
14. Is this proposal consistent with the municipal Act 537 Official Sewage Facilities Plan?
If no, describe inconsistency Based on the information provided with this Planning Module, it appears that there is no feasible alternative to the use of stream discharge, due to the lack of public sewers in the area and the lack of any possible sub-surface replacement areas on the site, therefore the proposal is considered consistent with this criteria.
15. Are there any wastewater disposal needs in the area adjacent to this proposal that should be considered by the municipality? **Not known** If yes, describe
16. Has a waiver of the sewage facilities planning requirements been requested for the residual tract of this subdivision?
If yes, is the proposed waiver consistent with applicable ordinances. **Not Known**
If no, describe inconsistencies
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? We note that on August 17, 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 2013 model ordinance. Further, PA DEP approved the County Stormwater Management Ordinance in November 2022. Municipalities with MS4 permits should be consistent with the updated County-wide Model Ordinance by September 30, 2022, per PA DEP requirements, and all municipalities are required to adopt the updated ordinance requirements by May 2023. Individual municipalities should be consulted to determine the stormwater ordinance currently in effect in their municipality. For more information and updates on this process please visit the Chester County Water Resources Authority at <http://www.chesco.org/water>

18.

Name, Title and signature of person completing this section:

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

Signature: _____

Date: 5/9/2023Name 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.

PC53-05-23-17648

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

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

cc: Elizabeth Mahoney, PaDEP
Chester County Health Department
Ryan Hoffman, Site Contact
Catherine Ricardo, East Vincent Township
Michael Lane, Brickhouse Environmental



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

Note to Project Sponsor: To expedite the review of your proposal, one copy of your completed planning package and 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 Rouse Chamberlin - Bancroft, New Garden Township

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

1. Date plan received by county planning agency. March 21, 2023
2. Date plan received by planning agency with areawide jurisdiction N/A Agency name N/A
3. Date review completed by agency May 17, 2023

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

| Yes | No | |
|-------------------------------------|-------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 1. Is there a county or areawide comprehensive plan adopted under the Municipalities Planning Code (53 P.S. 10101 et seq.)? <u>Landscapes3, the Chester County Comprehensive Plan, was adopted in 2018. Watersheds, the Chester County Comprehensive Plan Integrated Water Resources Element, was adopted in 2002.</u> |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 2. Is this proposal consistent with the comprehensive plan for land use? <u>According to the Landscapes map adopted in 2018, the proposed subdivision/land development includes land designated as the Suburban Landscape. The vision for the Suburban Landscape is predominantly residential communities with locally-oriented commercial uses and facilities, accommodating growth at a medium density that retains a focus on residential neighborhoods, with enhancements in housing diversity and affordability. Both on-lot and public sewer systems are supported in this landscape.</u> |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 3. Does this proposal meet the goals and objectives of the plan? If no, describe goals and objectives that are not met |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 4. Is this proposal consistent with the use, development, and protection of water resources? If no, describe inconsistency |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 5. Is this proposal consistent with the county or areawide comprehensive land use planning relative to Prime Agricultural Land Preservation? If no, describe inconsistencies: |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 6. Does this project propose encroachments, obstructions, or dams that will affect wetlands? If yes, describe impact: <u>Landscapes3 Protect Objective B supports comprehensive protection and restoration of the county's ecosystems, including wetlands. The project site contains delineated wetlands, and it appears there may be development activities encroaching upon them. Prior to construction occurring on this site, the applicant should contact both the U.S. Army Corps of Engineers and the PA DEP to determine if the proposed activity will require a permit.</u> |
| <input type="checkbox"/> | <input type="checkbox"/> | 7. Will any known historical or archaeological resources be impacted by this project? Not Known. If yes, describe impacts |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 8. Will any known endangered or threatened species of plant or animal be impacted by the development project? |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 9. Is there a county or areawide zoning ordinance? |
| <input type="checkbox"/> | <input type="checkbox"/> | 10. Does this proposal meet the zoning requirements of the ordinance? N/A |

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

- | | | |
|-------------------------------------|-------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <input type="checkbox"/> | <input type="checkbox"/> | 11. Have all applicable zoning approvals been obtained? N/A |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 12. Is there a county or areawide subdivision and land development ordinance? No |
| <input type="checkbox"/> | <input type="checkbox"/> | 13. Does this proposal meet the requirements of the ordinance? N/A If no, describe which requirements are not met |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 14. Is this proposal consistent with the municipal Act 537 Official Sewage Facilities Plan? If no, describe inconsistency <u>As proposed, this project is inconsistent with the New Garden Township Act 537 Plan, which designates this area for on-lot sewage disposal as its method of treatment. The Planning Commission notes that the public sewer service area currently extends to the parcel adjacent to the proposal.</u> |
| <input type="checkbox"/> | <input type="checkbox"/> | 15. Are there any wastewater disposal needs in the area adjacent to this proposal that should be considered by the municipality? Not known If yes, describe |
| <input type="checkbox"/> | <input type="checkbox"/> | 16. Has a waiver of the sewage facilities planning requirements been requested for the residual tract of this subdivision? If yes, is the proposed waiver consistent with applicable ordinances. Not Known If no, describe inconsistencies |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 17. Does the county have a stormwater management plan as required by the Stormwater Management Act? If yes, will this project plan require the implementation of storm water management measures? <u>We note that on August 17, 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 2013 model ordinance. Further, PA DEP approved the County Stormwater Management Ordinance in November 2022. Municipalities with MS4 permits should be consistent with the updated County-wide Model Ordinance by September 30, 2022, per PA DEP requirements, and all municipalities are required to adopt the updated ordinance requirements by May 2023. Individual municipalities should be consulted to determine the stormwater ordinance currently in effect in their municipality. For more information and updates on this process please visit the Chester County Water Resources Authority at http://www.chesco.org/water</u> |

18.

Name, Title and signature of person completing this section:

Name: Carrie J. Conwell, AICPTitle: Environmental PlannerDate: 5/17/2023Name 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 X 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-12-22-17486 and LD-12-22-17487 and was consistent with Landscapes3.

PC53-05-23-17676

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
Jonathan Penders, Site Contact
John Granger, New Garden Township
Daniel Hudson, Evans Mill Environmental, LLC

Discussion and Information Items



Sustainability Division

Monthly Activities Report – June 2023

Summary:

- Open Space Training entitled “Getting Strategic about Parks + Open Space Preservation” was held on 5/31. The intent was to provide more information and local contacts to help municipalities pursue some of the recommendations provided in our open space outreach materials that are being sent to each municipality. The event was attended by a primarily municipal audience, including Parks & Rec Committee Members, Planning Commission members, elected officials, and municipal staff. The agenda is attached.
- The Sustainability Summit is set for Sept. 26 at Penn State Great Valley. Planning for presenters and off-site tours continues.
- The Sustainability Division welcomed our summer intern on 5/30. Emily Kaplan, a junior at the College of William and Mary studying Environmental Science and Sociology, will be working part-time on adding to our natural resources ordinance inventory, developing sustainability case studies for our website, and other various projects.
- Met with the Agricultural Development Council Board on 5/3 to discuss the division’s work program item related to sustainability in the agricultural sector. The group thought that creating a series of case studies of farms adopting a variety of sustainability practices would both help combat the narrative that farms are bad for the environment as well as provide resources for farm businesses looking to adopt new technologies and techniques.
- Work continued on solar ordinance inventory, municipal open space outreach, sewer service area mapping, HOA outreach, and sustainability in the agricultural sector project.

Environmental and Energy Advisory Board

- The Clean Energy Subcommittee met on 5/17. The group discussed next steps for the Local Government Climate Action Cohort. CCPC and the EEAB will provide support to municipalities in the following ways: 1.) provide a forum for communication on sustainability projects, programs, and funding resources; 2.) create and maintain a database of the sustainability initiatives each municipality is taking on, and 3.) convene meetings where local experts and adopters present to the group on a particular topic, and facilitate collaboration to advance a related initiative.

Multimodal Transportation Planning Division

May 2023

Bike to Work Week

TMACC celebrated Bike to Work Week with an event held on Thursday, May 18th. Participants rode the Chester Valley Trail from either the Exton Park trailhead in the south or the Gulph Road trailhead in Montgomery County to the north and met at Cedar Hollow Park. The weather was beautiful as groups of riders competed for the coveted 'Horns Trophy' given to the teams with the most riders. Once again this year, Chester County came up short as Vanguard took home the award for a large company/organization, and McMahon, a Bowman Company, took home the trophy for small company/organization. A dejected Mark Gallant shook his head and said "We gotta win that trophy sometime."

GVFTMA held their Bike to Work event the following day with a similar format: riders beginning at both Norristown and Phoenixville converging on Valley Forge Park. The only difference being the winning measure is not by number of riders, but who gets there first. Once again Chester County came up a bit short as Montgomery County Commissioner Ken Lawrence arrived just ahead (due to a shorter route). Chester County Commissioners Marian Moskowitz and Michelle Kichline both attended and spoke at the event.



Roundabout Construction at Reeceville Road/ PA 82 (Manor Road)

PennDOT announced that roundabout construction will begin at the Reeceville Road / PA 82 (Manor Road) intersection in West Brandywine Township on June 6th. This 100% federally funded project will increase safety, reduce congestion, and improve operations at the intersection. Improvement costs are \$1.5M with construction anticipated to be complete in the spring of 2024.

For more information regarding the travel restrictions and detour, please refer to the PennDOT [press release](#). For more information about the project itself, please visit the PennDOT [project webpage](#).





THE COUNTY OF CHESTER



COMMISSIONERS
Marian D. Moskowitz
Josh Maxwell
Michelle Kichline

Brian N. O'Leary, AICP
Executive Director

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

MEMORANDUM

To: Chester County Planning Commission
From: Paul Fritz, Director, Design & Technology Division
Date: May 31, 2023
Re: Planning Commission Board Meeting Monthly Report

For the month of May, 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 and assessment of agricultural-related zoning for the county's municipalities also continued.

The GIS staff assisted the Community Planning Division with municipal mapping requests, historic atlas updates, and work program projects. Staff also addressed data requests from outside entities and planning staff.

The Graphics team assisted with various projects, including flyers for meetings, an Ag road safety rack card, and other outreach materials.

Community Planning

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

Community Planning Municipal Assistance Projects

June 2023

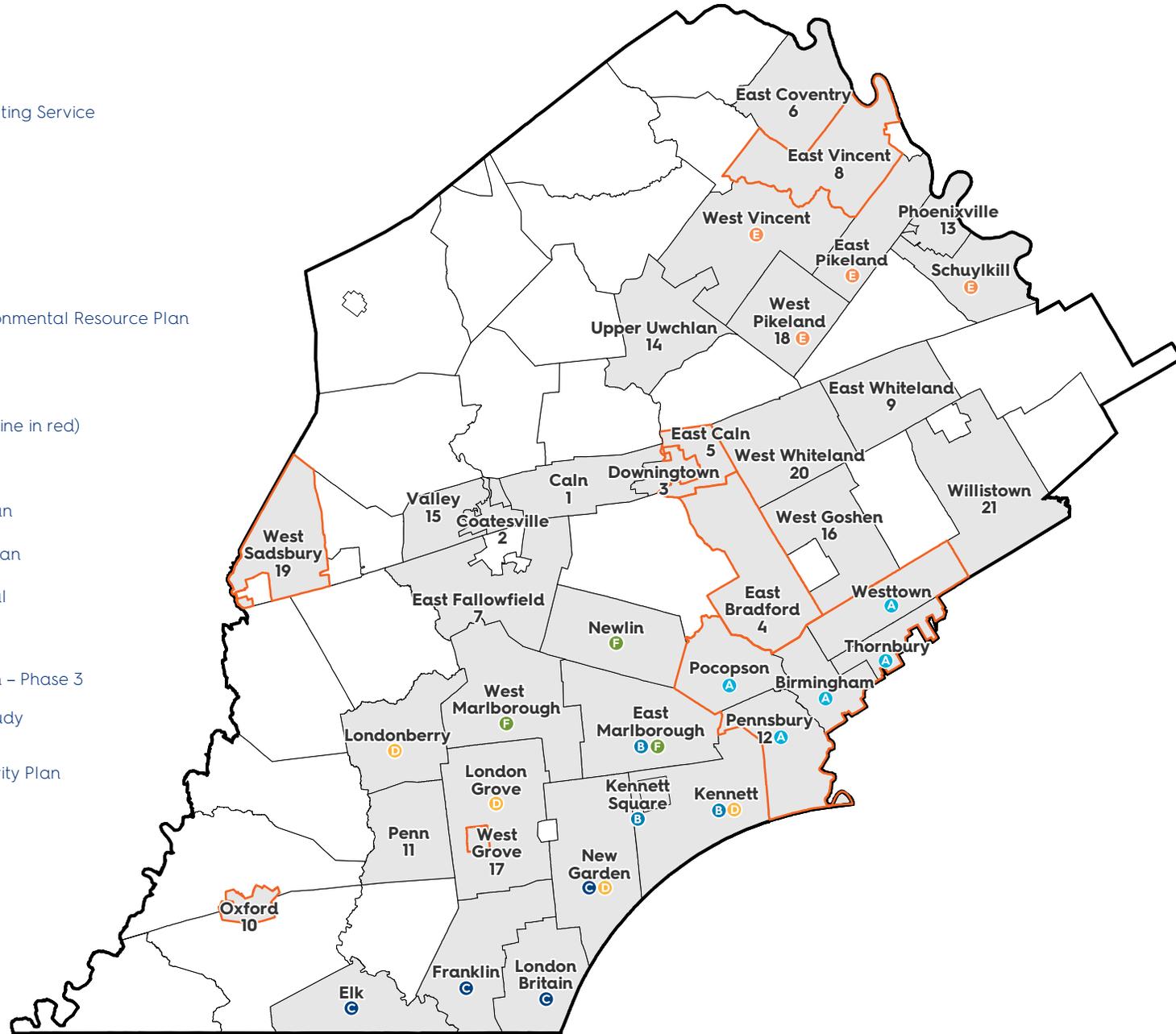
- Municipality with Ongoing VPP Project
- Municipality with Planning Commission Consulting Service

Single-Municipality Projects

1. Caln Zoning Ordinance
2. Coatesville Zoning Ordinance
3. Downingtown Comprehensive Plan
4. East Bradford Zoning Ordinance
5. East Caln Comprehensive Plan
6. East Coventry Land Use Assumptions Report
7. East Fallowfield Open Space, Recreation, & Environmental Resource Plan
8. East Vincent Zoning Ordinance
9. East Whiteland Zoning Ordinance
10. Oxford Comprehensive Plan
11. Penn Comprehensive Plan
12. Pennsbury Historic Resources Zoning Update (outline in red)
13. Phoenixville Zoning Ordinance
14. Upper Uwchlan Active Transportation Plan
15. Valley – W. Lincoln Highway Corridor Master Plan
16. West Goshen Parks, Recreation, & Open Space Plan
17. West Grove Zoning Ordinance
18. West Pikeland Parks, Recreation, & Open Space Plan
19. West Sadsbury Comprehensive Plan
20. West Whiteland Parks Wayfinding Signage Manual
21. 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

June 2023 (Activities as of 5/31/23)

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

MUNICIPAL ASSISTANCE

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

SINGLE MUNICIPALITY

1. Caln Township – Zoning Ordinance Update

Percent Completed: 75% Contract Term: 8/20 – 7/23 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 and removing the complicated and numerous overlay districts. After several months of working and reworking a form-based zoning scenario, the consultant distributed a full draft of the Zoning Ordinance for discussion at the August 2022 Task Force meeting. After several months of internal discussion involving the township manager, solicitor, and ZO, the draft ordinance was presented to the Board of Commissioner’s for their consideration. At issue, the form-based zoning that the consultant had developed over the first 6-18 months of the project. The BOC was not in favor of this zoning technique and, as a result, will work with Township staff and their attorney to complete the draft ordinance during the next several months in accordance with the Contract Scope of Work. The Township has submitted a request for their 2nd extension that will not include the consultant moving forward.

2. City of Coatesville – Zoning Ordinance Update

Percent Completed: 90% Contract Term: 6/21 – 11/23 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. An interim meeting with the consultant was held on August 29, 2022 to discuss the project status to ensure the project timeline remains on track. The draft amendments were presented to the City planning commission at their Feb. 15th meeting prior to being presented to City council for comment on March 27th. The City has requested a first extension as the initial contract expires May 31, 2023 as the amendments will not be adopted by that time. It should be noted that the consultant has now exceeded the budget in the contract and further work and expenditure is being discussed between the consultant and the City. *The City intends to submit the proposed amendments for joint Act 247/VPP review in the near future after review and comment by City Council.*

3. Downingtown – Comprehensive Plan

Percent Completed: 5% Contract Term: TBD Consultant: Michael Baker International Monitor: Kevin Myers

The Borough is updating its comprehensive plan that was last updated in 2013 and amended in 2015 and has selected Michael Baker International as the consultant. The kick-off meeting was held on March 20th and initial meeting held April 17th to set up the site visit (in late April) and focus groups (May). The next meeting will be June 19th to discuss results, observations, and being reviewing background information.

4. East Bradford Township – Zoning Ordinance Update

Percent Completed: 25% Contract Term: 8/22 – 7/24 Consultant: Chester County Planning Commission Monitor: Chris Patriarca

The May meeting included review of the draft articles for the industrial districts and definitions.

5. East Caln Township – Comprehensive Plan

Percent Completed: 50% Contract Term: 6/22 – 5/24 Consultant: Chester County Planning Commission Monitor: Chris Patriarca

The Task Force reviewed the topical chapter for future land use at their May meeting. *The Design and Technology team started their development of the first, full draft plan.*

6. East Coventry Township – Land Use Assumptions Report

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

There was no December Completion of a Land Use Assumptions Report (LUAR) 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.

7. East Fallowfield Township – Open Space, Recreation, and Environmental Resource Plan Update

Percent Completed: 0% Contract Term: 5/23 – 10/24 Consultant: Simone Collins Monitor: Kate Clark

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 kickoff meeting was held on 5/22.*

8. East Vincent – Zoning Ordinance

Percent Completed: 40% Contract Term: 4/22 – 3/24 Consultant: Chester County Planning Commission Monitor: Kate Clark

The May meeting focused on reviewing historic resource protection standards and definitions. The next meeting is scheduled for June 21st.

9. East Whiteland Township – Zoning Ordinance

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

East Whiteland Township’s existing zoning ordinance and zoning map will be used as the basis for a full ordinance update. The new ordinance will be generally consistent with the Township’s adopted planning policies, including the Comprehensive Plan (2016), Route 30 Corridor Master Plan (2018), and Parks, Recreation, and Open Space Plan (2022). The updated Zoning Ordinance will be a tool to support implementation of these previous planning efforts and shall comply with the applicable provisions and content requirements for a Zoning Ordinance, as prescribed by the Pennsylvania Municipalities Planning Code.

10. Oxford Borough – Comprehensive Plan

Percent Completed: 80% 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. Draft Plan Chapters were presented throughout the Summer and Fall of 2022 and the full draft Comprehensive Plan will be distributed to the Task Force in April . Adoption is anticipated in June or July of 2023.

11. Penn Township – Comprehensive Plan Update

Percent Completed: 50% 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. Several meetings were held in the Summer and Fall 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 consultant presented the initial responses and feedback from the community survey and the 1st public open house (September) as well as the Community Service and Facilities inventory at their October Meeting. After taking a few months to develop plan recommendations, the consultant has been meeting with the Task Force (1st quarter of 2023) to review and discuss draft recommendations for natural and historic resources, open space and recreation, and transportation and circulation.

12. Pennsbury Township – Historic Resources Zoning Update

Percent Completed: 0% Contract Term: new Consultant: Chester County Planning Commission Lead Planner: Jeannine Speirs

CCPC will work with Pennsbury Township to review their Historic Resources zoning article, historic resources classifications, adaptive reuse, demolition by neglect, and demolition.

13. Phoenixville Borough – Zoning Ordinance Update

Percent Completed: 0% Contract Term: TBD Consultant: Gilmore & Associates Monitor: TBD

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 & Associates would serve as the consultant for this project.

14. Upper Uwchlan Township – Active Transportation Plan

Percent Completed: 40% Contract Term: 10/22 – 3/24 Consultant: McMahon Associates Monitor: Joe Shanley

Upper Uwchlan Township is creating an Active Transportation Plan to connect existing population centers and regional trail networks with multi-modal facilities. The Township and the consultant hosted a successful public workshop in May which enjoyed quality engagement and feedback from residents.

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

Percent Completed: 80% 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 Task Force met in January 2023 and discussed the draft plan recommendations and mapping that were presented to the public at a meeting on February 27th. This meeting was very well attended and the public reacted very well to the recommendations and the associated mapping.

16. West Goshen Township – Parks, Recreation, and Open Space Plan

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

West Goshen Township is seeking funding to develop a Park, Recreation, and Open Space Plan for the Township's park system. The purpose of this plan to help guide future planning efforts and investment in the Township's park, recreation, and open space facilities. The West Goshen Township Park, Recreation, and Open Space Plan will prioritize annual capital improvements and provide guidance for the management and maintenance of the existing and future parks, recreation facilities, and open spaces in the Township.

17. West Grove Borough – Zoning Amendments

Percent Completed: 5% Contract Term: 4/23 – 3/25 Consultant: Chester County Planning Commission Lead Planner: Kevin Myers

The Chester County Planning Commission will provide professional planning and support staff to assist the Borough in the update of the West Grove Borough Zoning Ordinance. The existing ordinance will be used as a base for this update. This contract was approved by the Chester County Commissioners at their March 29, 2023 meeting. The kick-off meeting was held May 1st. *With the second meeting (first work session meeting) held on June 5th to discuss amendments to the residential zoning districts.*

18. West Pikeland Township – Parks, Recreation, and Open Space Plan

Percent Completed: 0% Contract Term: TBD Consultant: Natural Lands Monitor: TBD

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.

19. West Sadsbury Township – Comprehensive Plan

Percent Completed: 10% Contract Term: 2/23 – 1/25 Consultant: Chester County Planning Commission Lead Planner: Kate Clark

The public survey has been made live, and a public open house was held on May 24th. *The June meeting will cover the Community Facilities plan chapter.*

20. West Whiteland Township – Parks Wayfinding Signage Manual

Percent Completed: 0% Contract Term: TBD Consultant: Merje Monitor: TBD

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. This contract was approved by the Chester County Commissioners at their March 29, 2023 meeting. *Consultant has completed a draft inventory of signs (319 sign locations).*

21. Willistown Township – Comprehensive Plan

Percent Completed: 95% Contract Term: 1/21-6/23 Consultant: Gaadt Perspectives Monitor: Kate Clark

The plan has been submitted for Act 247 Review. Adoption is anticipated in June 2023.

MULTI-MUNICIPAL

22. Brandywine Battlefield Strategic Landscapes Plans – Phase 3

Percent Completed: 9 5% Contract Term: 8/19 – 12/22 Consultant: Chester County Planning Commission Lead Planner: Jeannine Speirs

Technical report and interactive map draft has been prepared by consultants and PHMC has completed their review. ABPP is reviewing including PHMC’s review and project recommendations. Consultants will assist drafting and reviewing planning documents. Planning documents are starting to be prepared now at the completion of the ABPP grant.

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

Percent Completed: 9 5 % Contract Term: 4/22 – 9/23 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 second meeting was held September 19, 2022. The first public meeting was held on October 26th, which was primarily a virtual meeting however an in person watch party was also 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. The third task force meeting was held in January 2023, along with the second public meeting on February 9th. A full draft study is available online for public review, while presentations are being given to municipal officials in April, May, and June prior to the VPP review and acceptance by

the municipalities. Comments from the public, municipal officials, and initial comments from CCPC have been incorporated into the study. After the close of the June 16th comment period (little if any comments of significance are anticipated at this point) the Study will be submitted for VPP review prior to acceptance by the municipalities. No comments are anticipated as all comments to date have already been incorporated and the Study meets the scope of work.

24. London Britain, Franklin, Elk, and New Garden Townships – Mason-Dixon Line/Arc Corner Heritage Interpretation and Connectivity Plan
 Percent Completed: 0% Contract Term: 12/22 – 11/24 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 has been signed by the four municipalities and County Commissioners. A project task force is being put together by consultant.

25. London Grove, New Garden, Londonderry, and Kennett Townships – Route 41 Corridor Improvement Study
 Percent Completed: 0% Contract Term: 2/23 – 7/24 Consultant: McMahan Associates Monitor: Chris Patriarca

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 has been executed by all four municipalities. A kickoff meeting is scheduled for May.

26. Phoenixville Area Townships – Clean Energy Transition Plan
 Percent Completed: 65% 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. A joint Stakeholder meeting was held at the end of February and was well attended. A six-month extension request was submitted to allow time to complete the work outlined in the project scope of work.

27. Unionville Area Region – Comprehensive Plan Update
 Percent Completed: 50% Contract Term: 4/22 – 3/24 Consultant: Brandywine Conservancy Monitor: Kate Clark

The May 3rd meeting reviewed sustainability recommendations. *The Task Force will next meet in September to review a full draft plan.*

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. Kennett Township (subdivision and land development ordinance)
2. Oxford Region (regional comprehensive plan)
3. Spring City (comprehensive plan)
4. Kennett Square Borough (comprehensive plan)

Cash Grant Inquiries (or VPP channel not established yet)

- South Coatesville Borough – Comprehensive Plan (February 2020/July 2021)
- West Whiteland Township – Streetscape Plan (September 2021)
- West Nottingham Township – Corridor Study (November 2021)
- Tredyffrin Township – Historic Preservation Plan (February 2022, April 2023)
- Charlestown Township – Traffic Impact Fee (December 2022)

HISTORIC PRESERVATION

- **Town Tours** – A series of free educational programs on historic towns, neighborhoods, and other items of interest in Chester County.
Staff: Bill Deguffroy and Laura DeMatteo, support from Nancy Shields and Sally Warren, along with Jeannine Speirs and Joe Shanley.
External Partners: CCHPN and individual site organizers/municipalities/municipal historical commissions
Status: Planning for 2023 Town Tours is completed, and tour brochure has been distributed. The theme is “Our Agricultural Heritage”. Ten tours are planned for the season, with a range of subthemes including adaptive reuse of barns, market towns, and preservation of agrarian landscapes. The Tours will kick off in West Chester on June 8th and finish at Historic Yellow Springs on August 17th.
- **Training** – Conduct and support training for historical commissions, committees, and HARBs, often in coordination with CCHPN.
Staff: Laura DeMatteo with support from Sally Warren and Jeannine Speirs.
External Partners: CCHPN, PHMC
Status: The Chester County Historic Preservation Network Leadership Luncheon took place on March 18, 2023 and included presentations on PHMC’s Certified Local Government program, the role of municipalities in the America250PA Chester County Commission commemorative planning, and the Heritage Tourism Plan.

- **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 #207, Allerton Road #111, North Reeds Road #134; Camp Bonsul Road #26; Harvey’s Bridge Road #92; Dutton Mill Road #157; Creek Road #175; Bertolet School Road #196; Warwick Furnace Road #199; Spring City Road #205; Keim Street #220; Hadfield Road #244; Township Road #297; Thomas Road #300; West Cedarville Road #311; Wyebrook Road #143; County Park Road #259; Hillendale Road #320. Cultural Review reports are completed for #35, #92, #199 and #157. Cultural Review reports are underway for #143, #259, #300, #320 and #311. *Language for interpretive signage is being developed for #26, #111, and #207.*
 - 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. *Planning Commission staff is coordinating redevelopment strategies with the Chester County Economic Development Council for the Hatfield House.* The Chester County Facilities Department has developed a list of potential maintenance projects to stabilize the property and improve its desirability for reuse. The Inter-Departmental Historic Structures Committee, composed of representatives from the Chester County Commissioners’ Office, Facilities, CCPC, and Parks + Preservation had a site visit on May 11 at Hibernia Park that included the Hibernia Mansion and annex, cottages #1-5, Hatfield House, Vernon House, and Rice Farmhouse. *Future site visits are planned for historic buildings at the Chester County Prison property and Wolf’s Hollow Park.* The County has applied for a PHMC Keystone Construction Grant for the restoration of the columns of the Historic Courthouse in West Chester.
 - 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; Traditions of America development at National Register-eligible Baldwin Farm in West Brandywine Township; Downingtown Train Station project.
 - Other activity (planning /technical assistance) with potential regulatory element: Fricks Lock/Schuylkill River/Parker Ford 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 Station/Barnard House
 - Oxford Region
 - Passtown School/Hayti Historical Society
 - Zachariah Rice/Hench Houses National Register status
 - St. Peter’s UCC Church
 - Whittier Clement Atkinson Memorial Community Resource Center
 - Springton Manor and Lundale Farm
- **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 Commission 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 250th Commission held a hybrid working meeting on June 1 via Zoom and at the Chester County Planning Commission and discussed a draft strategic plan for the commission as well as a 2023 programmatic focus on the Philadelphia Campaign. Beverly Sheppard began her contract in January as Committee Coordinator for the Commission’s six committees to assist as they plan Semiquincentennial celebrations. 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 is finalizing the plan, will next meet with the Plan Steering Committee on June 14, and has been working with the plan’s subconsultants on the next phases on the contract. The subconsultants will develop analyses and plans for heritage site capacity building, graphic design and branding, and visitor analysis and marketing .
 - Iron and Steel Heritage Partnership: The partnership is focusing on coordination with Heritage Tourism planning. The Partnership’s Steering Committee held its most recent bimonthly meeting on May 18 at Valley Forge National Historical Park. Its next meeting is scheduled for July 20 at a location to be determined.
 - Underground Railroad: A section of PA-52 in Pocopson, Kennett, and Pennsbury Townships has been recognized as a state

byway by PennDOT and will be called the Harriet Tubman Underground Railroad Byway. The Brandywine Valley Scenic Byway Commission (BVSBC) nominated the byway in commemoration of the bicentennial of Harriet Tubman's birth. The BVSBC has applied for a FHWA grant to enable development of a Corridor Management Plan for the byway.

- Rural History Confederation: Held its most recent meeting on March 28 at the Mennonite Heritage Center in Harleysville, PA. The next meeting is tentatively schedule for summer 2023 and will focus on America250 planning.
- 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 Glenroy Preserve on Lees Bridge Road in West Nottingham Township via Oxford Regional Planning Commission Historic Subcommittee. A regional Heritage Interpretive and Connectivity Plan is funded under VPP (See Above) 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 had been funded under VPP that identified heritage centers in the eastern Brandywine Battlefield and technical assistance is requested for helping facilitate those Heritage Centers. There is discussion on a possible Underground Railroad Heritage Center efforts at Barnard House and a possible African American history Heritage Center effort at Passtown School as well as an Interpretive Site at Atkinson Hospital. Springton Manor and Lundale Farm are also interested in being possible Agricultural Interpretive Sites as part of the Heritage Interpretive Network. Oxford Region is interested in an Agricultural Heritage Center or Interpretive Site at Glen Roy Preserve and a regional Agricultural Heritage Center or Gateway at Oxford Area Historical Association

- **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, West Bradford- (VPP), Kennett, and Upper Uwchlan=. The Charlestown and East Nantmeal atlas projects were completed in 2022.
- **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 The battlefield heritage interpretive signage project is nearing completion with the

last of the 15 signs are ordered. Several sign dedication events have occurred and have received press coverage. There may be opportunities to coordinate on heritage interpretation opportunities to relay information for education and outreach, e.g. undertaking a driving tour (prior efforts via another organization was halted for staffing reasons) to mesh with and tie together the County Heritage Tourism Plan with 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 and partner's battlefield planning work). *Brandywine Battlefield Task Force's priority projects are: the Battlefield Park as the Brandywine Battlefield Gateway as part of the Battlefield Heritage interpretive Network, identified Heritage Centers (Heritage Center have been identified Battlefield planning efforts) open and operational as part of the Battlefield Heritage interpretive Network, and undertaking a Battlefield visitor experience including a possible driving tour and may other tours.*

ECONOMIC

- **CCEDC Coordination** – Regular contact regarding ongoing projects.
- **Employment Data** –Continuously updating with new data as it becomes available.
- **Reinvestment Opportunities Map** – Finalizing online presentation of reinvestment development tool for municipalities.
- **Non-Residential Construction Report** – 2023 (2022 data) completed and posted.
- **State of the County Economy Report** –2022 report completed and posted. Transitioning 2023 report to online data format. *Beginning downloading and processing data for 2023 report as data becomes available.*

HOUSING

- **Housing Choices Committee** – Fall meeting held October 20.
- **Missing Middle Housing** – Report complete and posted online.
- **Adaptable Housing Guide** – Completing initial data collection and analysis for housing needs study.
- **Housing eTools** – Updates are largely complete, although resources and examples will continue to be added as appropriate.
- **Case Studies** – Pickney Hill Commons.
- **Housing Forum** –Fall forum held November 15, focusing on A+ Homes pro-formas. A recording of the event is available online.
- **Residential Construction Report** – 2023 (2022 data) report posted. **Video** – An A+ homes video on affordably-priced housing and families has been created and will be promoted in mid-2023.
- **Starter Home Pilot Project** – *Email sent to municipalities requesting expressions of interest. Will continue to outreach to municipalities. Expressions of interest due by July 31st, with Phase I feasibility study planned to be completed by the end of the year. Building of new units will begin based on Phase I feasibility results.* **Presentations** – Presentation with the West Vincent Planning Commission TBD. *Additional meetings planned due to interest in housing initiatives after the Starter Home Pilot Project outreach.*

URBAN CENTERS

- **VPP Support** – Monitoring of cash grants to Kennett (Kennett Connections Study), Coatesville (zoning amendments), and Downingtown (comprehensive plan update), and participating in county consulting technical services work on updates to the Oxford Borough comprehensive plan.
- **Technical assistance/coordination** – Atglen for zoning (to begin March 28th– minor zoning amendments), future park planning, and grant assistance (DCNR, CCCRP, etc.); Avondale consideration of commercial uses in the R-2 District and parking requirements; Parkesburg for implementation coordination and potential grant funding assistance;; Downingtown (signs, parking, TND) and comprehensive plan update monitoring; Kennett Square for NVF zoning and comprehensive plan update assistance; TMAcc (design); Coatesville (coordination between the City, 2nd Century, CDC, and CCPC); West Grove – potential assistance with PA DCNR C2P2 Grant for parks master plan, and zoning updates consistent with the 2022 comprehensive plan update (breweries, mixed use zoning, parking requirements). Engaged DVRPC in conjunction with other CCPC staff regarding the DVRPC ExPo program (Oxford) and sidewalks installation (Avondale). Atglen Zoning technical assistance – 1st meeting was 3/28 to review and discuss Home Occupations. Revisions were discussed at May 16th meeting along with additional topics and the next meeting is June 26th *Discussion with Parkesburg Borough regarding assistance with sketch plan/land development related to potential housing development on farm in the Borough including affordable housing considerations, density, and design. This included Bill, Chris P. Libby. CCPC will provide the Borough with alternative conceptual designs for consideration to assist with discussions to develop a better project than what has been proposed. Developer will meet with the Borough on June 29th. Urban Planner will continue to communicate with the Borough and coordinate CCPC assistance. Similar inquiry made by Kennett Square regarding the NVF site and discussion pending.*
- **Meeting Attendance** – Participation in meetings for economic development through Historic Kennett Square (now Kennett Collaborative), the Western Chester County Chamber of Commerce, 2nd Century Alliance, and the Western Chester County COG
- **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 was held 10/25/2022 at the County Public Safety Campus. Twelve of the sixteen urban centers participated in the 2022 UCF providing updates on their community and participating in discussion.
- **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 update announcements were sent to each urban center individually on 11/10/2022. The due date for UCII edits and additions was 1/20/2023. The 2023 UCII was posted on March 2, 2023. Note beginning with the 2023 CRP, CRP will be every other year instead of annually, which might then also apply to future UCII updates.
- **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. The 2023 CRP opened in March 2023. *Scored 2023 CRP applications, discussed with CPD Division Director, and submitted*

and discussed scores/applications with DCD. Final determination and awards pending further discussion with DCD, recommendation to Commissioners for consideration, and final award (typically July/August).

- **DVRPC TCDI representative** – Coordinated with representatives for both Chester County awarded projects regarding status and progress. The kick-off meeting for the 2022 DVRPC TCDI was held at 9:30am, on September 27th, 2021. There was discussion amongst the Review Committee about administrative and programmatic changes to the TCDI program. The PA TCDI request for proposals will be on January 3, 2022. CCPC should assist with messaging to municipalities regarding the TCDI program. Note that DVRPC staff will be taking over more aspects of grant administration and there will be no match, which should assist with municipal interest and ability to apply, particularly for municipalities that have fiscal and capacity limitations. DVRPC will provide additional announcements about the upcoming TCDI round on February 1st. A webinar for the upcoming TCDI round was held February 14th at 9:30am on Zoom. Project review and scoring will be completed by the May 27, 2022 submission deadline. TCDI review committee meeting was held May 31st. Note, Oxford Borough was awarded \$100,000 in the 2022 TCDI to update their SLDO and Zoning Ordinance.
- **Presentations:** Attended the Western Chester County COG 1/26/2022 and presented a CCPC overview on 2/23/2022. Attended the 5/3/2022 Avondale Borough Council meeting along with Brian O’Leary. Attended CCPC Housing presentation to Kennett Square Council on June 8, 2022. Attended Kennett Square Borough Council meeting on May 3, 2023. Leading Coatesville Mobile Workshop for the 2023 APA National Conference on April 3, 2023. Led WCU planning studio on tour of Coatesville back on Feb. 27th and attended final student presentation at WCU on May 8th. Will continue to coordinate WCU on how University/student planning studios can be modified to better coordinate with municipalities to increase the benefits to all parties. In addition, continuing discussion on collaboration with WCU regarding ArcUrban use and/or student internships/work to collaborate on municipal assistance/projects.

Agricultural Development Council Update



Director's Report