



THE COUNTY OF CHESTER



COMMISSIONERS
Marian D. Moskowitz
Josh Maxwell
Michelle Kichline

Brian N. O’Leary, AICP
Executive Director

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

Chester County Planning Commission
Government Services Center – Suite 351E

Hybrid Meeting
August 09, 2023

AGENDA

- 2:00 p.m. 1. CALL TO ORDER
A. Chair’s Welcome *Chair*
2. PUBLIC COMMENT *Chair*
3. PRESENTATION
B. Chester County Freight Plan *Steve Buck, CCPC*
Kristen Scudder, DVRPC Freight Program Manager
- 2:25 p.m. 4. ACTION ITEMS
C. Approval of Commission Meeting Minutes – July 12, 2023 *Commission*
- D. Act 247 Reviews – July 2023 Applications *Act 247 Team*
- 1) Subdivision and Land Development Plan Reviews (13)
 1. Charlestown Township LD-07-23-17737
 2. East Vincent Township LD-06-23-17726
 3. East Vincent Township SD-06-23-17723
 4. Elverson Borough SD-06-23-17735
 5. Honey Brook Township SD-05-23-17677
 6. London Grove Township LD-05-23-17678
 7. North Coventry Township SD-05-23-17680
 8. Penn Township SD-07-23-17741
 9. Phoenixville Borough LD-06-23-17707
 10. Phoenixville Borough SD-06-23-17736
 11. Tredyffrin Township LD-06-23-17701
 12. Uwchlan Township LD-06-23-17713
 13. Willistown Township SD-06-23-17721
 - 2) Comprehensive Plan, Zoning and Subdivision Ordinance Amendment, Miscellaneous Reviews (14)
 1. Avondale Borough SA-07-23-17746
 2. Avondale Borough ZA-06-23-17719
 3. Birmingham Township MA-06-23-17704
 4. Birmingham Township SA-06-23-17705
 5. Birmingham Township ZA-06-23-17706
 6. City of Coatesville ZA-06-23-17727
 7. East Whiteland Township ZA-06-23-17708
 8. East Whiteland Township ZM-06-23-17714
 9. London Grove Township ZM-06-23-17728
 10. Lower Oxford Township ZA-07-23-17738
 11. Tredyffrin Township ZA-06-23-17722
 12. West Bradford Township SA-06-23-17734
 13. West Bradford Township ZA-06-23-17724
 14. West Chester Borough ZA-06-23-17718

- E. Act 537 Reviews – July 2023 Applications *Carrie Conwell*
 - 1) Major Applications (0)
 - 2) Minor Applications (2)
 - 1. Lower Oxford Township, Reedville Village, 56-4-28, Somewhat Consistent
 - 2. Willistown Township, Rock Hill Farm, 54-4-10, Consistent

- F. Agriculture Security Areas (1) *Glenn Bentley*
 - 1. West Bradford Township addition: 50-6-64

2:35 p.m. 5. DISCUSSION AND INFORMATION ITEMS

- G. Design & Technology Division Update *Paul Fritz*
 - 1) Street Trees eTool *Wes Bruckno*

- H. Community Planning Division Update *William Deguffroy*

- I. Agricultural Development Council Update *Ann Lane*

- J. Sustainability Division Update *Rachael Griffith*

- K. Multimodal Transportation Planning Division Update *Steve Buck*

- L. Director’s Report *Brian O’Leary*

4:00 p.m. 6. ADJOURNMENT

Action Items



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MINUTES: Regular Monthly Meeting
Chester County Planning Commission

Hybrid – GSC Suite 270
July 12, 2023

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

MEMBERS PRESENT VIA ZOOM: Nate Cline, Vice Chair; Roberta Cosentino; Doug Fasick; Molly Morrison; Andrew Wright.

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

STAFF PRESENT VIA ZOOM: Glenn Bentley; Chris Bittle; Wes Bruckno; Steven Buck; Paul Farkas; Jake Michael; Chris Patriarca; Patty Quinn; Joe Shanley; Elle Steinman; Sally Warren; Diana Zak.

VISITORS PRESENT IN PERSON: Dennis Ray, East Pikeland Township; Jonathan Meyers, Schuylkill Township; John Matthews, West Pikeland Township; Kirk Reinhold and Kathy McDevitt, West Vincent Township; Marika Selzler Williams and Paul Spiegel, Practical Energy Solutions.

VISITORS PRESENT VIA ZOOM: None.

CALL TO ORDER:

The regular monthly meeting of the Chester County Planning Commission held in person at the Government Services Center Suite 270 and via Zoom audio/video on Wednesday, July 12, 2023 was called to order at 2:00 P.M. by Chair Michael Heaberg.

PUBLIC COMMENT: There were no public comments.

PRESENTATION:

Mr. Gallant, CCPC's VPP grant monitor for the Phoenixville Area Communities' Clean Energy Transition Plans (CETP), introduced the project's consultants: Paul Spiegel and Marika Selzler Williams, Practical Energy Solutions. Mr. Gallant also introduced the project's municipal representatives: Dennis Ray, East Pikeland Township; Jonathan Meyers, Schuylkill Township; John Matthews, West Pikeland Township; and Kirk Reinhold and Kathy McDevitt, West Vincent Township. Mr. Gallant noted that the CETPs are consistent with both Landscapes3 and the Chester County Climate Action Plan. Mr. Spiegel and Ms. Selzler Williams summarized the project's scope: review and revision of Clean Energy Transition Plans; energy audits, solar feasibility, electric vehicle transition; governance review; community engagement planning; educational materials; and community communication. Ms. Selzler Williams summarized the project's deliverables: municipal plan; community plan; and supporting documentation. Ms. Selzler Williams also noted that three of the four municipalities have accepted the plan. The fourth municipality is due to accept the plan this month. All four municipalities are also considering future adoption of the plan. Next, Mr. Ray and Mr. Reinhold summarized their involvement and experience with the project.

ACTION ITEMS:

Approval of Meeting Minutes:

A MOTION TO APPROVE THE MINUTES FOR THE JUNE 13, 2023 MEETING OF THE CHESTER COUNTY PLANNING COMMISSION WAS MADE BY MR. HAMMOND, SECONDED BY MS. THOMPSON-LOBB, AND PASSED BY UNANIMOUS VOTE OF THE COMMISSION.

Act 247 Reviews:

Subdivision and Land Development Reviews – June 2023:

There were twenty-four (24) Subdivision and Land Development Reviews prepared in June.

A MOTION TO APPROVE THE TWENTY-FOUR (24) SUBDIVISION AND LAND DEVELOPMENT REVIEWS WAS MADE BY MR. CLINE, SECONDED BY MR. HAMMOND, AND PASSED BY UNANIMOUS VOTE OF THE COMMISSION.

Mr. Hammond recused himself from the following applications: LD-04-23-17613; SD-04-23-17614; LD-05-23-17691; SD-05-23-17690; and CU-05-23-17679.

Mr. Cline recused himself from the following applications: SD-05-23-17686; SD-05-23-17662; LD-05-23-17653; and SD-05-23-17651.

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

There were six (6) Comprehensive Plan, Zoning and Subdivision Ordinance Amendment, and Miscellaneous Reviews prepared in June.

A MOTION TO APPROVE THE SIX (6) COMPREHENSIVE PLAN, ZONING AND SUBDIVISION ORDINANCE AMENDMENT, AND MISCELLANEOUS REVIEWS WAS MADE BY MR. HAMMOND, SECONDED BY MS. MORRISON, AND PASSED BY UNANIMOUS VOTE OF THE COMMISSION.

Act 537 Reviews:

Mr. Michael presented the Commission with three (3) minor Act 537 reviews for the month of June.

A MOTION TO APPROVE THE THREE (3) MINOR ACT 537 REVIEWS WAS MADE BY MR. WRIGHT, SECONDED BY MS. THOMPSON-LOBB, AND PASSED BY UNANIMOUS VOTE OF THE COMMISSION.

DISCUSSION AND INFORMATION ITEMS:

Multimodal Transportation Division Update:

Mr. Styche reported on the roundabout at Reeceville Road and Route 82. Construction began in June and is expected to be completed in the spring of 2024. Total costs in the amount of \$1.5 million were 100% federally funded.

Next, Mr. Styche gave an update on the June 11 collapse of the I-95 overpass at the northbound

Cottman Avenue exit caused by a gasoline tanker truck fire.

Mr. Styche reported that the rescheduled CCATO spring conference was a good opportunity to engage with municipalities to encourage better participation with CCPC and multimodal planning initiatives. Patty Quinn presented with Zach Barner of East Whiteland Township and John Weller of West Whiteland Township. Paul Fritz and Rachael Griffith were also presenters.

Lastly, Mr. Styche reported that the Federal Department of Transportation's 2023 RAISE (Rebuilding American Infrastructure with Sustainability and Equity) awards were announced in June. Two local awards include: \$25 million awarded to the City of Philadelphia's North Philadelphia School Zones Safety project, and \$25 million awarded to SEPTA's Southwest Philadelphia Trolley Modernization and Complete Streets project.

Design and Technology Division Update:

Mr. Fritz summarized quarterly subdivision and land development data prepared by Paul Farkas. He noted that the percentage of proposed residential lots/units and non-residential structural square footage are both on a similar pace compared to the past six months. Proposed non-residential structural square footage is also on a similar pace compared to the prior four years, while proposed residential lots/units have out-paced the previous four years.

Community Planning Division Update:

Mr. Deguffroy introduced CPD's intern Elise Davis. Mr. Deguffroy reported that the Vision Partnership Program grant round opened July 3 and is open through September 8. The preapplication meeting deadline is August 18.

Mr. Deguffroy reported that the 2023 Town Tours and Village Walks (TTVW) June 15 Westtown School and the June 22 Thornbury Farm tours had great attendance. The June 29 Paoli Battlefield tour was postponed to August 24 due to bad air quality. Tours will continue through the end of August 2023.

Lastly, Mr. Deguffroy reported on the starter home initiative which is a continuation of the Commissioner's workforce housing program. CCPC is meeting with municipalities to discuss opportunities and challenges in addition to offering technical assistance and resources.

Agricultural Development Council Update:

Ms. Lane reported on the ag-friendly municipal outreach effort, which is moving forward as part of ADC's work program. As a first step, best practice info sheets were created and distributed to municipalities.

Next, Wes Bruckno reported on the tailored municipal zoning analysis. The analysis consisted of the following areas: the inclusion of community development objectives that promote agricultural preservation; the presence of designated or specialized agriculture districts; whether secondary farm businesses are allowed; whether agricultural uses are permitted by right; if controlled environment agriculture is allowed; and if agritainment is allowed. So far, analysis has been performed on 23 municipalities. Thirteen of those municipalities have been contacted with the results of the analysis and suggestions to encourage agricultural in their communities.

Sustainability Division Update:

Ms. Griffith introduced the Sustainability Division's intern, Emily Kaplan. Then, Ms. Griffith reported that the next Environmental and Energy Advisory Board (EEAB) meeting is July 26, 2023. In addition, the EEAB's Clean Energy subcommittee meets monthly and is developing a program to promote solar power to larger energy users in the county by this November.

Next, Ms. Griffith reported that she and Carrie Conwell completed an inventory and analysis of zoning ordinances for municipalities that regulate solar power. She noted that 41 municipalities regulate accessory use solar, and that many regulations present a barrier to solar. When solar power is the principal use, 26 municipalities have regulations. These are mostly permitted as a conditional use, primarily permitted in industrial districts, have very few restrictions based on existing conditions, and include a lot of vague and discretionary standards. Ms. Griffith added that this process will help the county get designated as a SolSmart community through the U.S. Department of Energy.

Lastly, Ms. Griffith reported that the Sustainability Summit is scheduled for Tuesday, September 26 at Penn State's Great Valley campus. The summit will consist of a half-day conference highlighting the Climate Action Plan. Affiliated events will also take place during this same week.

Director's Report:

Mr. O'Leary reported that a strategic plan has been developed for the America250PA Chester County Commission and a contract is in process for staff support by an outside organization. He added that Ms. DeMatteo created and submitted an initial application for \$1,875,000 for six heritage tourism centers and signage to the America250PA Commission. Mr. O'Leary also reported that Ms. DeMatteo secured a \$1,200 grant to help celebrate National Pennsylvania Day at Sandy Hollow Park.

Lastly, Mr. O'Leary reported that the board reappointment process is changing. For all Authorities, Boards, and Commissions' (ABC) terms expiring in September 2023 and thereafter, the positions will be advertised on the county's social media channels and applications will be accepted here: <https://chesco.seamlessdocs.com/f/abcs> . All current ABC members whose terms are expiring at the end of 2023 and who are interested in reappointment will need to submit an application.

ADJOURNMENT

THERE BEING NO FURTHER BUSINESS, A MOTION TO ADJOURN AT 3:43 PM WAS MADE BY MS. THOMPSON-LOBB, SECONDED BY MS. COSENTINO, AND PASSED BY UNANIMOUS VOTE OF THE COMMISSION.

Respectfully submitted,



Brian N. O'Leary, AICP
Secretary

BNO/ncs

Act 247 Reviews

Subdivision & Land Development



Act 247 Reviews of Proposed Development

during July 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

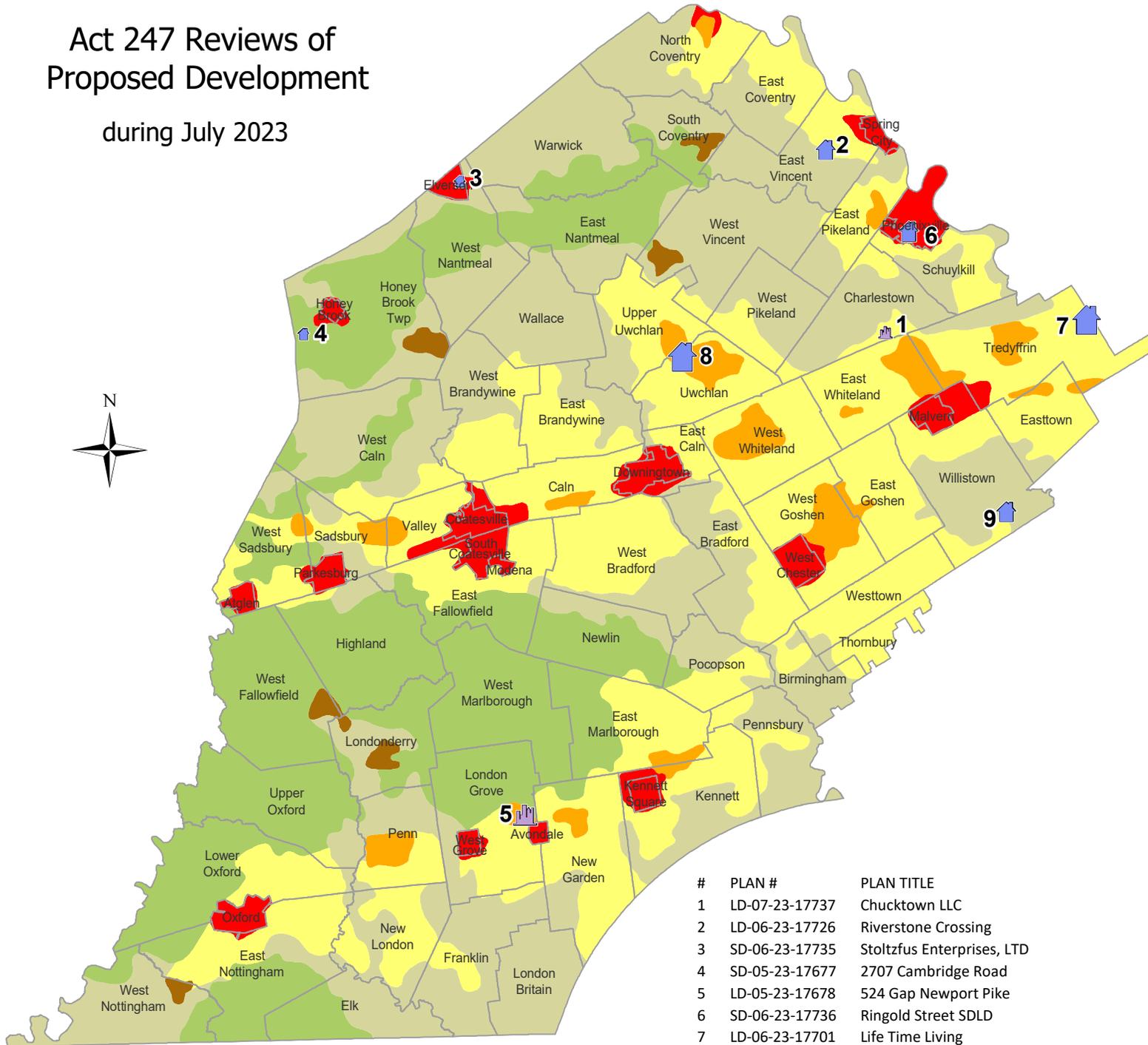
Growth Areas

-  Urban Center
-  Suburban Center
-  Suburban
-  Rural Center

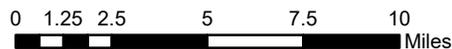
Rural Resource Areas

-  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.

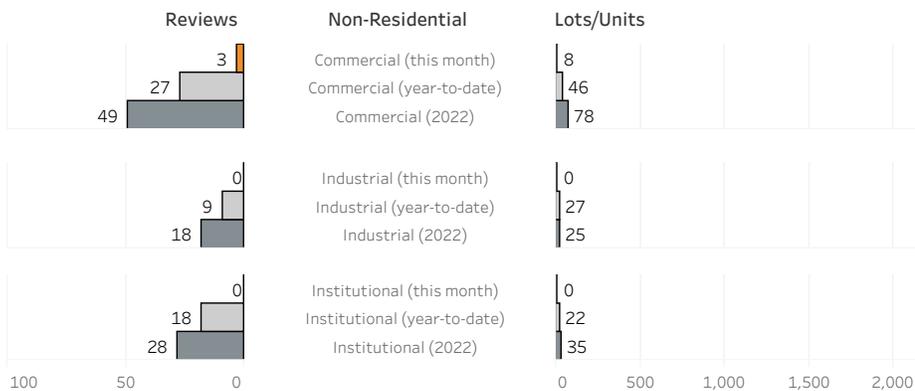
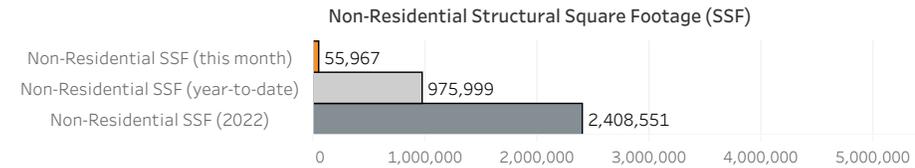


#	PLAN #	PLAN TITLE
1	LD-07-23-17737	Chucktown LLC
2	LD-06-23-17726	Riverstone Crossing
3	SD-06-23-17735	Stoltzfus Enterprises, LTD
4	SD-05-23-17677	2707 Cambridge Road
5	LD-05-23-17678	524 Gap Newport Pike
6	SD-06-23-17736	Ringold Street SDLD
7	LD-06-23-17701	Life Time Living
8	LD-06-23-17713	Eagleview Town Center II - Phase 4
9	SD-06-23-17721	944 Providence Road



Subdivision and Land Development Applications

July 2023



Subdivision and Land Development Reviews 7/1/2023 to 7/31/2023

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)
Charlestown Township	LD-07-23-17737	Chucktown LLC	7/26/2023	0.79	Commercial	1	5,100	Commercial Office Building	1	0	Yes
East Vincent Township	LD-06-23-17726	Riverstone Crossing	7/7/2023	21.06	Single Family Residential	33		Residential Single Family Residential		1,566	Yes
East Vincent Township	SD-06-23-17723	Saint Vincent United Church of Christ	7/5/2023	7.66	Single Family Residential	2		Residential Single Family Residential			Yes
Elverson Borough	SD-06-23-17735	Stoltzfus Enterprises, LTD	7/10/2023	1.20	Single Family Residential	2		Residential Single Family Residential			Yes
Honey Brook Township	SD-05-23-17677	2707 Cambridge Road	7/3/2023	18.20	Single Family Residential Agricultural	2		Residential Single Family Residential Agricultural Farm/Pasture Land		0	Yes
London Grove Township	LD-05-23-17678	524 Gap Newport Pike	7/3/2023	5.15	Commercial	1	46,990	Commercial Unique	1		Yes
North Coventry Township	SD-05-23-17680	PennMark: CVS - Coventry	7/6/2023	59.89	Commercial	4		Commercial Retail			Yes
Penn Township	SD-07-23-17741	Mackey Revocable Trust	7/24/2023	44.16	Single Family Residential Agricultural	2		Residential Single Family Residential Agricultural Farm/Pasture Land			Yes
Phoenixville Borough	LD-06-23-17707	Main Street Lofts 3	7/5/2023	1.00	Apartment Commercial	24	3,877	Residential Apartment Commercial Retail	1		Yes
Phoenixville Borough	SD-06-23-17736	Ringold Street SLDL	7/24/2023	1.00	Single Family Residential	5		Residential Single Family Residential			Yes
Tredyffrin Township	LD-06-23-17701	Life Time Living	7/13/2023	19.91	Apartment	197		Residential Apartment			Yes
Uwchlan Township	LD-06-23-17713	Eagleview Town Center II - Phase 4	7/3/2023	13.55	Apartment	128		Residential Apartment			Yes

Subdivision and Land Development Reviews 7/1/2023 to 7/31/2023

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)
Willistown Township	SD-06-23-17721	944 Providence Road	7/19/2023	217.50	Single Family Residential Agricultural	5		Residential Single Family Residential Agricultural Open Space Conservation		0	Yes
Grand Totals of Subdivision and Land Development Reviews		13 Reviews		411.06 Acres		406 Lots/Units	55,967 Non-Res. Sq. Feet		3 Non-Res. Bldgs.	1,566 Linear Feet Roadway	

There are **13** plans consistent, **0** plans inconsistent, and **0** plans with no relevance to **Landscapes3**.

Unofficial Sketch Plan Evaluations

7/1/2023 to 7/31/2023

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)
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No Unofficial Sketch Plan Evaluations were conducted during this timeframe.

Conditional Use Reviews

7/1/2023 to 7/31/2023

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)
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No Conditional Use Reviews were conducted during this timeframe.

Subdivision & Land Development Letters





THE COUNTY OF CHESTER



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July 26, 2023

Christopher W. Heleniak, Manager/Secretary
Charlestown Township
11 General Warren Boulevard Suite 1
Malvern, PA 19355

Re: Preliminary/Final Land Development - Chucktown LLC
Charlestown Township - LD-07-23-17737

Dear Mr. Heleniak:

A Preliminary/Final Land Development Plan entitled "Chucktown LLC", prepared by Hopkins & Scott Inc., and dated June 12, 2023, was received by this office on July 11, 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 Phoenixville Pike, west of PA turnpike
Site Acreage:	0.746
Lots/Units:	1 unit
Non-Res. Square Footage:	5,100
Proposed Land Use:	Office/Warehouse
New Parking Spaces:	11
Municipal Land Use Plan Designation:	Mixed Use -PRCP
UPI#:	35-4-98.1

PROPOSAL:

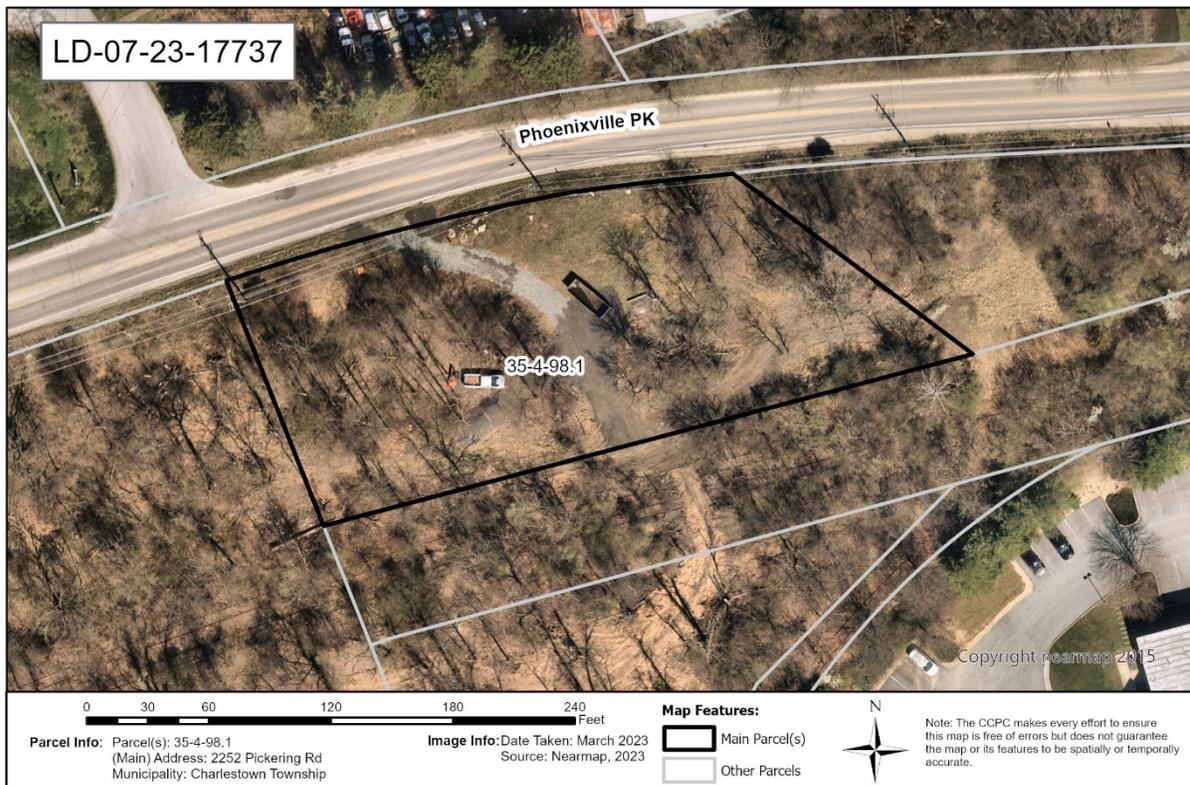
The applicant proposes the construction of a 5,100 square foot office/warehouse building, and 11 parking spaces on a 0.746 acre parcel. The project site, which will be served by public water and onsite sewer, is located in the NC-1 -Neighborhood Commercial zoning district.

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

COUNTY POLICY:

LANDSCAPES:

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



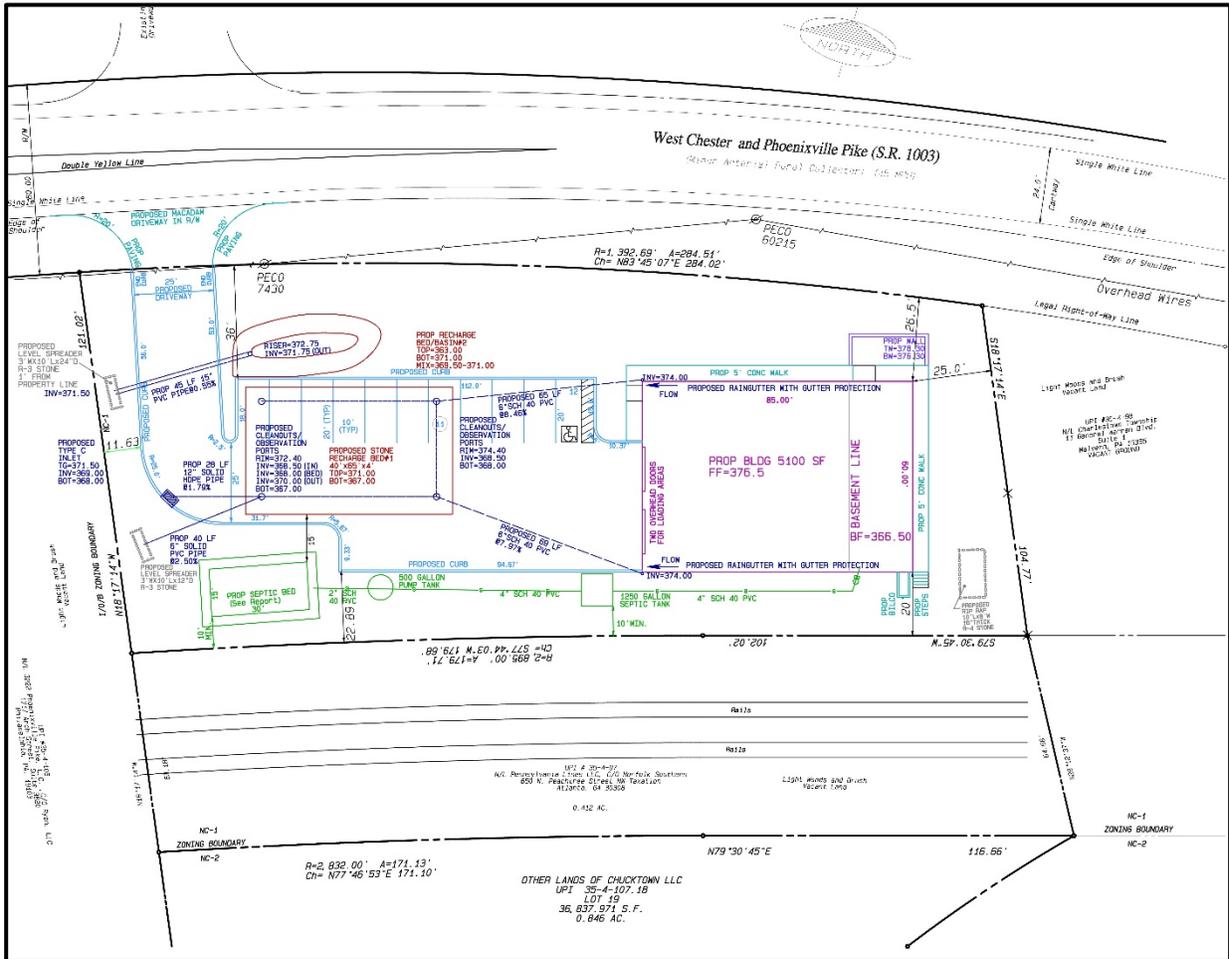
WATERSHEDS:

2. **Watersheds**, the water resources component of [Landscapes3](#), indicates the proposed development is located within the East Branch subbasin of the Valley 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/enhancement of historic, cultural and recreational resources. **Watersheds** can be accessed at www.chesco.org/water.

PRIMARY ISSUES:

3. The plan indicates that on-site sewage disposal is proposed. 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 note that plan does not show a location for a replacement sewage absorption field, which will be necessary if the primary absorption field fails. We recommend that the applicant connect to a

public system in consideration of potable water safety and water supply dependability. If the proposed on-site system is an interim measure until public sewer becomes available at this site, the Township should ensure that the design is consistent with all municipal and DEP requirements.



Detail of Sheet 1 of the land development plan

4. "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. Sidewalks are an essential element of all new construction in the **Suburban Landscape**. We recommend that a sidewalk be installed across the Phoenixville Pike frontage of this parcel.
5. We note that this site is adjacent to the Norfolk Southern parcel that is being considered as a potential connection between the planned "Devault Trail" and "Warner Spur" that would result in creation of a multi-use trail from Phoenixville to existing and proposed trails south of Charlestown Township, such as the Chester Valley Trail and the Patriots' Path. The Devault Trail and Warner Spur are part of the Circuit Trail network, and the Township should ensure that development of this site does not impede progress of the Devault Trail, Warner Spur and expansion of the Circuit Trail network in this portion of the County. Please refer to the following plans for more information:

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Re: Preliminary/Final Land Development - Chucktown LLC
Charlestown Township - LD-07-23-17737

- a. Devault Trail Feasibility Study:
https://www.charlestown.pa.us/misc_docs/2015_devault_trail_study_final.pdf
 - b. Devault Trail Activation Plan: <https://tmacc.org/wp-content/uploads/2022/11/TMACC-DEVAULT-TRAIL-ACTIVATION-PLAN-0622-43449-Final.pdf>
 - c. Warner Spur Master Plan:
<https://www.chescoplanning.org/transportation/pdf/WarnerSpurReport.pdf>
 - d. Circuit Trails: <https://www.dvrpc.org/webmaps/thecircuit/>
6. 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).
 7. The applicant will require a Highway Occupancy Permit from PennDOT for the proposed driveway access from Phoenixville Pike. The Township and the applicant should consider creating a shared driveway that would serve this site and the adjoining 45.83 acre parcel to the west, if additional development were proposed on that parcel.

ADMINISTRATIVE ISSUES:

8. The plan indicates that the applicant was granted variances from some of the area and bulk provisions of the NC-1 Neighborhood Commercial zoning district on April 2, 2022. Prior to granting final plan approval, the Township should verify that the plan conforms to the decision issued by the Township Zoning Hearing Board, and any conditions of approval issued by the Board have been incorporated into the final plan.
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 Charlestown Township. However, we appreciate the opportunity to review and comment on this plan. The staff of the Chester County Planning Commission is available to you to discuss this and other matters in more detail.

Sincerely,



Glenn Bentley
Senior Review Planner

cc: Chucktown, LLC
Hopkins and Scott, Inc.
Chester County Health Department
Anthony Antonelli, District Permits Manager, PennDOT
Francis J. Hanney, PennDOT
Chester County Conservation District



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July 5, 2023

Collin Fox, Interim Township Manager
East Vincent Township
262 Ridge Road
Spring City, PA 19475

Re: Final Subdivision - Saint Vincent United Church of Christ
East Vincent Township - SD-06-23-17723

Dear Mr. Fox:

A Final Subdivision Plan entitled "Saint Vincent United Church of Christ", prepared by Bercek & Associates, and dated April 3, 2023, was received by this office on June 26, 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 Ridge Road, east of Buckwalter Road
Site Acreage:	7.66
Lots/Units:	2 lots
Proposed Land Use:	Single Family Residential
Municipal Land Use Plan Designation:	Rural - Low Density
UPI#:	21-5-132

PROPOSAL:

The applicant proposes the creation of 2 lots. 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 on the boundary of the Stony Run and French Creek subbasins of the Schuylkill River watershed. **Watersheds'** highest priority land use objectives within these watersheds are: implementation of comprehensive stormwater management, protection of ground water quantity and quality from nonpoint source pollutants, and protection of vegetated riparian corridors. **Watersheds** can be accessed at www.chesco.org/water.

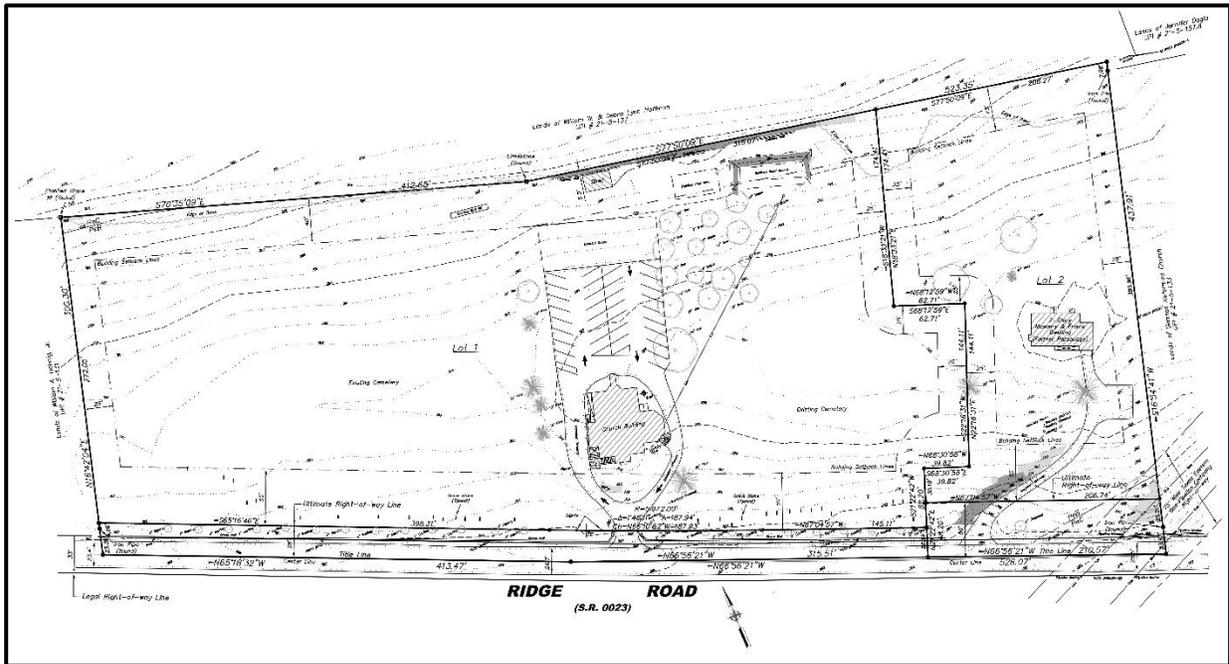
PRIMARY ISSUE:

3. The proposed subdivision appears to be in proximity to a natural gas transmission pipeline operated by Texas Eastern Gas Pipeline Company. We suggest that the applicant contact the pipeline operator to ensure that the application does not result in any encroachments into the pipeline right-of-way. 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:

4. The plan indicates that a variance has been granted from the minimum lot size provisions of the RC-Rural Conservation zoning district to permit a smaller lot. Prior to granting final plan approval, the Township should verify that the plan conforms to the decision issued by the Township Zoning Hearing Board, and any conditions of approval issued by the Board should be indicated on the final plan.
5. The applicant is requesting one waiver from the provisions of the Township Subdivision and Land Development Ordinance related to right-of-way width dimensions on an Arterial Street. The waiver is requested because a wider right-of-way width would encompass existing grave sites in the cemetery property. Waiver requests should only be granted following the determination that the proposed project either meets the purpose of these requirements or does not create the impacts that these provisions are intended to manage.



Detail of the subdivision plan

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 - Saint Vincent United Church of Christ

East Vincent Township - SD-06-23-17723

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

Sincerely,

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

Glenn Bentley
Senior Review Planner

cc: Saint Vincent United Church of Christ
Bercek & Associates, Attn: Michael Bercek
Chester County Health Department



THE COUNTY OF CHESTER



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Brian N. O’Leary, AICP
Executive Director

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July 7, 2023

Collin Fox, Interim Township Manager
East Vincent Township
262 Ridge Road
Spring City, PA 19475

Re: Preliminary Land Development - Riverstone Crossing
East Vincent Township - LD-06-23-17726

Dear Mr. Fox:

A Preliminary Land Development Plan entitled "Riverstone Crossing", prepared by S.T.A. Engineering Inc., and dated March 28, 2022, and last revised on January 12, 2023, was received by this office on June 7, 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 Seven Stars Road, south of Stony Run Road
Site Acreage: 21.06
Lots/Units: 33 units
Proposed Land Use: Single Family Residential
Municipal Land Use Plan Designation: Residential Infill
UPI#: 21-5-96

PROPOSAL:

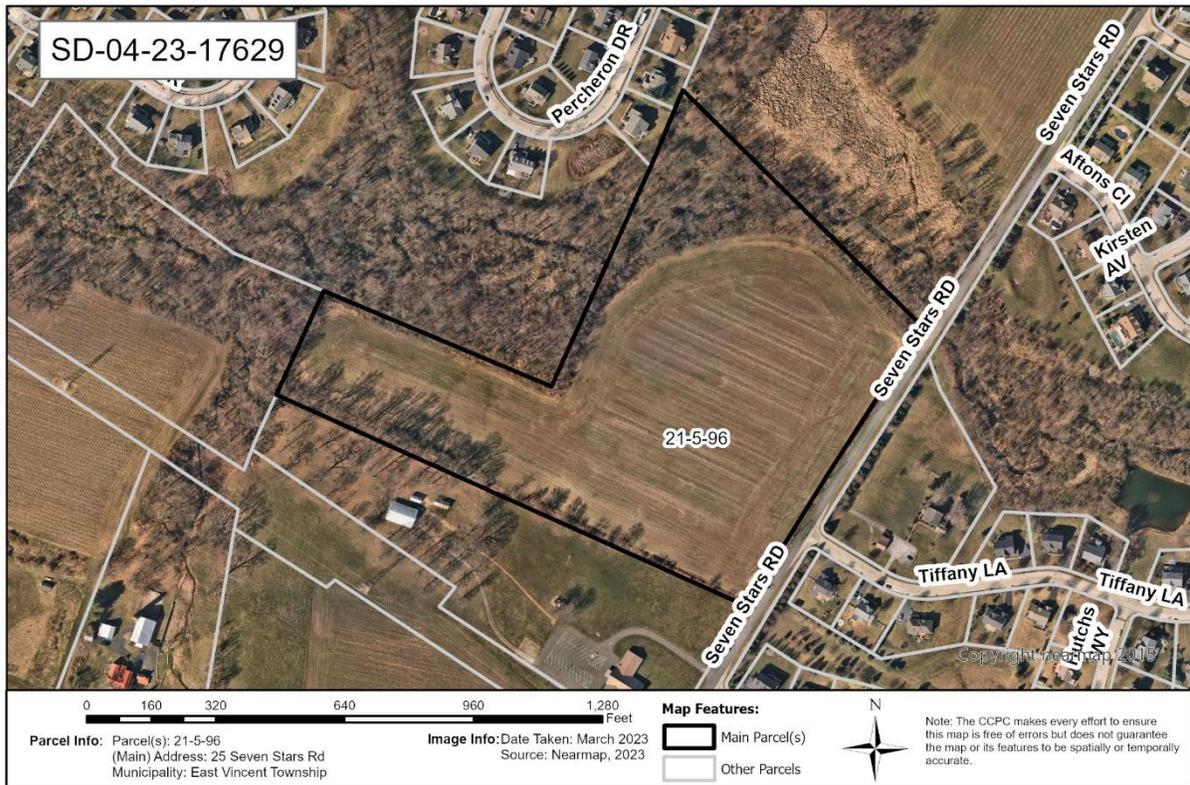
The applicant proposes the construction of 33 dwellings and 1,566 linear feet of new road under the provisions of the Open Space Design Option. The 21.06 acre project site, which will be served by public water and public sewer, is located in the MR-Moderate Density Residential zoning district.

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 land development plan.

COUNTY POLICY:

LANDSCAPES:

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

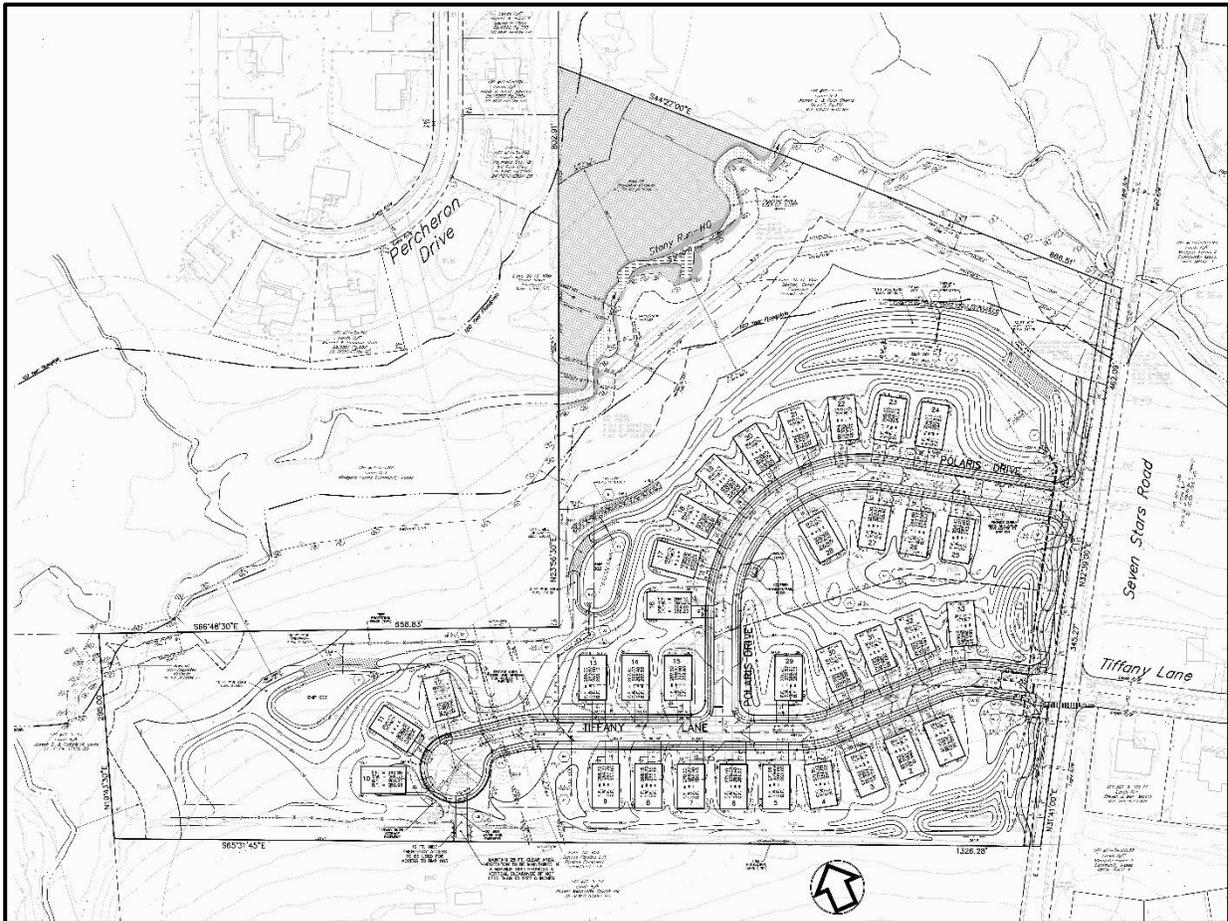


WATERSHEDS:

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

PRIMARY ISSUES:

3. The site contains a variety of natural resources and man-made infrastructure improvements, including Stony Run (a high quality stream), wetlands, a 50 foot-wide Sunoco pipeline easement and 20 foot-wide sanitary sewer and stormwater easements along the northern boundary of the parcel. Much of the proposed open space is peripheral and impacted by natural features, which limits its utility for recreation. The Township and the applicant should consider rearranging the dwellings and stormwater management facility locations to create a usable central open space for future residents.



Detail of Sheet 5 of the plan

4. The plan proposes using the Open Space Design Option of the MR district, which is permitted by Conditional Use. The plan also indicates that the applicant is proposing to increase the number of permitted units through the use of transferred development rights. The Township should verify that the Density and Open Space calculations, as shown on Sheet 2 of the plan, are consistent with the provisions of the MR zoning district and all other ordinance requirements. Also, the Township should verify that all conditions imposed as part of the grant of Conditional Use have been incorporated into the plan and that all requirements related to the use of transferred development rights have been fulfilled.
5. The applicant and the Township should consider creation of a full access easement from the cul-de-sac bulb or some other location on Tiffany Lane to the adjoining lands to the south owned by the Vincent Mennonite Church Inc. This would accommodate the proposed emergency access and any future additional access to that parcel if it were redeveloped.

6. We note that the proposed garages directly face the street. We recommend garages be set back from the façade. Garages recessed behind the front wall plane of the ground floor living area or covered porch allow the entry of a dwelling to become the prominent feature.
7. The plan shows an 8 foot-wide multi-use trail on the west side of Seven Stars Road across the frontage of the site with the exception of a short section at the northeast corner of the property where Stony Run crosses Seven Stars Road. We endorse the installation of a trail and recommend that the trail be extended to the northern property line so that future connections to adjoining trail sections can be made and the Township's trail network can be expanded.
8. 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.
9. The proposed Riverstone Crossing development is in proximity to a transmission pipeline operated by Sunoco Pipeline L.P. We suggest that the applicant contact the pipeline operator to ensure that the application does not result in any encroachments into the pipeline right-of-way. 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>.

STORMWATER CONSIDERATIONS:

10. The applicant is requesting a waiver from the SALDO provisions of §22-426.8.B.7, that requires all infiltration facilities to dewater within a maximum of 24 hours. The waiver request indicates that BMP 001 will dewater in 52.2 hours and BMP 003 will dewater in 49 hours. We recommend that both BMPs be redesigned in order to facilitate complete dewatering within no more than 48 hours, if the 24-hour standard required by the Township cannot be achieved.
11. The landscaping plan shows tree plantings along the berms of the stormwater basins. The slope of the berm and the species of tree, trees planted on a berm may impact its integrity as the trees mature. In these areas, the applicant should select smaller tree species that are well suited for rain garden environments, as well as ensure that trees are only planted on slopes shallow enough to prevent future compromises to the BMP's structural integrity. The applicant should consult the most recent updates to the Pennsylvania Stormwater BMP Manual for additional guidance on berm slopes and plantings.

ADMINISTRATIVE ISSUES:

12. The applicant is requesting six 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.
13. The plan indicates that a Homeowners' Association will be responsible for the proposed common facilities/areas. Ownership, maintenance, use provisions, restrictions, and liability responsibilities associated with any commonly held amenities should be written into the

Page: 5
Re: Preliminary Land Development - Riverstone Crossing
East Vincent Township - LD-06-23-17726

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. We also recommend that the HOA document allow for rooftop solar installations and other energy efficiency and environmental conservation actions.

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

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

Sincerely,



Glenn Bentley
Senior Review Planner

cc: Toll Mid-Atlantic L.P. Company, Inc.
Chester J. Soltys, Jr. & Sandra E. Soltys
STA Engineering, Inc., Attn: Susan A. Rice, P.E.
Chester County Conservation District
Chester County Assessment Office
Chester County Water Resources Authority



THE COUNTY OF CHESTER



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

July 10, 2023

Lori Kolb, Secretary
Elverson Borough
101 South Chestnut Street, PO Box 206
Elverson, PA 19520

Re: Final Subdivision - Stoltzfus Enterprises, LTD
Elverson Borough - SD-06-23-17735

Dear Ms. Kolb:

A final subdivision plan entitled "Stoltzfus Enterprises, LTD", prepared by Inland Design and dated June 23, 2023, was received by this office on June 29, 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 Main Street (State Route 23), north of Meadowview Drive
Site Acreage:	1.20 acres
Lots:	2 lots proposed
Proposed Land Use:	Single Family Residential
Existing Land Use Designation:	Historic Town Center (HTC) in the 2014 Elverson Comprehensive Plan - Future Land Use Map (Map 3-B)
UPI#:	13-4-35

PROPOSAL:

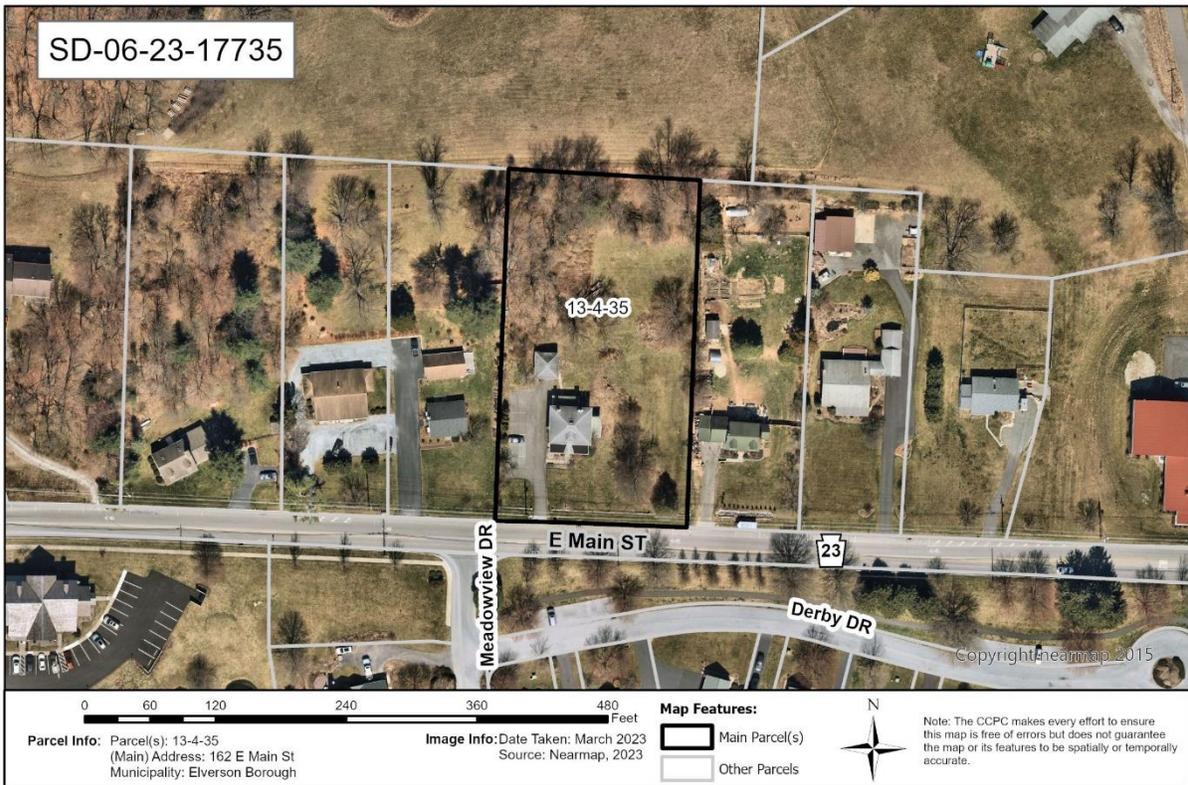
The applicant proposes the subdivision of one lot into two lots. The site, which is served by public water and public sewer facilities, is located in the Elverson Borough TC-Town Center zoning district. The site contains a dwelling/office building and a garage, and a future dwelling is shown on the proposed additional lot.

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

COUNTY POLICY:

LANDSCAPES:

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

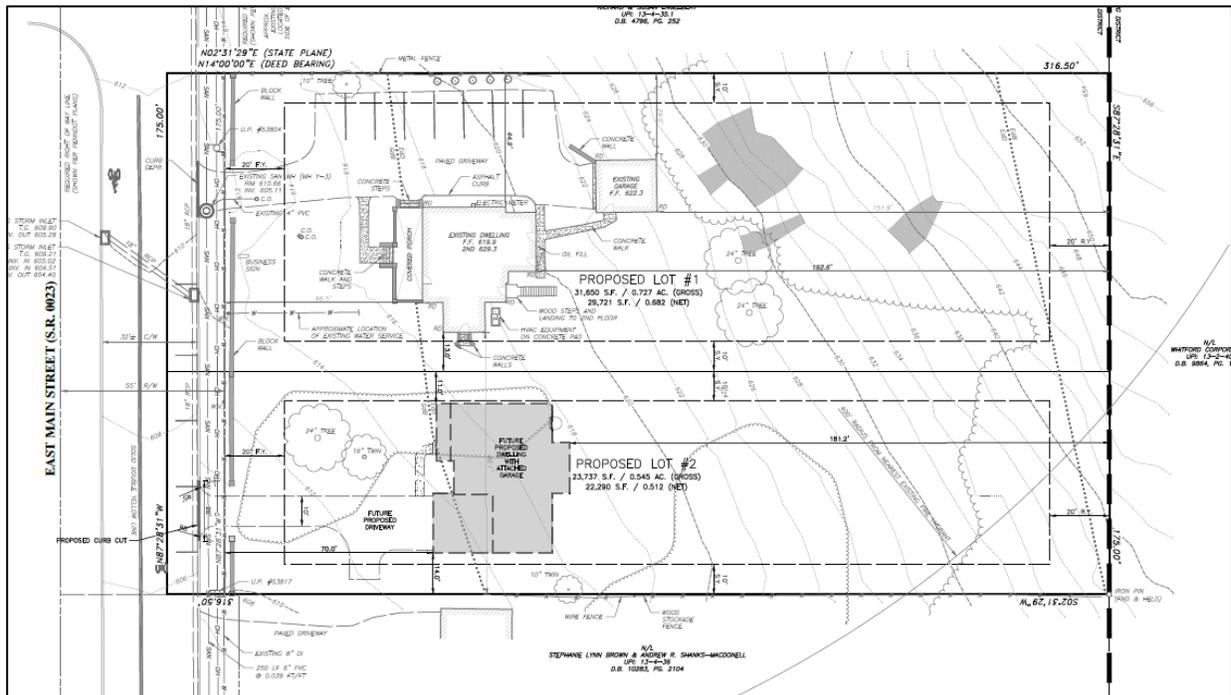


PRIMARY ISSUES:

2. Map 5-B “Transportation Needs” of the 2003 Elverson Borough Comprehensive Plan and Figure 5-14 in the 2014 Comprehensive Plan update propose sidewalks in this area of Main Street (this policy was reiterated in the 2021 Elverson Borough Active Transportation Plan). Also, “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. Sidewalks are an essential design element for new construction in the **Urban Center Landscape**.

The applicant should agree to provide a sidewalk in front of this site when the Borough implements its sidewalk improvement program. Additional information on this topic is provided in the Pedestrian Facilities Design Element of the County Planning Commission's Multimodal Circulation Handbook (2016 Update), which is available online at:

www.chescoplanning.org/MuniCorner/MultiModal/02-PedFacs.cfm.



*Detail of Stoltzfus Enterprises, LTD
Final Subdivision Plan*

3. The County Planning Commission's Multimodal Circulation Handbook (2016 Update), which is available online at: www.chescoplanning.org/resources/PubsTransportation.cfm, classifies Main Street (State Route 23), 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 Borough contact PennDOT to determine the appropriate right-of-way to be reserved for this section of Main Street. We suggest that this area be identified as a dedicated right-of-way, and be offered for dedication to PennDOT.
4. We acknowledge General Note 11 on the plan, indicating that a Pennsylvania Department of Transportation permit is required for new or revised access and is identified as required by Section 508(6) of the Municipalities Planning Code.
5. We note that the proposed garage on the new lot directly faces the street and occupies the same wall plane as the dwelling. Because the garage would become a prominent visual element of the dwelling's front elevation, we recommend that the garage be set back from the facade. Recessing the garage behind the front wall plane of the ground floor living area, or providing a covered porch at the entry of the dwelling, can mitigate the visual prominence of the garage. The applicant and the Township can also consider the recommendations in the Chester County Planning Commission's Urban Center Design Guide, at: [Urban Center Landscapes Design Guide \(chescoplanning.org\)](http://chescoplanning.org)

Page: 4
Re: Final Subdivision - Stoltzfus Enterprises, LTD
Elverson Borough - SD-06-23-17735

6. The existing structure on the site is both within a National Register Historic District and is designated as a Class 1 resource on the Historic Atlas as shown in the Elverson Borough Comprehensive Plan, Map 7-A. The Borough might want to recommend that the design and architecture of the proposed new dwelling should compliment the adjacent National Register Historic District and contributing structures.

ADMINISTRATIVE ISSUE:

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

Sincerely,



Wes Bruckno, AICP
Senior Review Planner

cc: Stoltzfus Enterprises, LTD
Inland Design



THE COUNTY OF CHESTER



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Josh Maxwell
Michelle Kichline

Brian N. O’Leary, AICP
Executive Director

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July 3, 2023

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

Re: Final Subdivision - 2707 Cambridge Road
Honey Brook Township - SD-05-23-17677

Dear Mr. Obenski:

A final subdivision plan entitled "2707 Cambridge Road", prepared by Hershey Surveying Inc. and dated May 4, 2023, was received by this office on May 22, 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 and east of Mill Road and north of Cambridge Road (State Route 4010)
Site Acreage:	18.20 acres
Lots:	2 lots
Proposed Land Use:	Farm/Pasture Land
Municipal Land Use Plan Designation:	Rural/Agriculture
UPI#:	22-6-33

PROPOSAL:

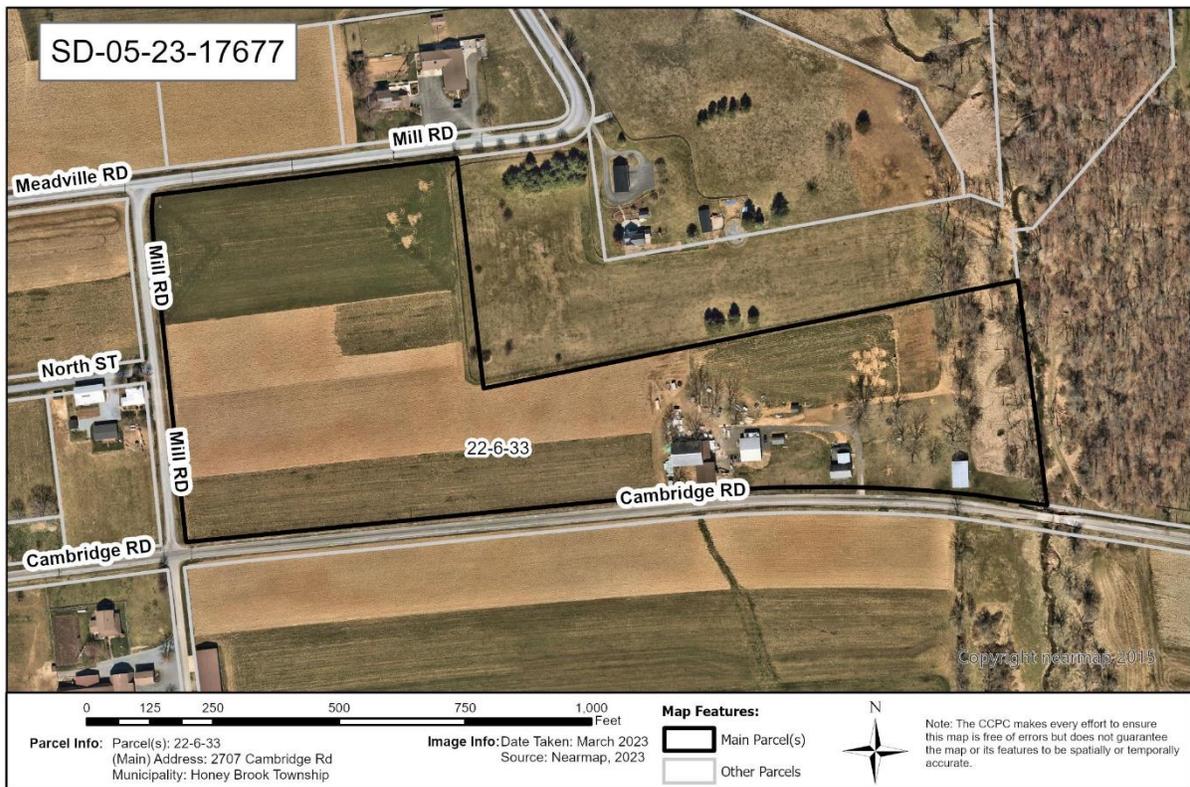
The applicant proposes the subdivision of a three-acre lot from an 18-acre site. The site, which is served by on-site water and on-site sewer facilities, is located in the Honey Brook Township A-Agricultural zoning district. The site contains one dwelling and other structures, and this subdivision proposes no additional development.

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

COUNTY POLICY:

LANDSCAPES:

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

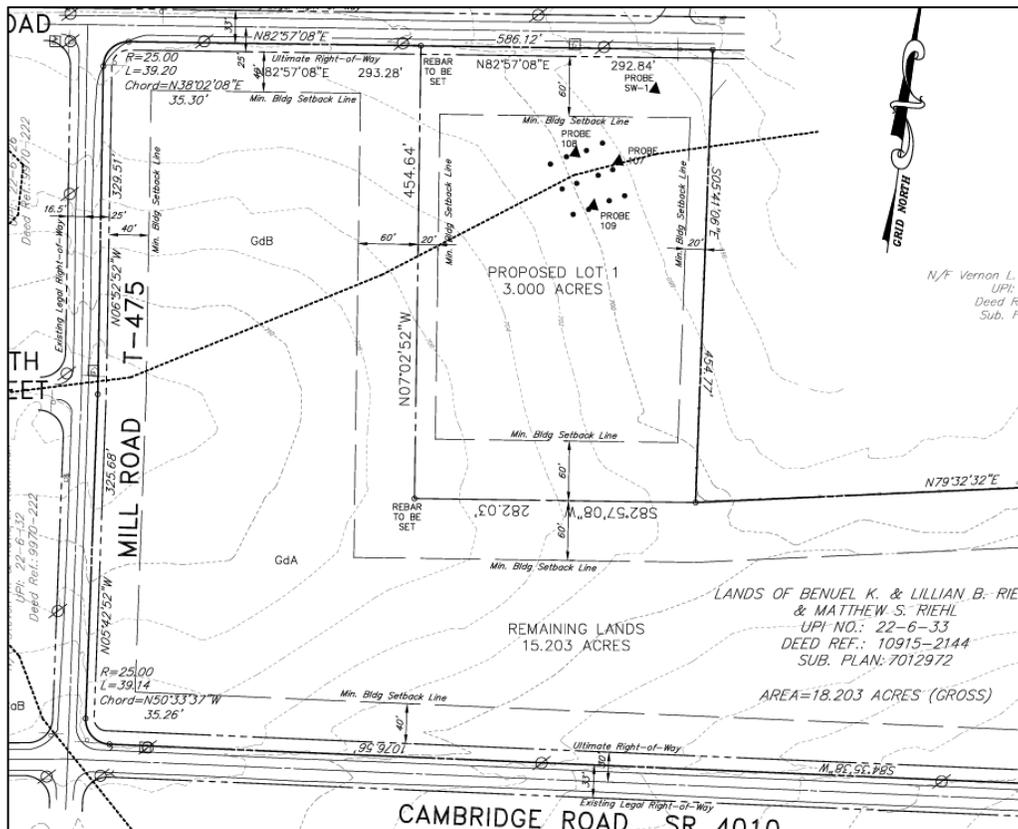


PRIMARY ISSUES:

2. The Township should determine if the applicant should identify a potential location for a water well.
3. The Township and the applicant may wish to discuss the placement of the proposed lot because the proposed location may make it less convenient to conduct agricultural activities on the remainder of the site, such as plowing.
4. The plan indicates that the site is 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.

The site is also within the Honey Brook Township Rural/Agriculture Zoning District as well as within the **Agricultural Landscape** designation of [Landscapes3](#). 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 plan indicates that three variances have been granted. Prior to granting final plan approval, the Township should verify that the plan conforms to the decision issued by the Township Zoning Hearing Board.



**Detail of 2707 Cambridge Road
 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.

Page: 4

Re: Final Subdivision - 2707 Cambridge Road

Honey Brook Township - SD-05-23-17677

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,

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: Benuel K. and Lillian Riehl and Matthew S. Riehl
Hershey Surveying Inc.
Chester County Parks + Preservation
Chester County Assessment Office
Chester County Health Department



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July 3, 2023

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

Re: Preliminary/Final Land Development - 524 Gap Newport Pike
London Grove Township - LD-05-23-17678

Dear Mr. Battin:

A Preliminary/Final Land Development Plan entitled "524 Gap Newport Pike", prepared by Hillcrest Associates, Inc., and dated April 28, 2023, was received by this office on May 22, 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:	northside of Gap Newport Road, west of Glen Willow Road
Site Acreage:	5.15
Lots/Units:	1 unit
Non-Res. Square Footage:	46,990
Proposed Land Use:	Unique
New Parking Spaces:	38
Municipal Land Use Plan Designation:	Commercial
UPI#:	59-5-127

PROPOSAL:

The applicant proposes the construction of six commercial buildings totaling 46,990 square feet, and 38 parking spaces. The project site, which will be served by public water and public sewer, is located in the C-Commercial zoning district.

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

BACKGROUND:

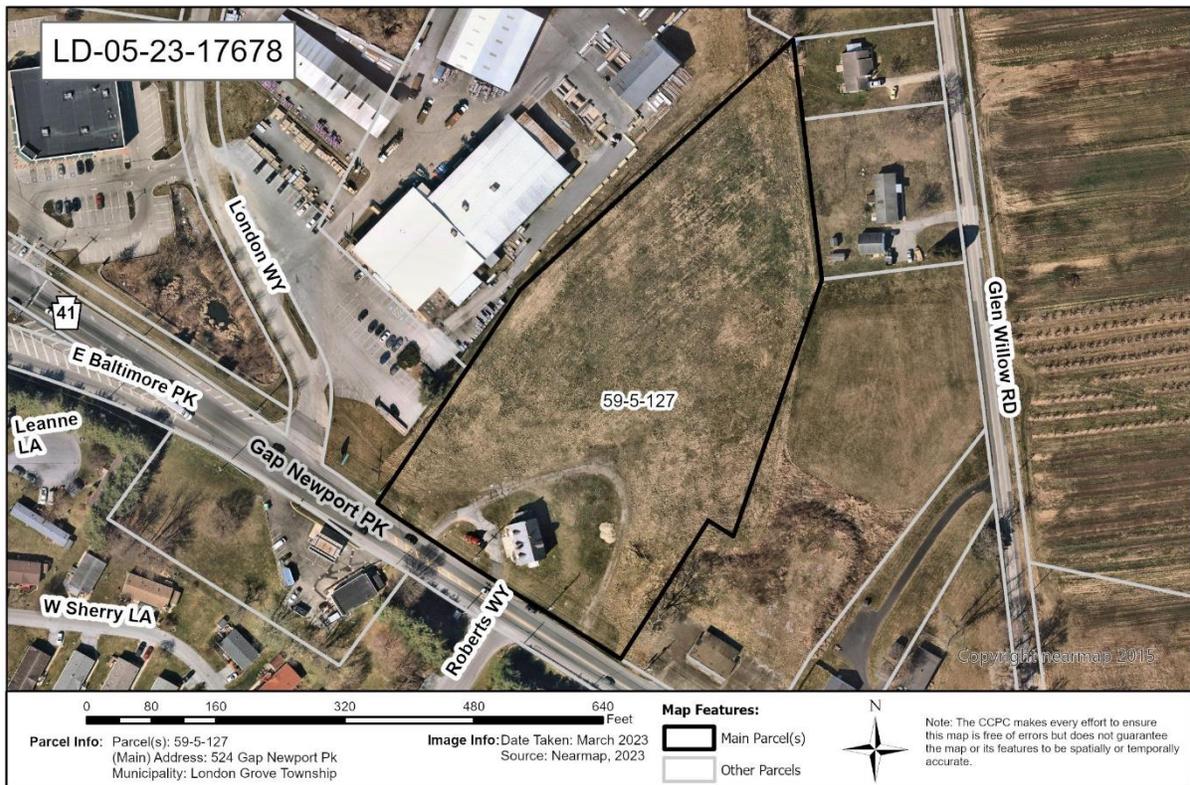
1. The Chester County Planning Commission has previously reviewed a conditional use proposal for this site. That review, CCPC# CU-06-21-16788, dated July 20, 2021, addressed the

construction of a combination self-storage and retail facility totaling 56,504 square feet sited on a 5.09 acre lot with 61 parking spaces. The proposal included refurbishment of an existing historic structure (the Hoopes House) as part of the site improvements.

COUNTY POLICY:

LANDSCAPES:

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



WATERSHEDS:

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

achieved, without compromising south bound traffic flow. The level of truck traffic on Route 41 and the possibility of tractor trailers entering and exiting the facility could affect access design.

5. We recommend that the Township and the applicant consider how the access design to this development could be revised to incorporate access management design for this area of Route 41. This could include providing cross-access easements to neighboring properties to reduce the number of new access points to Route 41 and or create a frontage road that parallels the highway to connect to existing access points, such as connecting Glen Willow to London Way and Moxley Lane.
6. The Township should verify that all conditions imposed as part of the grant of Conditional Use have been incorporated into the plan.
7. The plan lists sight distances for the main access drive to Route 41 in General Note #8. While we acknowledge that this section of the highway is relatively straight, vertical curves to the east of the access point and slow moving traffic could reduce sight distances.
8. We note that the plan proposes a sidewalk along the facility frontage on Route 41. Providing pedestrian amenities in this part of the Township is important for local residents and supports the objectives of the County's **Suburban Center Landscape** by providing improved pedestrian connectivity.
9. In our previous review we noted that the plan did not include security fencing around the proposed facility. The current submission shows fencing surrounding the five separate storage buildings with access provided by two gates on the access driveways. Local emergency service providers should be provided gate entrance keys to address any issues at the storage buildings. We endorse the inclusion of a snow gate as part of the fencing plan.
10. The Township and the applicant should review the Chester County Planning Commission's eTool on *Self-Storage Facilities* for design recommendations; available at: [eTools: Self-Storage Facilities \(chescoplanning.org\)](http://chescoplanning.org). This eTool includes images of self-storage facility designs that help to mitigate the effects of the bulk of such structures, such as:



This 96,000 square foot self-storage facility blends into its rural setting in Gallatin, Tennessee. The building has three stories and 645 climate-controlled units. Image courtesy of Storelocal Gallatin, TN.

We strongly recommend the use of pitched roofs, roof overhangs, variations of wall surface materials, landscaping, windows, cupolas, distinctive entrance designs to provide character and other decorative elements to help mitigate the scale of these structures.

STORMWATER CONSIDERATIONS:

11. The PCSWM BMP Operation & Maintenance Plan notes on Drawing No. 6B, item 3 states, "At no time shall vehicles be parked or driven over the infiltration area. The area above Drywells #1

and 2 have both parking and loading areas planned above these infiltration facilities. Subsurface infiltration beds should be located under open space areas to increase infiltration of runoff from area above and minimize the impacts of compaction from activity above the bed.

12. Because of the extent of new paved and parking areas, the applicant should consider establishing a de-icing plan and material storage area that minimizes the volume of de-icing chemicals and pollutants that will directly infiltrate to the groundwater or runoff to streams. Monitoring results throughout Chester County, show rapid increases in baseline chloride concentrations, and pronounced spikes in chloride levels are often observed after winter precipitation events. Reducing chloride runoff from all pavement sources as well as roads is increasingly needed to minimize impacts to water resources.
13. The proposed stormwater detention basin plan shows trees planted on the berm of the basin. Trees planted on the berm may impact the integrity of the berm as the trees mature. Also, the applicant should consider using naturalized basin designs for the planned stormwater basin. Features of naturalized basins, including naturalized low-flow channels and seeding with native plant species, can increase water storage, facilitate greater evapotranspiration, increase nutrient uptake and sediment reduction, and provide additional wildlife habitat.
14. The plans include several types of stormwater facilities including a detention basin and subsurface infiltration beds. Since the owner's designated operator and inspector of stormwater facilities is responsible for operation, maintenance, and inspection of these facilities, the applicant should ensure the designated operator/inspector is properly trained to inspect these facilities to reduce the potential for failure and to address any issues with facilities.

ADMINISTRATIVE ISSUES:

15. The Township Emergency Service provider should review the plans to review access to all parts of the site and the design and specification of all proposed emergency service equipment. The State Police should be informed of the proposed hours of operation of the storage facility and the retail store if they will operate at differing times.
16. We endorse the proposed installation of a vegetated screen between the detention basin and the adjoining residential uses on the west side of Glen Willow Road. We also note that the plant materials are guaranteed for 12 months from the date of final approval of the landscape installation. The Township should monitor the condition of the landscaping closely during this period.
17. The Township should verify that the design and location of all proposed outdoor lighting conforms to Township ordinance requirements. The illumination should be directed inward from the periphery of the site and be oriented to reduce glare and visual impact on Route 41 and the adjoining land uses.
18. The applicant is requesting one waiver 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.
19. We acknowledge the offer of dedication of the public road rights-of-way in General Note #6 and the need for a Highway Occupancy Permit in General Note #12. Details related to the permit should be completed on the plan prior to final plan approval.

Page: 6

Re: Preliminary/Final Land Development - 524 Gap Newport Pike
London Grove Township - LD-05-23-17678

20. 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,

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: R & K Family Partnership
Hillcrest Associates, Inc.
Anthony Antonelli, District Permits Manager, PennDOT
Francis J. Hanney, PennDOT
Chester County Conservation District
Chester County Water Resources Authority



THE COUNTY OF CHESTER



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July 6, 2023

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

Re: Preliminary Subdivision - PennMark: CVS - Coventry
North Coventry Township - SD-05-23-17680

Dear Ms. Batdorf:

A preliminary subdivision plan entitled "PennMark: CVS - Coventry", prepared by Ludgate Engineering Corporation and dated February 21, 2023, was received by this office on June 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:	North of West Schuylkill Road (State Route 724), east of Laurelwood Road and west of Pottstown Pike (State Route 100)
Site Acreage:	59.89 acres
Lots:	4 lots proposed
Proposed Land Use:	Retail
Municipal Land Use Plan Designation:	Town Center
UPI#:	17-3-14.4, 17-3F-11, 17-3-14, 17-3-14.2, 17-3-14.1

PROPOSAL:

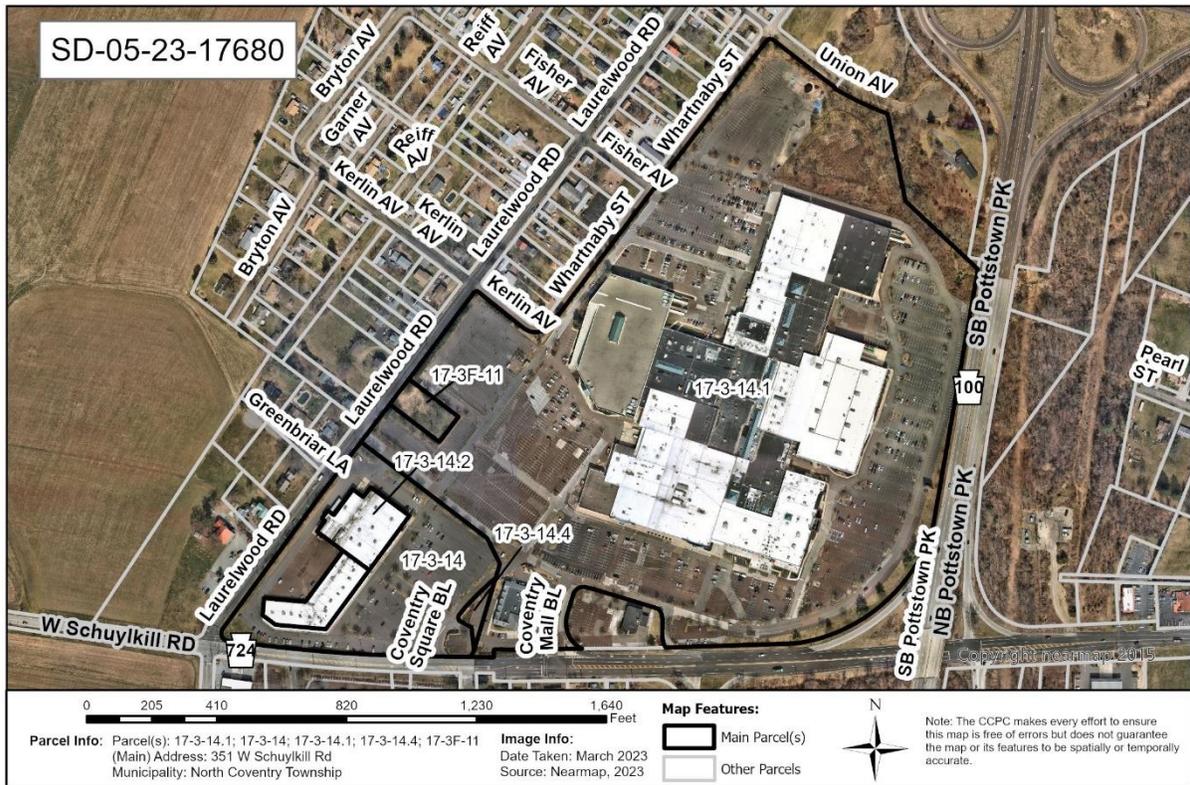
The applicant proposes the creation of four lots at the Coventry Mall site. The site, which is served by public water and public sewer facilities, is located in the North Coventry Township C-1 Commercial zoning district. No construction is proposed by this plan.

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:

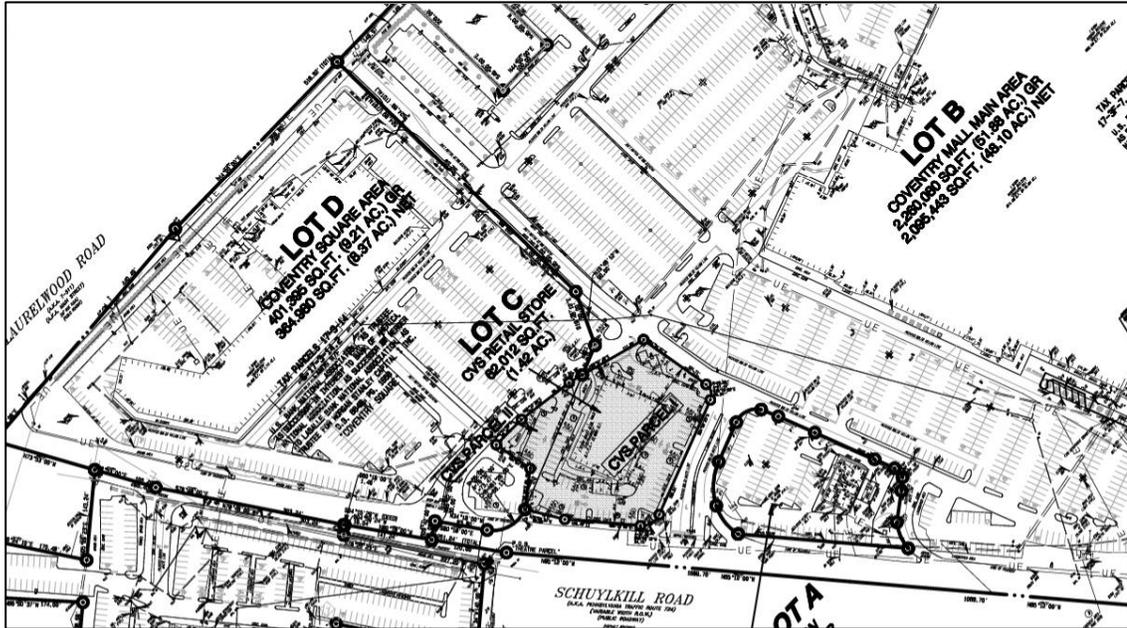
LANDSCAPES:

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



PRIMARY ISSUES:

2. The plan appears to show four proposed lots. However, the applicant sent an email to the Chester County Planning Commission, dated May 24, 2023, stating that the objective of the plan is to separate the CVS tract from the larger Mall tract and to consolidate the parcels in order to establish a distinct CVS parcel and one or more Mall parcels. The plan notes that cross-access easements will be established between the lots. We have no specific comments on the design of the subdivision, although the Township and the applicant may wish to discuss how this subdivision may affect a future redevelopment of the Mall, and clarify the number of proposed lots.



*Detail of PennMark: CVS - Coventry
Preliminary Subdivision Plan*

3. The Township's Act 247 referral form indicated that 127 parking spaces are proposed and references a new 12,686 square foot building, but the plan indicates that no new construction is proposed. This should be clarified.
4. The County Planning Commission's Multimodal Circulation Handbook (2016 Update), which is available online at www.chescoplanning.org/resources/PubsTransportation.cfm, classifies West 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.

The Handbook classifies Pottstown Pike (State Route 100) as a major arterial and recommends a 150 foot-wide right-of-way. We recommend that the applicant and the Township contact PennDOT to determine the appropriate rights-of-way to be reserved for these roadways and that these areas be identified as dedicated rights-of-way, and be offered for dedication to PennDOT.

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 Subdivision - PennMark: CVS - Coventry
North Coventry Township - SD-05-23-17680

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,

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: Ludgate Engineering Corporation
Anthony Antonelli, District Permits Manager, PennDOT
Francis J. Hanney, PennDOT
Chris Caferio, PGOB Coventry Holdings, LLC



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July 24, 2023

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

Re: Final Subdivision - Mackey Revocable Trust
Penn Township - SD-07-23-17741

Dear Ms. Ianni:

A Final Subdivision Plan entitled "Mackey Revocable Trust", prepared by Regester Associates, Inc., and dated May 30, 2023, was received by this office on July 11, 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 Ewing Road, east of North Jennersville Road
Site Acreage: 44.16
Lots/Units: 3 lots
Proposed Land Use: Single Family Residential, Farm/Pasture Land
Municipal Land Use Plan Designation: Rural
UPI#: 58-2-22, 58-2-22.2

PROPOSAL:

The applicant proposes the reconfiguration of 2 existing lots to create one new single-family residential lot and revise the boundaries of the two original lots. The project site, which will be served by onsite water and sewer, is located in the RA-Residential Agricultural zoning district.

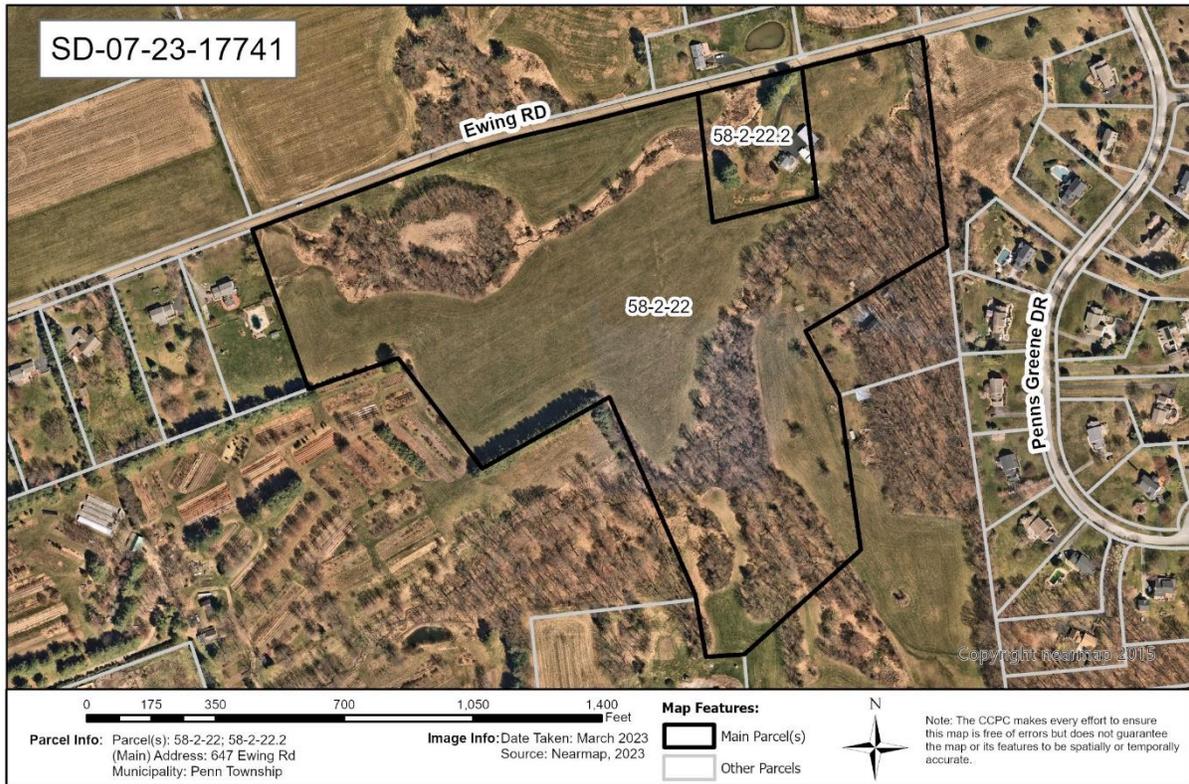
RECOMMENDATION: The County Planning Commission recommends that the issues raised in this letter should be addressed and all Borough issues should be resolved before action is taken on this subdivision plan.

COUNTY POLICY:

LANDSCAPES:

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

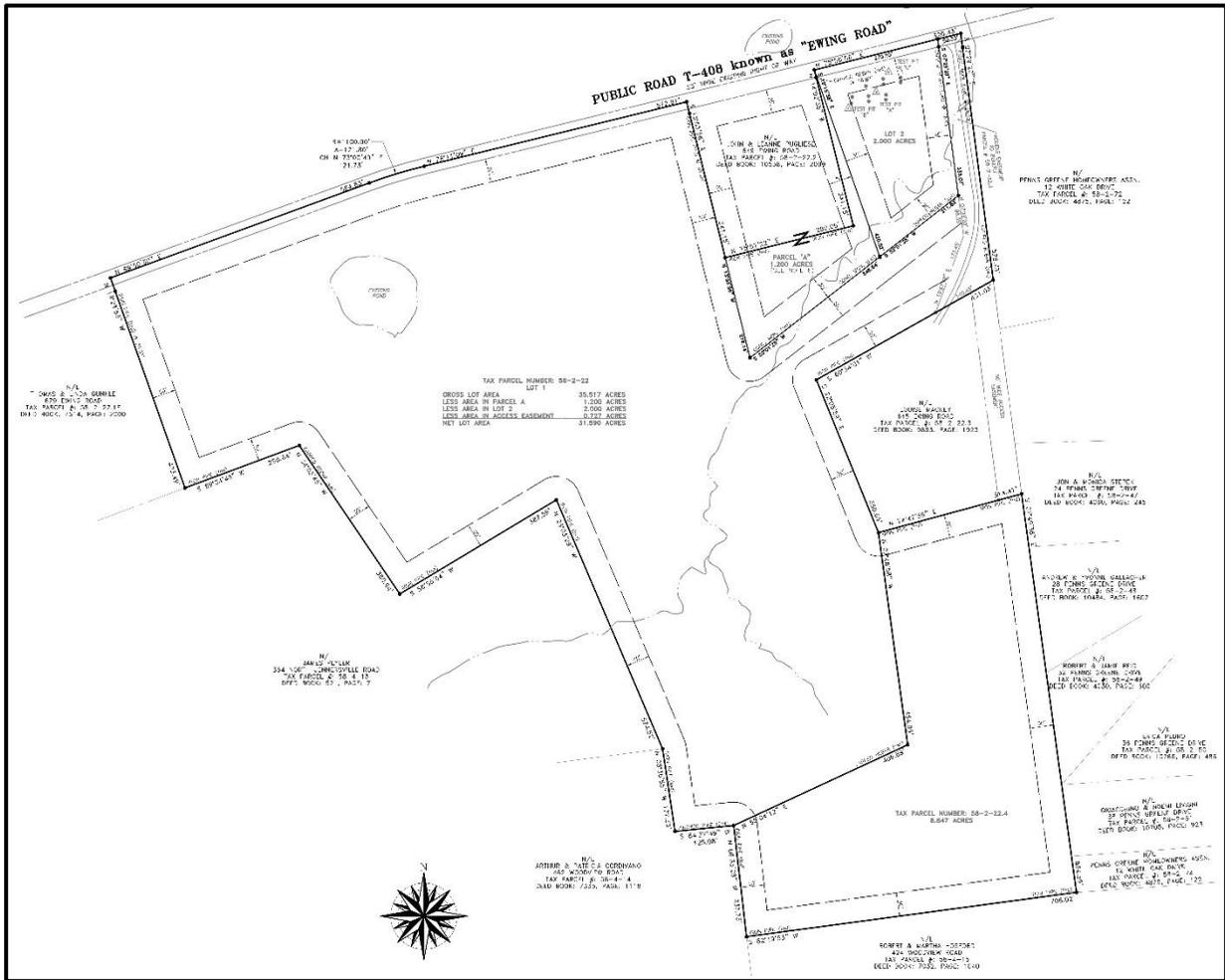


WATERSHEDS:

2. **Watersheds**, the water resources component of **Landscapes3**, indicates the proposed development is located within the 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. It does not appear that the larger parcel (Tax parcel 58-2-22) of the proposed subdivision is part of the County Agricultural Land Preservation Program. We recommend that the applicant contact Chester County Parks & Preservation (telephone #610-344-5656) for information on the advantages of being in the program and how lands under the agricultural conservation easement are protected. 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.



Detail of sheet 2 of the subdivision plan

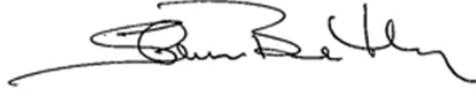
ADMINISTRATIVE ISSUES:

4. 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.
5. According to County Tax Assessment records, the land of the proposed subdivision appears to be subject to an Act 319 (Clean and Green) covenant. We advise the applicant to contact the Chester County Assessment Office (telephone #610-344-6105) regarding this subdivision. Additional information on this topic is provided online at: www.chesco.org/256/Act-319---Clean-Green.
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 - Mackey Revocable Trust
Penn Township - SD-07-23-17741

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: Mackey Revocable Trust
Regester Associates, Inc.
Chester County Health Department
Chester County Assessment Office



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Michelle Kichline

Brian N. O’Leary, AICP
Executive Director

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July 5, 2023

David Boelker, Director of Planning and Code Enforcement
Phoenixville Borough
351 Bridge Street, 2nd Floor
Phoenixville, PA 19460

Re: Preliminary/Final Land Development - Main Street Lofts 3
Phoenixville Borough - LD-06-23-17707

Dear Mr. Boelker:

A Preliminary/Final Land Development Plan entitled "Main Street Lofts 3", prepared by Site Engineering Concepts LLC, and dated June 6, 2023, was received by this office on June 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 Land Development for your consideration.

PROJECT SUMMARY:

Location:	on the northwest corner of South Main and Church Streets
Site Acreage:	1.00
Lots/Units:	24
Non-Res. Square Footage:	3,877
Proposed Land Use:	Apartment, Retail
Municipal Land Use Plan Designation:	Mixed Use
UPI#:	15-9-336

PROPOSAL:

The applicant proposes the construction of two retail spaces on the ground floor, 22 apartment units on the second and third floors and the construction of an addition at the rear of the building to accommodate a stair well and an elevator to serve the existing three story building. The project site, which will be served by public water and public sewer, is located in the TC-Town Center 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.

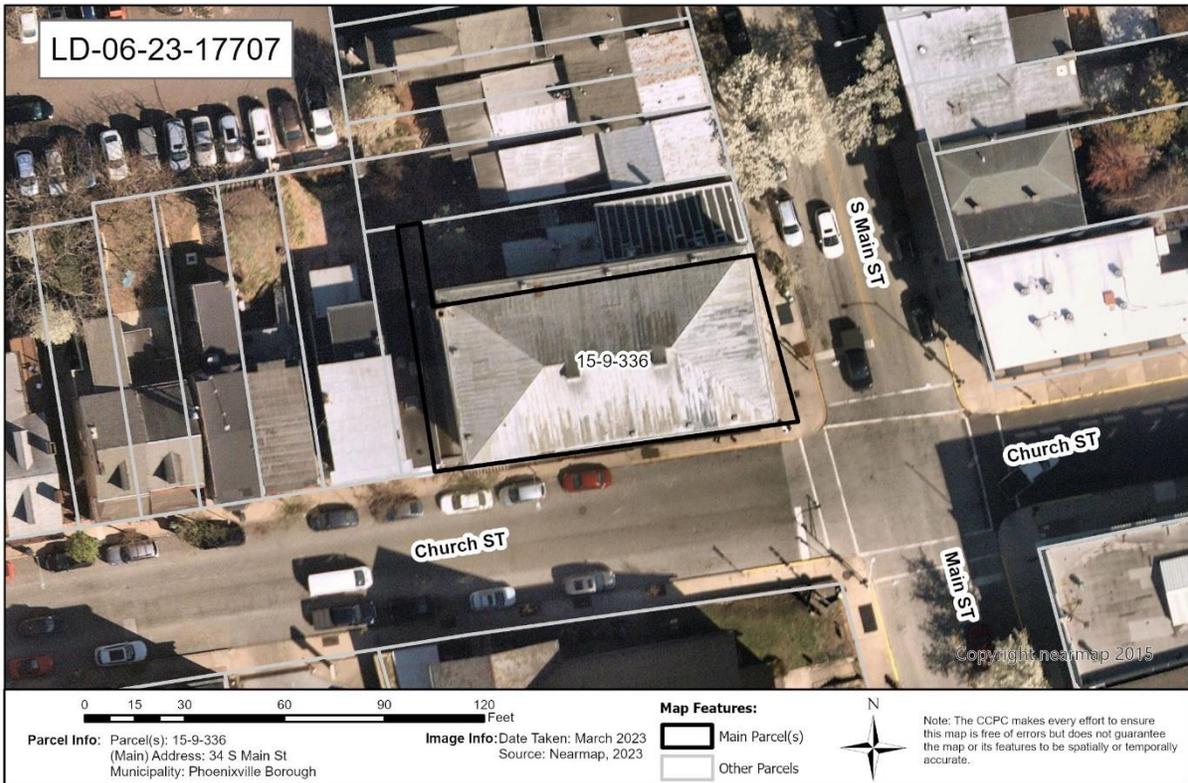
BACKGROUND:

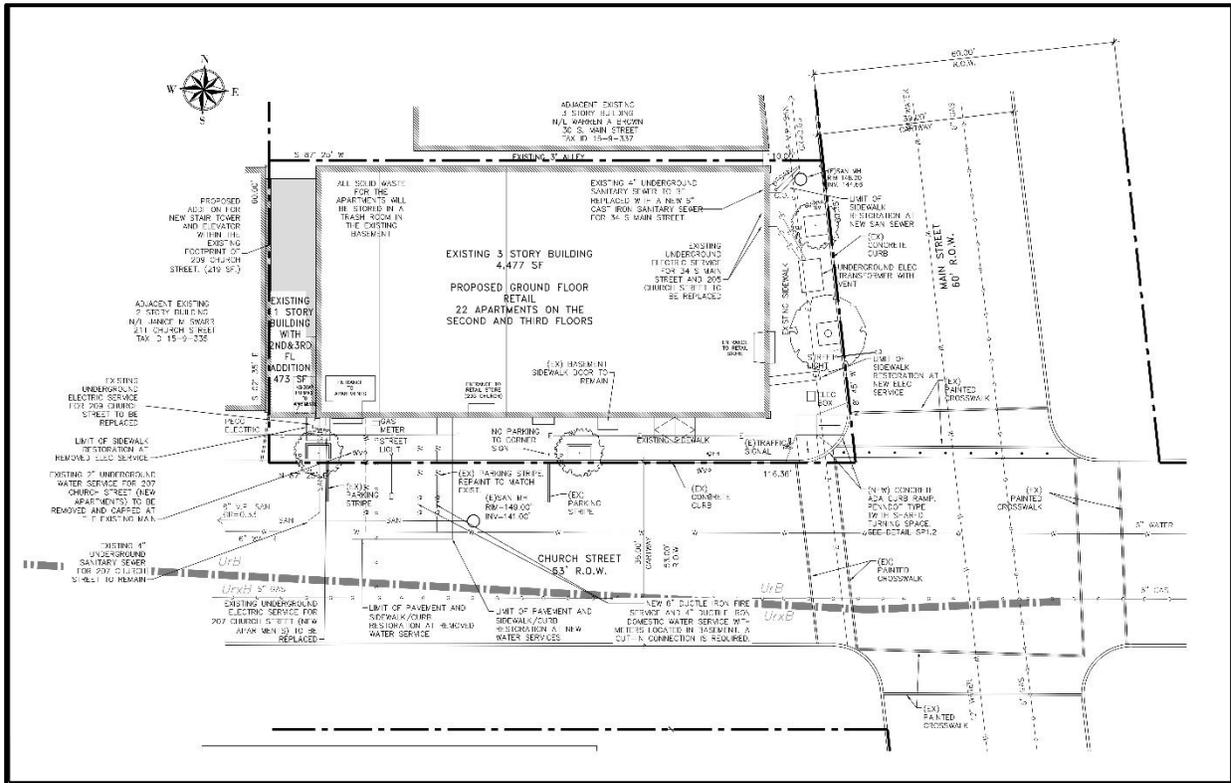
1. The Chester County Planning Commission has previously reviewed two land development proposals for this site. Those reviews included, CCPC# LD-12-20-16566, dated January 12, 2021 and LD-09-21-16892 dated September 29, 2021, both addressed conversion of the former Masonic Temple building into retail use on the street level and apartment units on the second and third floors.

COUNTY POLICY:

LANDSCAPES:

2. The site is located within the **Urban Center Landscape** designation of *Landscapes3*, the 2018 County Comprehensive Plan. The vision for the Urban Center Landscape is historic downtown and established neighborhoods serving as civic, economic, and population centers with a traditional town character, accommodating substantial future growth at a medium to high intensity. Transportation infrastructure improvements and amenities supporting a walkable community should be provided and integrated into the public transportation and roadway systems. The proposed land development is consistent with the objectives of the **Urban Center Landscape**. The site is located in the Mixed Use Future Land Use designation in the 2019 Phoenixville Regional Comprehensive Plan.





Detail of Sheet 1 of the plan

WATERSHEDS:

3. **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:

4. The County Planning Commission commends the Borough and the applicant for the proposed adaptive reuse of a significant historic structure, as well as for providing additional housing opportunities in the Borough.
5. We suggest that the applicant and Borough consider providing a percentage of affordably priced housing units within the proposed apartment building. "Live" Objective B of **Landscapes3** is to accommodate housing at costs accessible to all residents. Additionally, the County recently launched the A+ Homes initiative, that focuses on creating homes that are attractive, affordably priced, adaptable, aging-friendly, and accessible. Additional information on the A+ Homes initiative is available online at: <https://www.chesoplanning.org/Housing/aPlusHomes.cfm>.

Page: 4
Re: Preliminary/Final Land Development - Main Street Lofts 3
Phoenixville Borough - LD-06-23-17707

6. The handicapped entrance to the apartments appears to be located in the adjoining building. The applicant and the Borough should determine if formalizing this design with a perpetual access easement or revised lease language would be necessary.

ADMINISTRATIVE ISSUES:

7. The applicant is requesting four waivers from the provisions of the Borough Subdivision and Land Development Ordinance. Waiver requests should only be granted following the determination that the proposed project either meets the purpose of these requirements or does not create the impacts that these provisions are intended to manage.
8. The Borough emergency service providers should review the plans to verify the design, location and specifications of all emergency service facilities and equipment to be installed in the building.
9. A minimum of four (4) copies of the plan should be presented at the Chester County Planning Commission for endorsement to permit recording of the final plan in accord with the procedures of Act 247, the Pennsylvania Municipalities Planning Code, and to meet the requirements of the Recorder of Deeds, the Assessment Office.

This report does not review the plan for compliance to all aspects of your ordinance, as this is more appropriately done by agents of the Borough of Phoenixville. 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: Main Street Lofts, LLC
3GhC Architects, LLC
Site Engineering Concepts, LLC
Chester County Conservation District



THE COUNTY OF CHESTER



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Executive Director

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July 24, 2023

David Boelker, Director of Planning and Code Enforcement
Phoenixville Borough
351 Bridge Street, 2nd Floor
Phoenixville, PA 19460

Re: Preliminary/Final Subdivision - Ringold Street Subdivision
Phoenixville Borough - SD-06-23-17736

Dear Mr. Boelker:

A Preliminary/Final Subdivision Plan entitled "Ringold Street Subdivision", prepared by Inland Design LLC, and dated June 29, 2023, was received by this office on June 29, 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 Ringold Street, east of Cherry Street
Site Acreage: 1.012
Lots/Units: 5 lots
Proposed Land Use: Single Family Residential
Municipal Land Use Plan Designation: Medium Density Residential
UPI#: 15-12-497, 15-12-495

PROPOSAL:

The applicant proposes the creation of 5 lots from 2 existing lots totaling 1.012 acres. The existing dwelling will be sited on lot 3 and four new dwellings will be constructed on the other lots. The project site, which will be served by public water and public sewer, is located in the RI-Residential Infill zoning district.

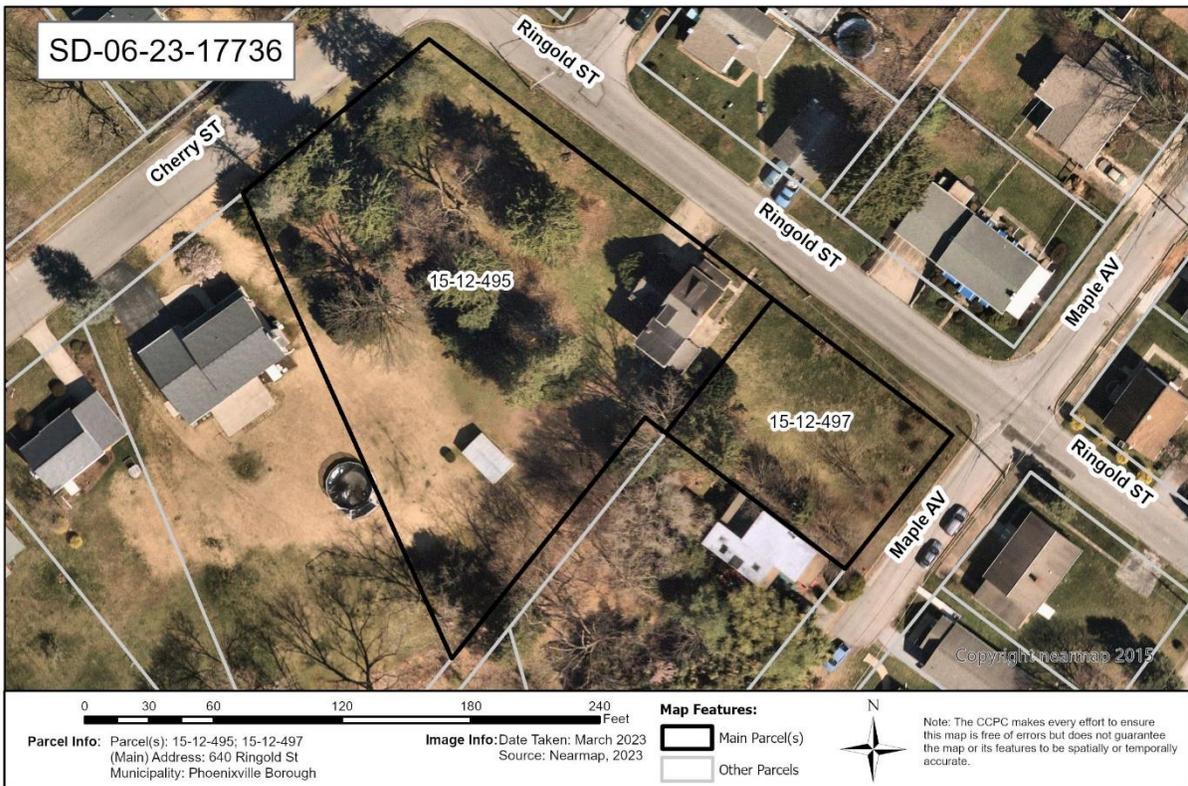
RECOMMENDATION: The County Planning Commission recommends that the issues raised in this letter should be addressed and all Borough issues should be resolved before action is taken on this subdivision plan.

COUNTY POLICY:

LANDSCAPES:

1. The project site is located within the **Urban Center Landscape** designation of [Landscapes3](#), the 2018 County Comprehensive Plan. The vision for the **Urban Center Landscape** is historic downtown and established neighborhoods serving as civic, economic, and population centers with

a traditional town character, accommodating substantial future growth at a medium to high intensity. The proposed subdivision is consistent with the objectives of the **Urban Center Landscape**.



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 endorse the installation of sidewalks to serve all the proposed lots. Sidewalks with direct connections to front porches are an essential and traditional element of redevelopment in the **Urban Center Landscape**.
4. The Borough should verify the design of the driveway on proposed lot 2, related to the driveway being located within the 30 foot-wide storm and sanitary sewer easements.

ADMINISTRATIVE ISSUES:

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



THE COUNTY OF CHESTER



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Josh Maxwell
Michelle Kichline

Brian N. O’Leary, AICP
Executive Director

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July 13, 2023

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

Re: Preliminary/Final Land Development - Life Time Living
Tredyffrin Township – LD-06-23-17701

Dear Ms. McPherson:

A Preliminary/Final Land Development Plan entitled "Life Time Living", prepared by Bohler Engineering, and dated March 1, 2023, and last revised on May 18, 2023, was received by this office on June 13, 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.

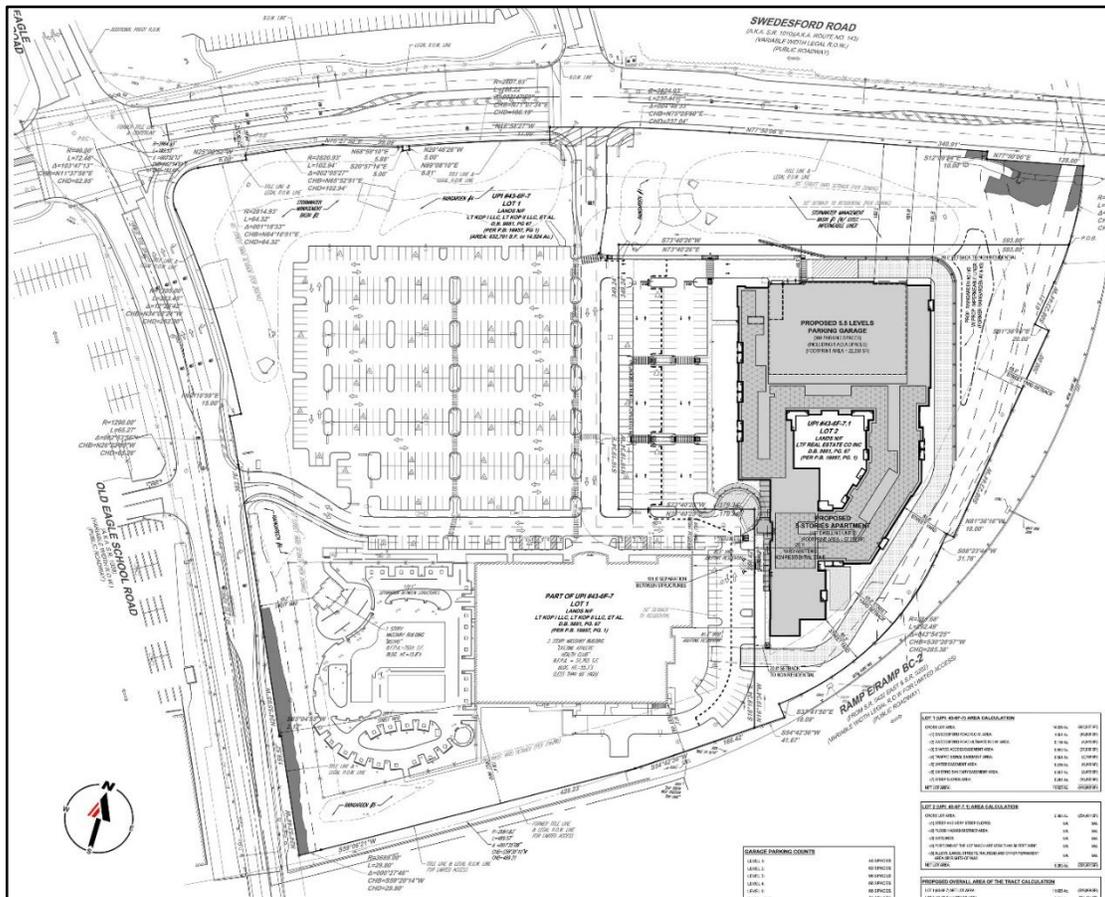
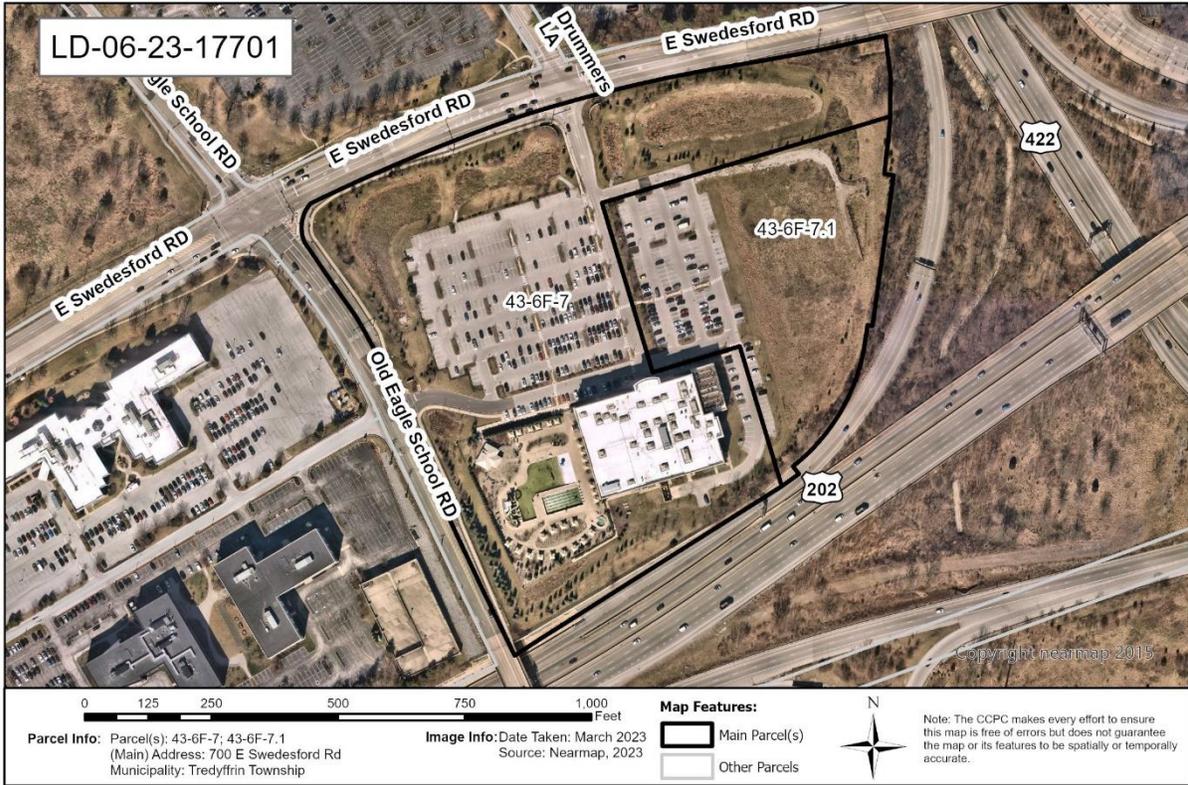
PROJECT SUMMARY:

Location:	southeast corner of Old Eagle School Road and East Swedesford Road
Site Acreage:	19.91
Lots/Units:	2 existing lots
Non-Res. Square Footage:	0
Proposed Land Use:	197 unit apartment building on Lot 1 (UPI# 43-6F-7.1, 5.38 acres), existing health club on Lot 2 (UPI# 43-6F-7, 14.53 acres)
New Parking Spaces:	375
Municipal Land Use Plan Designation:	Swedesford/Devon Park
UPI#:	43-6F-7.1, 43-6F-7

PROPOSAL:

The applicant proposes the construction of a 197 unit apartment building, a parking garage with 360 parking spaces, and 15 surface parking spaces. The project site, which will be served by public water and public sewer, is located in the O Office 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.



Site Detail, Sheet C-301: Preliminary/Final Land Development - Life Time Living

BACKGROUND:

1. The Chester County Planning Commission previously reviewed two zoning amendment submissions (CCPC# ZA-08-22-17296, dated September 1, 2022, and CCPC# ZA-10-22-17436, dated November 21, 2022), which proposed the following amendments to the Township Zoning Ordinance, the purpose of which was to allow for the construction of an apartment building on this site:
 - Add a definition for the term “Dwelling, Compatible Multifamily or Apartment House” to Section 208-6;
 - Add “Compatible Multifamily Dwelling or Apartment House” to the list of uses permitted by-right in the O Office Zoning District; and
 - Add Section 208-42.3, Design Standards for Compatible Multifamily Dwelling and Apartment House.

According to our records, this zoning amendment was adopted by the Township on December 5, 2022. We note that the adopted ordinance requires a compatible multifamily dwelling or apartment house to abut or share a tract with an auxiliary health club and/or full service hotel within the Office District having a minimum floor area of 75,000 square feet and a minimum of 25,000 square feet of active indoor and outdoor amenities. UPI# 43-6F-7 is the site of an existing health club (Life Time).

2. The County Planning Commission reviewed an earlier version of this land development, dated March 1, 2023, on April 14, 2023 (CCPC# LD-03-23-17593). We note that the proposed revisions depicted in the latest version of this land development plan include the following:
 - The proposed pedestrian network has been expanded, which now includes sidewalks/crosswalk areas from the parking garage entrance to the adjoining Life Time parcel along the northern driveway entrance (we note that a portion of a retaining wall has been relocated in order to accommodate this sidewalk connection).
 - The total number of parking spaces in the parking garage has been increased from 355 to 360.
 - A proposed loading zone is shown to the immediate east of the proposed garage entrance.
 - A Water Quality Plan (Sheet C-404) has been added (we note that Sheets C-404 through C-408 of the previous plan submission have been renumbered as Sheets C-405 through C-409).
 - Two additional waivers have been requested by the applicant (this issue is further discussed in comment #14).

COUNTY POLICY:

LANDSCAPES:

3. The project site is located within the **Suburban Landscape** designation of [Landscapes3](#), the 2018 County Comprehensive Plan. As stated in our previous review (CCPC# LD-03-23-17593), the proposed land development is consistent with the objectives of the **Suburban Landscape**.

WATERSHEDS:

4. **Watersheds**, the water resources component of [Landscapes3](#), indicates the proposed development is located within the Trout Creek watershed. **Watersheds**' highest priority land use objectives within this watershed are: reduce stormwater runoff, protect first order streams, and protect ground water quantity and quality. **Watersheds** can be accessed at www.chesco.org/water.

PRIMARY ISSUES:

Access and Circulation:

5. As stated in our previous review, we acknowledge, and endorse, that pedestrian access (sidewalks and crosswalk areas) will be provided from the apartment building to the health club on the adjoining parcel (UPI# 43-6F-7), along with pedestrian access to the existing pedestrian network along Old Eagle School Road and Swedesford Road. Sidewalks are an essential design element in the Suburban Landscape, and pedestrian connectivity between sidewalks and buildings is an important component of a complete sidewalk system in the Suburban Landscape.
6. The Township should work with the property owners and PennDOT to allow pedestrian access on both sides of the major roadways in this area of the Township, including Swedesford Road, in order to provide pedestrian/bicycle connectivity to the existing development in Montgomery County to the east. “Connect” Objective C of *Landscapes3* is to provide universally accessible sidewalks, trails, and public transit connections to create a continuous active transportation network within designated growth areas, and develop multi-use trails to interconnect all communities.
7. The applicant and the Township should consider providing dedicated bicycle parking. Bicycle racks should be located in visible areas near building entrances and/or areas of pedestrian activity such as bus shelters, and they should be located under a shelter or building overhang to provide shelter from the elements. Additional information on this topic is provided in the County Planning Commission's Multimodal Circulation Handbook (2016 Update), which is available online at: www.chesco.org/documentcenter/view/27029.
8. It appears that there is an existing SEPTA bus stop on the adjoining health club parcel, situated on Swedesford Road west of the existing driveway entrance. If this is correct, then we recommend that the applicant and Township, in consultation with SEPTA, consider providing a bus shelter at this location. 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/27031.

Natural Features Protection:

9. There are currently active sinkholes on this site, along with previously repaired sinkholes, as well as anticipation of and susceptibility to new sinkhole formations. The applicant should consider further limiting the amount of earth disturbance and development at this site. The applicant should ensure an appropriate sinkhole prevention and mitigation plan is in place throughout construction to limit the risk of sinkhole formation. Mitigation measures could include the following:
 - a. Limiting surface water runoff into any areas shown to have an elevated risk of sinkhole formation;
 - b. Promptly backfilling any voids that are discovered;
 - c. Minimizing the extent of areas to be disturbed at any given time, and promptly stabilizing disturbed areas as soon as grading and construction activities are completed; and
 - d. Regularly inspecting the site to identify potential sinkholes early in their formation to limit risk to life, property and infrastructure.

Page: 5

Re: Preliminary/Final Land Development - Life Time Living

Tredyffrin Township – LD-06-23-17701

10. Given the development/redevelopment of roadways, parking areas, and sidewalks, the applicant should consider establishing a de-icing plan and material storage area that minimizes the volume of de-icing chemicals and pollutants that will directly infiltrate to the groundwater or runoff to streams. Reducing chloride runoff from all pavement sources as well as roads is increasingly needed to minimize impacts to water resources.

Stormwater Management:

11. 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. The applicant and Township should also refer to comments #11 through #18 of our previous review (CCPC# LD-03-23-17593) pertaining to additional stormwater issues to consider. We note that Sheet C-406 – Post Construction Stormwater Management Notes & Details of the prior plan submission, as discussed in comments #15 and #16 of our previous review, is identified as Sheet C-407 in the current plan submission.

Design Issues:

12. The Township should verify that the design of the proposed outdoor lighting plan (Sheets C-701 and C-702) conforms to Township ordinance requirements. The illumination should be directed inward from the periphery of the site and be oriented to reduce glare and visual impact on the adjoining roadways and land uses.

Affordably Priced Housing Units:

13. We suggest that the applicant and Township consider providing a percentage of affordably-priced housing units within the proposed apartment building. “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>.

ADMINISTRATIVE ISSUES:

14. The list of requested waivers provided on Sheet 1 indicates that the applicant is requesting four waivers from the provisions of the Township Subdivision and Land Development Ordinance, including two waivers from the landscaping standards in Section 181-52. 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.
15. The Township Fire Marshal should verify the design and location of all proposed fire-protection facilities.
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>.

Page: 6

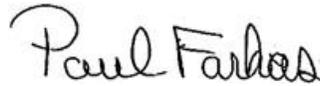
Re: Preliminary/Final Land Development - Life Time Living

Tredyffrin Township – LD-06-23-17701

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

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

Sincerely,

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

Paul Farkas
Senior Review Planner

cc: Riley Riper Hollin & Colagreco
Bohler Engineering
Roeco, LLC/CBD
Chester County Conservation District
Chester County Water Resources Authority
SEPTA (Attn. Planning Division)



THE COUNTY OF CHESTER



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July 3, 2023

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

Re: Land Development Plan - Eagleview Town Center II Phase 4 – Lot 3
Uwchlan Township - LD-06-23-17713

Dear Ms. Giordano:

A land development plan entitled "Eagleview Town Center II", prepared by Chester Valley Engineers, Inc. and dated June 8, 2023, was received by this office on June 12, 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 plan for your consideration.

PROJECT SUMMARY:

Location:	To the west of Constitution Drive, northwest of Eagleview Boulevard
Site Acreage:	13.55 acres
Lots/Units:	1 lot; 2 buildings
Proposed Land Use:	Apartment
New Parking Spaces:	256 spaces, including 62 reserved spaces
Municipal Land Use Plan Designation:	Commercial/Industrial
UPI#:	33-1-40

PROPOSAL:

The applicant proposes the construction of two apartment structures totaling 126 units, 256 parking spaces with 84 garage spaces, and 62 reserved parking spaces. A conditional use approval is granted for the plan. The site, which is served by public water and public sewer facilities, is located in the Uwchlan Township PCID (Planned Commercial Industrial Development-Town Center) zoning district. A traffic study was prepared, but was not submitted to the County Planning Commission.

BACKGROUND:

The Chester County Planning Commission reviewed a sketch subdivision and land development plan for a portion of this tract, located to the northwest of this site. Our comments on that plan were forwarded to the Township in a letter dated October 21, 2020 (refer to CCPC # SD-09-20-16479, LD-09-20-16480).

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

COUNTY POLICY:

LANDSCAPES:

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

WATERSHEDS:

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

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

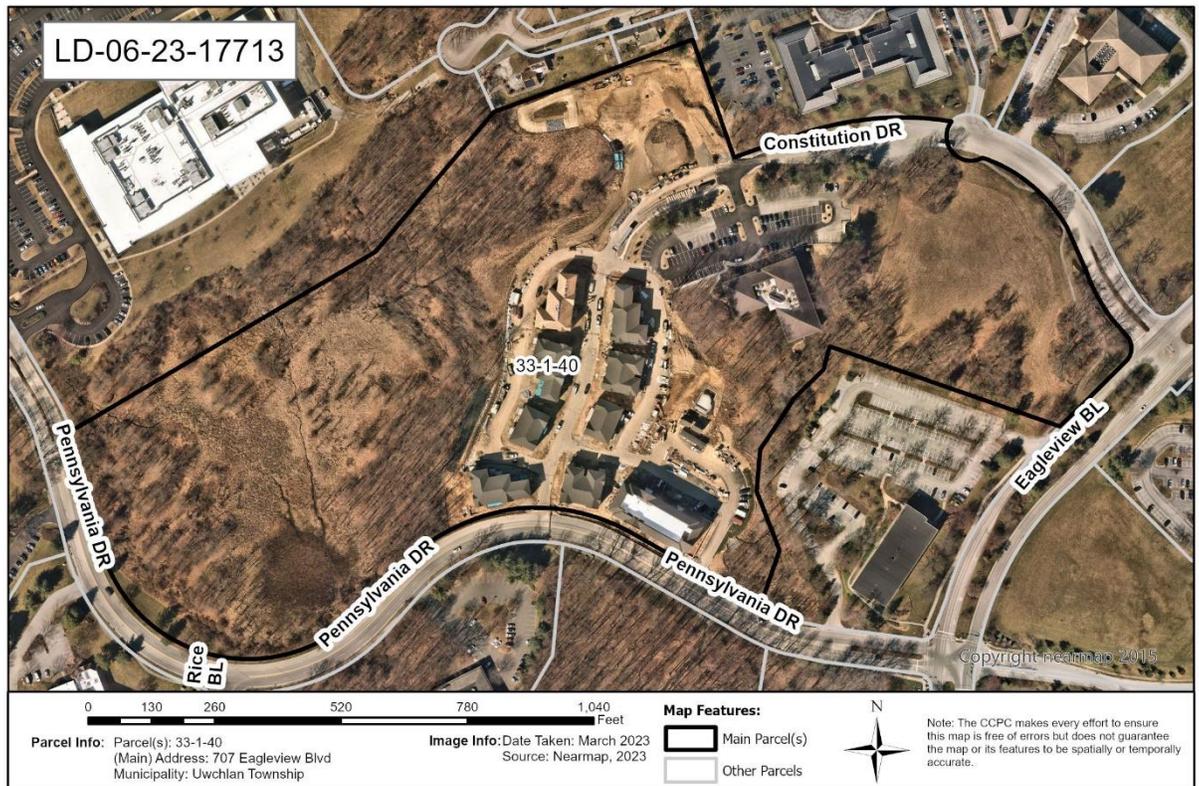
3. Land disturbance and land development activities that occur within Chester County must comply with the **County-wide Act 167 Stormwater Management Plan for Chester County, PA** (August 2022) and the associated Act 167 stormwater management ordinance standards adopted by each municipality.

PRIMARY ISSUES:

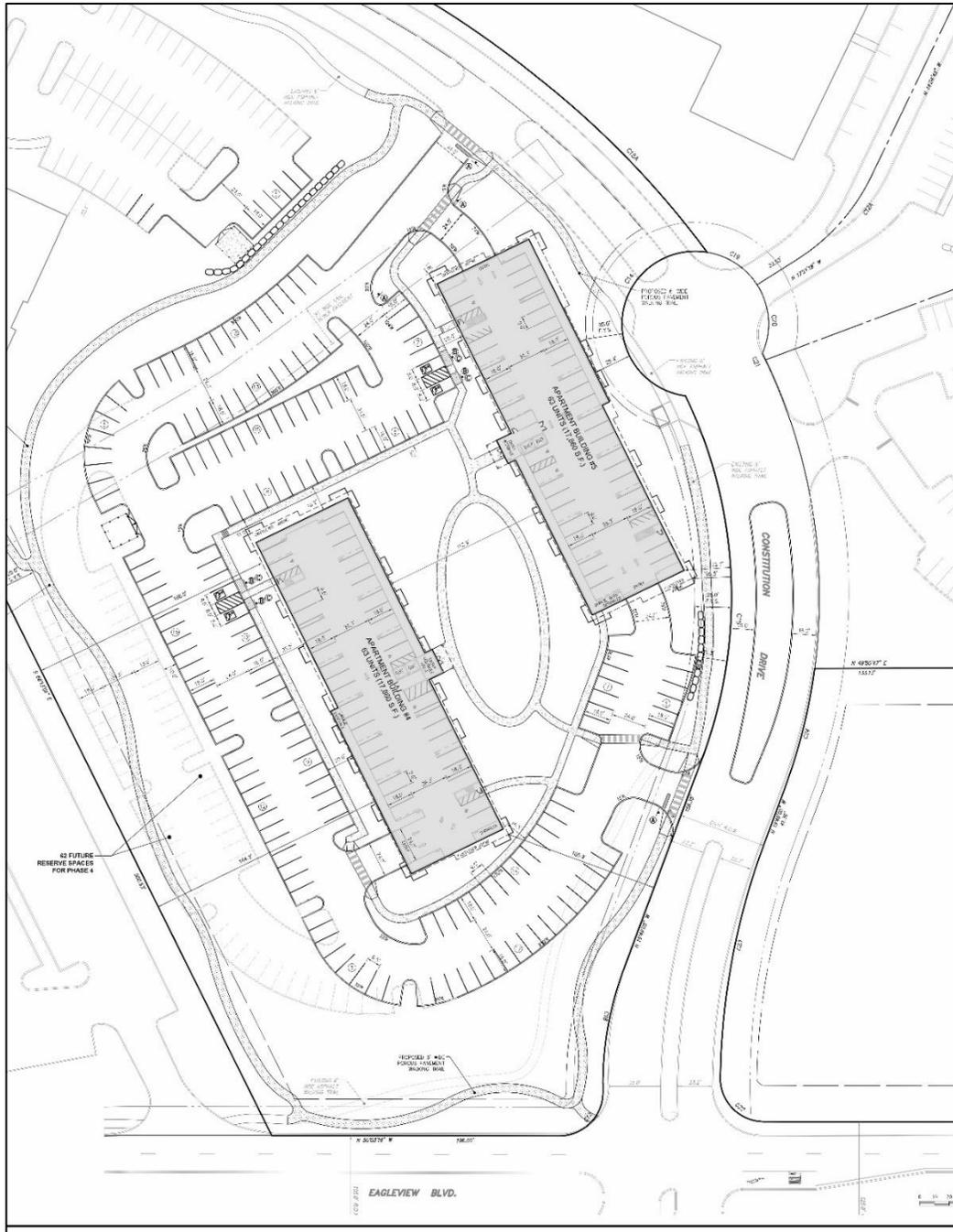
4. The plan indicates that conditional use approval was granted for this project. The final plan should include the date of the conditional use approval. We particularly endorse conditions 5.o and 5.r of the approval, relating to achieving energy efficiency and striving to meet sustainability goals such as achieving the LEEDS Silver standard.

To help implement the conditional use approval’s requirements, we suggest that the applicant take advantage of the buildings’ large roof areas to 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 buildings’ long-term sustainability and reduce their 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/>.



5. We recommend that the applicant and Uwchlan Township create a unified architectural and landscape design template to ensure that the buildings reflect a common theme. This can include compatible building finishes, windows, as well as street furniture and landscaping.
6. The applicant and Uwchlan Township should consider providing dedicated bicycle parking facilities. 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.
7. The applicant has proposed reserving some of the required parking on the site. We endorse this approach and recommend that the reserved parking spaces be landscaped until or if it becomes apparent that they will be needed. The applicant and the Township should also determine who will decide whether the reserved parking spaces will be required in the future, and how they will be funded and constructed.



*Detail of Eagleview Town Center II Phase 4 – Lot 3
Subdivision and Land Development Plan*

8. The plan indicates that 256 spaces, including 62 reserved spaces will be provided, but the Act 247 referral form that was submitted with the application indicates that there will be 254 constructed spaces and 62 in reserve. This should be clarified.

9. Pedestrian connectivity between sidewalks and buildings is an important component of a complete sidewalk system in the *Suburban Center Landscape*. Additional information on this topic is provided in the Pedestrian Facilities Design Element of the County Planning Commission's Multimodal Circulation Handbook (2016 Update), which is available online at: www.chescoplanning.org/MuniCorner/MultiModal/02-PedFacs.cfm.

The plan indicates that most proposed walking trails will be six feet wide and constructed of porous materials. We also recognize that the proposed walking trails will connect to other trails on the site. We commend the applicant for providing trails on-site and access to other trails, however, General Note 13 on the plan indicates that the proposed sidewalks will be four feet wide. PennDOT's Design Manual 2 - Chapter 6: Pedestrian Facilities and the Americans with Disabilities Act recommends that sidewalks be a minimum of five feet in width, and we suggest that five foot-wide sidewalks are especially appropriate at multi-family developments.

10. We recommend that the applicant and Uwchlan Township, in consultation with SEPTA, provide a bus shelter and pedestrian access at the bus stop on Eagleview Boulevard. 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/27031.
11. Constitution Drive and the existing cul-de sac near the project appear to be excessively wide. The applicant and the Township should provide striping or other design measures to increase the safety of traffic in this area; a landscaped island in the cul-de-sac might also be appropriate to help direct traffic flow and reduce the pavement's impervious surface coverage.
12. Uwchlan Township should verify that the design and location of any proposed outdoor lighting conforms to Township ordinance requirements. The illumination should be directed inward from the periphery of the site and be oriented to reduce glare and visual impact on the adjoining roadways and land uses. We suggest that all site 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 buildings.
13. We suggest that the applicant and Uwchlan Township consider providing a percentage of affordably-priced housing units within the proposed apartment building. "Live" Objective B of *Landscapes3* is to accommodate housing at costs accessible to all residents. Additionally, the County recently launched the A+ Homes initiative, that focuses on creating homes that are attractive, affordably-priced, adaptable, aging-friendly, and accessible. Additional information on the A+ Homes initiative is available online at: <https://www.chescoplanning.org/Housing/aPlusHomes.cfm>.
14. The Uwchlan Township Fire Marshal should verify the design and location of all proposed fire-protection facilities.
15. In the future, Uwchlan Township should consider expanding the land uses that are permitted in this area to help support the residents. Such land uses could include day care facilities, limited retail services, office activities, dry cleaning, and other activities that can provide services to a large residential population. The County Planning Commission's eTool on mixed use development offers additional suggestions, at: <https://www.chescoplanning.org/MuniCorner/eTools/25-MixedUse.cfm>

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Re: Land Development Plan - Eagleview Town Center II Phase 4 – Lot 3

Uwchlan Township - LD-06-23-17713

16. The Town Center Residential Unit Tabulation should be clarified because it references Phase 2 twice.
17. 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 Uwchlan 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 pretreatment 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.
18. 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:

19. 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>.
20. 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 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: Chester Valley Engineers, Inc.
The Hankin Group
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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(610) 344-6285 Fax (610) 344-6515

July 19, 2023

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

Re: Preliminary/Final Subdivision - 944 Providence Road
Willistown Township – SD-06-23-17721

Dear Ms. Lodge:

A Preliminary/Final Subdivision Plan entitled "944 Providence Road", prepared by Schock Group, LLC, and dated June 12, 2023, was received by this office on June 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.

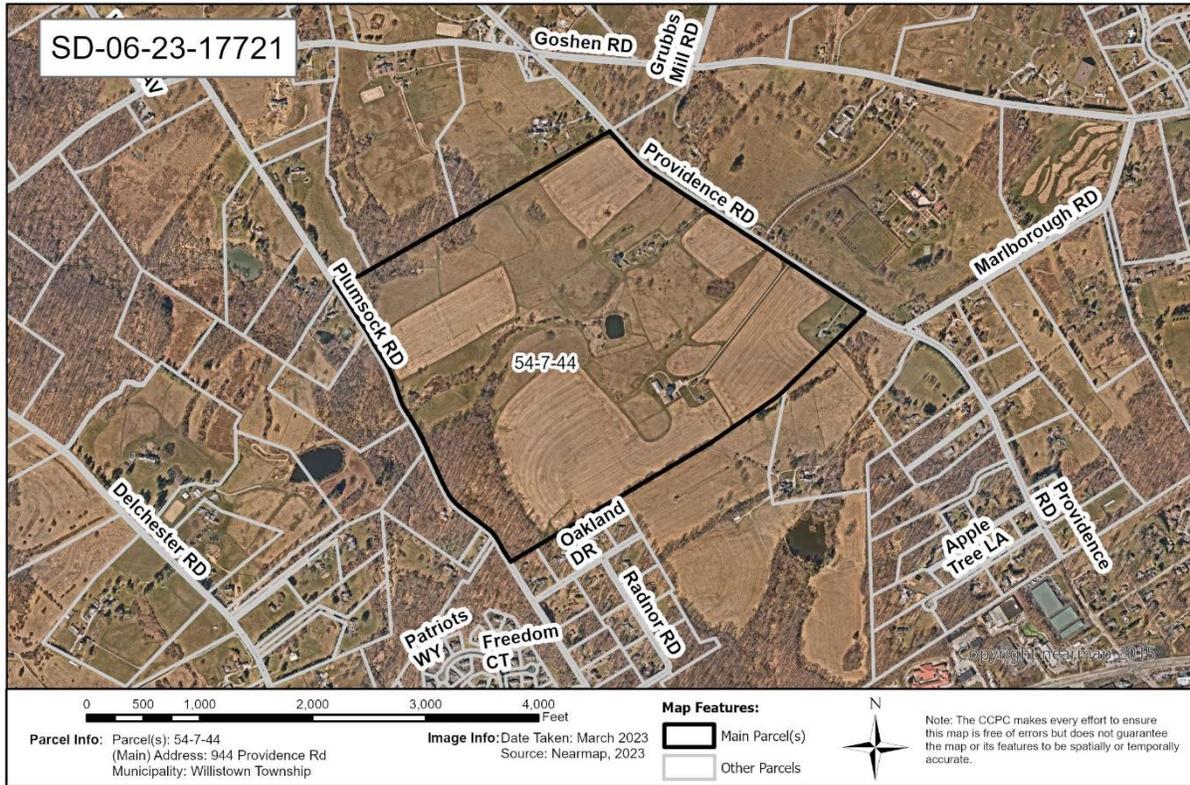
PROJECT SUMMARY:

Location:	between Plumsock Road and Providence Road, south of Goshen Road
Site Acreage:	217.50
Lots/Units:	5
Non-Res. Square Footage:	0
Proposed Land Use:	Single Family Residential, Open Space Conservation
New Parking Spaces:	0
Municipal Land Use Plan Designation:	Rural/Agricultural/Preserved/Suburban Low Density
UPI#:	54-7-44

PROPOSAL:

The applicant proposes the creation of 5 lots. No development activity is proposed as part of the current plan submission. The existing buildings on the site will remain. The project site is located in the RU Rural 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:

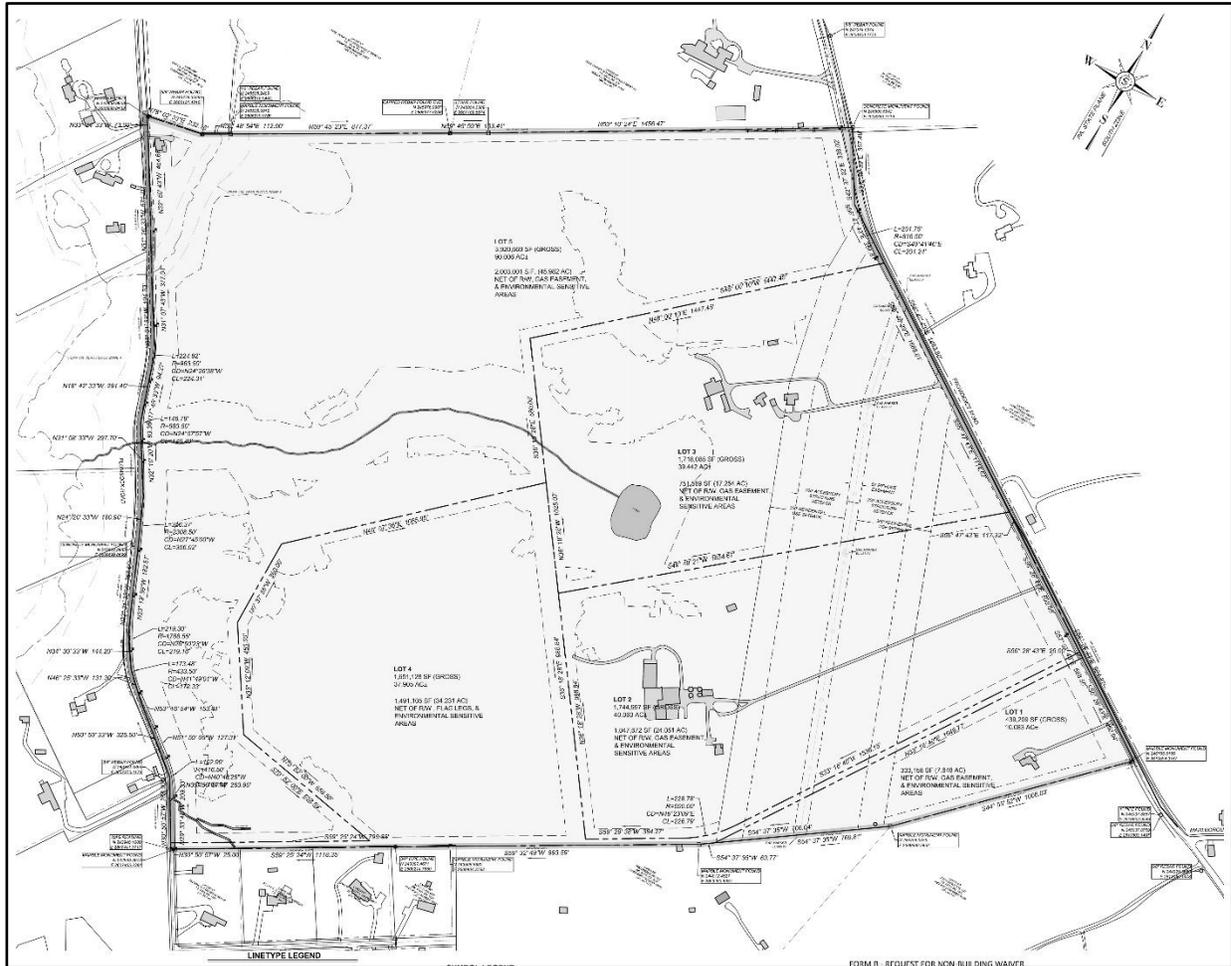
1. The project site is located within the **Rural Landscape** designation of [Landscapes3](#), the 2018 County Comprehensive Plan, adjoining a **Suburban Landscape** designation to the south. This landscape consists of open and wooded lands with scattered villages, farms and residential uses. The vision 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 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 **Rural Landscape**. We endorse the efforts of the Township and Willistown Conservation Trust for preserving this property. Map 9: Resources Targeted for Protection identifies this parcel as one of 14 properties in the Township identified for protection. This map indicates that each property “has a historic designation and intersects a Natural and Scenic Resource.”

WATERSHEDS:

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

protect/enhance water-based recreation, cultural, historic resources and public access. *Watersheds* can be accessed at www.chesco.org/water.



Site Plan Detail, Sheet 2: Preliminary/Final Subdivision - 944 Providence Road

PRIMARY ISSUES:

3. The Township’s 2016 Official Map indicates that the project site is located in a “Proposed Open Space Reservations” designation. Prior to taking action on this proposal, the Township should consider any issues pertaining to the Official Map designation of this site consistent with the provisions of Section 406 of the Pennsylvania Municipalities Planning Code.

We acknowledge that the Subdivision Narrative included with the plan submission indicates that the owner has entered into an agreement of sale with the Willistown Conservation Trust for one of the lots (Lot 5, 90.01 acres), which will be encumbered by the Trust with a conservation easement and will be protected against development. Additionally, Sheet 5-Conservation Area Plan depicts the location of potential conservation areas for the entire site, the details of which are noted in the Potential Conservation area table on Sheet 5. The details of these easements should be incorporated into the deeds of these lots.

Page: 4
Re: Preliminary/Final Subdivision - 944 Providence Road
Willistown Township – SD-06-23-17721

4. The Subdivision Narrative provides a detailed list of the historic buildings located on this site, all of which will remain. These historic buildings include three 18th century stone farmhouses and a 19th century wood framed farmhouse. We note that Sheet 5 appears to depict the location where a future dwelling may be located on Lots 2, 3 and 4 (there is a plan note shown on each lot that states “future dwelling final location to be determined.”)

The Township should reserve granting final plan approval until the proposal has been reviewed by the Township’s Historical Commission. “Appreciate” Objective A of *Landscapes3*, the 2018 County Comprehensive Plan, is to preserve historic resources in their context while supporting appropriate reuse as a vital part of our community infrastructure and character. Additional information on this issue is available online at: www.chescoplanning.org/Landscapes3/1c-Appreciate.cfm.

5. The site plan depicts the location of a 50 foot wide pipeline easement that traverses the eastern 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 transmission pipeline is operated by Sunoco Pipeline L.P. While we acknowledge that the pipeline depicts the location of gas markers, it is recommended that the plan include the size, material and depth (if known), and the type of product typically being transported through the pipeline. The 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>.

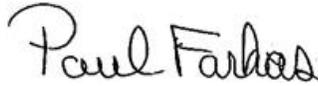
ADMINISTRATIVE ISSUES:

6. According to the Waivers Requested table on Sheet 2, 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.
7. 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.
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.

Page: 5
Re: Preliminary/Final Subdivision - 944 Providence Road
Willistown Township – SD-06-23-17721

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

Sincerely,

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

Paul Farkas
Senior Review Planner

cc: 944 Providence LLC
Schock Group, LLC
Chester County Assessment Office

Proposed Plan and Ordinance Reviews





ORDINANCE PROPOSALS

7/1/2023 to 7/31/2023

The staff reviewed proposals for:

	Total
Miscellaneous Ordinance (Misc.) Amendments	1
Subdivision and Land Development Ordinance (SLDO) Amendments	3
Zoning Map Amendments	2
Zoning Ordinance Amendments	8
TOTAL REVIEWS	14

MUNICIPALITY	FILE NO.	REVIEW DATE	TOPIC	LANDSCAPES3 CONSISTENCY
Avondale Borough	SA-07-23-17746	7/14/2023	<p>Proposed - SLDO Amendment</p> <p>The proposed Subdivision and Land Development Ordinance Section 375-32 Open Space, Public Grounds and Recreation Areas is removed and replaced. Subsection A addresses Public Grounds, adequacy of community facilities, schools, libraries, public building parks and playgrounds to facilitate proposed development. Section B addresses adequacy of community active recreation areas and the provision of areas and or monies for recreation and standards for these areas.</p>	Consistent
Avondale Borough	ZA-06-23-17719	7/14/2023	<p>Proposed - Zoning Ordinance Amendment</p> <p>The proposed zoning ordinance amendment removes and replaces the provisions of the R-3 Residential zoning district. The amendment includes: a district purpose statement, revised use regulations by adding Townhouse gross density development which is permitted by conditional use, revised area and bulk provisions for each dwelling type and a new subsection addressing the Townhouse gross density development provisions, height provisions, parking and additional standards. Part 2 of the amendment adds an Appendix entitled "R-3 Townhouse Gross Density Typical Layout" as an example of a typical layout under this development option.</p>	Inconsistent

MUNICIPALITY	FILE NO.	REVIEW DATE	TOPIC	LANDSCAPES3 CONSISTENCY
Birmingham Township	MA-06-23-17704	7/5/2023	Proposed - Misc Amendment The proposed amendments to the Township Code include amendments to the violations and penalties standards provided in numerous chapters, along with updates to Chapter 56-Fireworks.	Not Relevant
Birmingham Township	SA-06-23-17705	7/5/2023	Proposed - SLDO Amendment The Township proposes to amend Section 103-31, Surface and Stormwater Drainage.	Not Relevant
Birmingham Township	ZA-06-23-17706	7/5/2023	Proposed - Zoning Ordinance Amendment The proposed amendments included new or amended definitions for the following terms: Electronic Notice, Mailed Notice, Family, Shopping Center, and Swimming Pool; and removing all references to the former C-3 General Commercial district set forth in Sections 122-56.1, 122-88.B. (3), 122-90, Appendix A and Appendix B.	Not Relevant
City of Coatesville	ZA-06-23-17727	7/21/2023	Proposed - Zoning Ordinance Amendment Zoning Ordinance amendments: definitions, signs, TND, Steel Museum Overlay District, Specially Planned Overlay District, Mixed Use Development Overlay, Manual of Written and Graphic Guidelines, etc.	Consistent
East Whiteland Township	ZA-06-23-17708	7/7/2023	Proposed - Zoning Ordinance Amendment The proposed amendments to the Township Zoning Ordinance include the following: amend the Intent statement of the MF Multifamily Route 30 Overlay District in Section 200-39.4.A; and amend the conditional use criteria for the MF Overlay District set forth in Section 200-39.4.D.	Consistent
East Whiteland Township	ZM-06-23-17714	7/7/2023	Proposed - Zoning Map Amendment The Township proposes to amend its Zoning Map by applying the MF Multifamily Route 30 Overlay District to the following parcels situated on the south side of Route 30 at its intersection with Westgate Village Drive: UPI# 42-4-309 (1.9 acres), UPI# 42-4-310 (1.5 acres), and UPI# 42-4-310.2 (1.6 acres).	Consistent
London Grove Township	ZM-06-23-17728	7/19/2023	Proposed - Zoning Map Amendment The Township proposes to rezone four parcels from AP-Agricultural Preservation to CV-Chatham Overlay and two parcels from AR-Agricultural Residential to CV-Chatham Overlay. All parcels are located in the northwest quadrant of the intersection of Route 41 and Route 841.	Consistent

MUNICIPALITY	FILE NO.	REVIEW DATE	TOPIC	LANDSCAPES3 CONSISTENCY
Lower Oxford Township	ZA-07-23-17738	7/21/2023	<p>Proposed - Zoning Ordinance Amendment</p> <p>The proposed amendment removes the term "excluding single-family detached dwellings" from the subsection, Single-family detached dwellings are added as Section 27-700.13, Section 27-702 Area and Design Requirement is revised to add provisions pertaining to Single-family detached dwellings, Unroofed residential decks are added as a use in Section 27-1404.1.A with a 10' RY setback. Side yards for Single-family detached dwellings of 5 foot minimum 20" for both. Minimum distance between two dwellings of 10 feet and the Maximum floor area ratio is removed from the table in Section 27-702.</p>	Consistent
Tredyffrin Township	ZA-06-23-17722	7/19/2023	<p>Proposed - Zoning Ordinance Amendment</p> <p>The Township has received a zoning amendment petition to change the definition of "height of building" set forth in Section 208-6.B of the Township Zoning Ordinance.</p>	Not Relevant
West Bradford Township	SA-06-23-17734	7/3/2023	<p>Proposed - SLDO Amendment</p> <p>Procedures for sketch plans, submission procedures and requirements for other plans</p>	Consistent
West Bradford Township	ZA-06-23-17724	7/3/2023	<p>Proposed - Zoning Ordinance Amendment</p> <p>Ag day camp amendment</p>	Consistent
West Chester Borough	ZA-06-23-17718	7/14/2023	<p>Proposed - Zoning Ordinance Amendment</p> <p>The Borough proposes to add "accessory dwelling unit" as an allowable accessory use in the NC-1 Neighborhood Conservation, NC-2 Neighborhood, and TC Town Center Districts. A definition, specific intent, eligibility, dimensional requirements, parking, use and occupancy permit, and various design standards are also provided.</p>	Consistent

TOTAL NUMBER OF ORDINANCE PROPOSALS WITH RELEVANCE TO LANDSCAPES3: 10
TOTAL NUMBER OF ORDINANCE PROPOSALS CONSISTENT WITH LANDSCAPES3: 9

Ordinance Review Letters





THE COUNTY OF CHESTER



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July 14, 2023

Sharon Norris, Secretary
Avondale Borough
110 Pomeroy Avenue
Avondale, PA 19311

Re: Zoning Ordinance Amendment – Replacement of R-3 Residential District Provisions and Subdivision and Land Development Ordinance Amendment -Replacing the Open Space, Public Grounds and Recreation Area provisions.
Avondale Borough - ZA-06-23-17719 & SA-07-23-17746

Dear Ms. Norris:

The Chester County Planning Commission has reviewed the proposed Zoning and Subdivision and Land Development Ordinance Amendments as submitted pursuant to the provisions of the Pennsylvania Municipalities Planning Code, Section 609(e). The referral for review was received by this office on June 15, 2023. We offer the following comments to assist in your review of the proposed Zoning and Subdivision and Land Development Ordinance Amendments.

ZONING ORDINANCE AMENDMENT DESCRIPTION:

1. The Borough is proposing to remove and replace the provisions of the R-3 Residential zoning district, revising the area and bulk requirements for three dwelling types and adding the Townhouse Gross Density Development option to be permitted by conditional use.

The Borough proposes the following amendments to its Zoning Ordinance:

- A. The district purpose statement of Section 420-25 is similar to the existing language.
- B. The Use Regulations of Section 430-26 are also similar, with the exception of the addition of Townhouse Gross Density Development which is added as a use permitted by conditional use in Section 430-26.B(3).
- C. The Area and Bulk provisions for each dwelling type are significantly reduced for minimum lot area, front, rear and side yard setbacks. Garage and on-lot parking requirements remain the same. The district height provisions also remain the same, but the provisions are recodified to Section 430-28.
- D. A new subsection of the Area and Bulk provision Section 430.27.1, is added to address Townhouse Gross Density Development.
- E. A graphic entitled “R-3 Townhouse Gross Density Typical Layout” is added as an appendix to the Zoning Ordinance chapter.

Re: Zoning Ordinance Amendment – Replacement of R-3 Residential District Provisions and Subdivision and Land Development Ordinance Amendment -Replacing the Open Space, Public Grounds and Recreation Area provisions.
Avondale Borough - ZA-06-23-17719 & SA-07-23-17746

LANDSCAPES:

2. The R-3 Residential zoning district in Avondale Borough 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 use is appropriate for the **Urban Center Landscape**, but the additional standards proposed Section 430-30 negate the applicability of the Borough’s Environmental Protection Standards of Article XII of the zoning ordinance, so the proposed amendment is not consistent with the objectives of the **Natural Features Overlay Landscape** or the objectives of the PROTECT goal of [Landscapes3](#). The amendment does support the [Landscapes3](#) LIVE objective to “Accommodate housing at costs accessible to all residents in locations close to job opportunities, but other issues are of greater concern.

ZONING ORDINANCE AMENDMENT COMMENTS:

3. As indicated above under the *Landscapes* heading, Section 430-30 negates the applicability of the Borough’s Environmental Protection Standards of Article XII of the zoning ordinance. As the Borough is well aware flooding is a major natural impact on the residents of Avondale Borough with three tributaries of the East Branch of the White Clay Creek reaching their confluence in the Borough. The level of development that could be constructed under these provisions would have a variety of negative impacts on the existing flooding situation. These include a significant increase in impervious coverage to the east of the culvert under Route 41, loss of natural cover on the land which increases runoff and concentration of stormwater runoff from stormwater management facility outlets. This situation is compounded by the increase in the scale of precipitation events experienced in our region and other parts of the U.S. in recent years. While we acknowledge the language in Section 430-30 that indicates that it shall be a condition of any conditional use approval that the applicant shall perform any work or filling in the Floodplain Hazard Overlay District to the Borough’s satisfaction and shall be in compliance with all applicable Federal Emergency Management Agency regulations, the engineering solutions that address these issues would have to be significant in scale and effectiveness. Similarly, if the provisions of Carbonate Overlay District Section 430-61 of the zoning ordinance are not applied, then the use of subsurface infiltration of stormwater as a method of controlling runoff may not be advisable. Waiving requirements for woodlands, steep slopes and wetland protection would further increase the potential negative impacts noted above.
4. It is our understanding that it is the Borough’s intent that upon approval of this amendment and at the same meeting, the applicant will begin the conditional use hearing process for a residential development using the Townhouse Gross Density Development provisions. Based on a Sketch Plan for a development using the proposed amendment provisions, the site is on the east side of Church Avenue immediately north of the commercial uses that front on Baltimore Pike. The plan is titled Proposed Residential Development and is dated June 26, 2023. This review does not address the sketch plan, but as a planning service, the County Planning Commission does offer reviews of both Sketch Plans and Conditional Use submissions, at no charge, to Chester County municipalities. We encourage the Borough to consider these options related to the proposed residential development on Church Avenue.
5. The term “Townhouse Gross Density Development” is not self-explanatory (such as a term like Open Space Design Option). The Borough should consider renaming this option to a shorter more descriptive term.

Re: Zoning Ordinance Amendment – Replacement of R-3 Residential District Provisions and Subdivision and Land Development Ordinance Amendment -Replacing the Open Space, Public Grounds and Recreation Area provisions.
Avondale Borough - ZA-06-23-17719 & SA-07-23-17746

6. We note that the area and bulk provision for the Townhouse Gross Density Development (TGDD) provisions in Section 430-27.7A(2) does not include a minimum lot size. The Borough should include language to clarify this absence, so that the reader does not assume the minimum lot size is the same as for non (TGDD) Townhouses. Section 2 of the amendment adds a graphic to be added to the appendix of the zoning ordinance, entitled “R-3 Townhouse Gross Density Typical Layout” shows an area surrounding each Townhouse, it is unclear from the proposed ordinance language of Section 430-27.1.A(9) whether this area is a fee simple lot associated with each Townhouse or whether the Townhouses will be “footprint” lots and the surrounding area defines the yards associated with each Townhouse, but technically it is owned by the Homeowners’ Association. If it is the intention of that the Townhouses not to be located in individual lots, then it should be clarified in the ordinance language.
7. We suggest that the proposed language for Section 430-26.B(1) is outdated and the phrase “dwellings for the elderly” should be revised to Age Restricted Housing.
8. Generally, the Area and bulk regulation measurements of proposed Section 430-27 have been reduced resulting in smaller: minimum lot areas, lot width at street line, setback distances, while the parking requirements are unchanged. Smaller lots are generally appropriate for infill development in the **Urban Center Landscape** and help to make these units more affordable.
9. We note that garages are often used for storage rather than for parking vehicles reducing the actual number of available parking spaces. The proposed language is crafted to ensure that sufficient parking is created as part of the townhouse gross density development design. The Borough should consider measures that could be included to prevent garage spaces being converted to storage use, such as crafting limiting language in the Homeowners’ Association document. It appears that the ordinance requires that all units include garages. The Borough should consider the potential impact that this requirement could have on the affordability of the units.
10. To simplify the floor area provisions, we suggest that the minimum habitable floor area provisions of Section 430-27.1.A(2)(h) be revised to require an average habitable floor area of 1,700 square feet with a minimum habitable floor area of 1,450 square feet. The Borough should also consider the affect of the minimum floor area on the affordability of the units and whether the average could be further reduced.
11. The unit density calculation of Section 430-27.1.A (3) states that number of townhouse units will range from 125 to 185 units, based on allowable floor area, parking spaces and maximum density. This form of calculation indicates that a specific site area is part of the calculation. The Borough should avoid adoption of ordinance language that could be construed as site specific. We suggest that the number of units should be based on the site size, maximum density, unit dimensions, site constraints and other provisions already specified in the ordinance. In Section 430-27.1.A (4) the proposed language appears to be crafted to add two units (that are not to be considered a twin) to small remnant spaces on the periphery of the site, that otherwise could be used for open space access, recreation areas or stormwater management facilities. We recommend that this provision be removed.
12. We suggest that applicants and Borough consider providing a percentage of affordably priced housing units within TGDD developments. “Live” Objective B of *Landscapes3* proposes 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. In TGDD developments extra density should allowed

Re: Zoning Ordinance Amendment – Replacement of R-3 Residential District Provisions and Subdivision and Land Development Ordinance Amendment -Replacing the Open Space, Public Grounds and Recreation Area provisions.
Avondale Borough - ZA-06-23-17719 & SA-07-23-17746

as a bonus for providing affordable or workforce housing. Additional information on the A+ Homes initiative is available online at:
<https://www.chescoplanning.org/Housing/aPlusHomes.cfm>.

13. In proposed Section 430-27.1.A(7)(a) the provision indicates that street trees may be situated in other viable locations (including offsite). We highly recommend that street trees be kept on-site to provide shade for residents in these dense developments and reduce the urban heat island affect.
14. In proposed Section 430-27.1.A(10) continuous four-foot-wide sidewalks are proposed on at least one side of each street. We recommend a five-foot minimum sidewalk width, which is a PennDOT and ADA compliant width, which will accommodate the passage of both pedestrians and persons in wheelchairs.

SUBDIVISION AND LAND DEVELOPMENT ORDINANCE AMENDMENT DESCRIPTION:

15. Avondale Borough proposes the following amendments to it Subdivision and Land Development Ordinance:
 - A. Remove and replace Section 375-32 Open Space, Public Grounds and Recreation Areas.

SUBDIVISION AND LAND DEVELOPMENT ORDINANCE AMENDMENT COMMENTS:

16. We commend the Borough for drafting concise and effective provisions to address issues related to Open Space, Public Grounds and Recreation Areas, the dedication of land for recreational purposes, the fee-in-lieu provisions and credit for construction of recreational improvements appear to be appropriate.
17. In Subsection 375-31.A(1), we recommend adding “land development” to the opening phrase so that it reads “In reviewing subdivision and land development plans...” as is used in a following Subsection 375-32.B(1).
18. We suggest that the fee provisions for fees-in-lieu be added to the Borough Fee Schedule.
19. In Subsection 375-32.B(4)(c) there is a reference to the “Board”, if this is referring to Borough Council, then it should be revised.
20. In Subsection 375-32.B(6)A.(11) we suggest a revision to the proposed language, to indicate that motorized vehicles are not permitted on trails, except for official vehicles to provide emergency service provider access to injured persons.

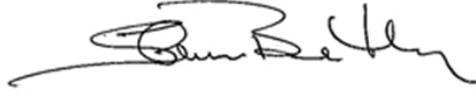
RECOMMENDATION: The County Planning Commission recommends that Avondale Borough not approve the proposed zoning ordinance amendment because of its inconsistency with the Borough’s Environmental Protection policies as adopted in Article XII of the Borough Zoning Ordinance and with the policies of *Landscapes*3. We further recommend that the Borough delay further action on the proposed amendment until the impacts of its provisions have been fully addressed, taking into consideration the comments noted above.

The County Planning Commission recommends that the issues raised in comments 16-20 should be addressed, before action is taken on this Subdivision and Land development Ordinance amendment.

Re: Zoning Ordinance Amendment – Replacement of R-3 Residential District Provisions and Subdivision and Land Development Ordinance Amendment -Replacing the Open Space, Public Grounds and Recreation Area provisions.
Avondale Borough - ZA-06-23-17719 & SA-07-23-17746

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

Sincerely,

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

Glenn Bentley
Senior Review Planner



THE COUNTY OF CHESTER



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July 5, 2023

Quina Nelling, Secretary
Birmingham Township
1040 West Street Road
West Chester, PA 19382-8012

Re: Miscellaneous Ordinance Amendment – Various Amendments; Subdivision and Land Development Ordinance Amendment – Surface and Stormwater Drainage; and Zoning Ordinance Amendment – Various Amendments
Birmingham Township – MA-06-23-17704, SA-06-23-17705, and ZA-06-23-17706

Dear Ms. Nelling:

The Chester County Planning Commission has reviewed the proposed amendments to the Township Code, which were received by this office on June 7, 2023. The proposed amendments to the Subdivision and Land Development Ordinance (SLDO) and Zoning Ordinance were reviewed pursuant to the provisions of Section 505(a) and Section 609(e) of the Pennsylvania Municipalities Planning Code, respectively, and we offer the following comments to assist in your review of the proposed amendments.

DESCRIPTION:

1. The proposed amendments to the Township Code include the following:
 - A. Amend the violations and penalties standards in numerous chapters, including Chapter 53, Erosion and Sediment Control; Chapter 54A, Fees; Chapter 59, Hazardous Materials; Chapter 61, Historic Districts; Chapter 66, Littering; Chapter 72, Noise Control; Chapter 88, Property Maintenance; Chapter 101, Stormwater Management, and Chapter 104, Swimming Pools;
 - B. Amend Chapter 56, Fireworks;
 - C. Amend the surface and stormwater drainage standards set forth in Section 103-31 of the Township SLDO;
 - D. New or amended definitions for the following terms in Section 122-6 of the Township Zoning Ordinance: Electronic Notice, Mailed Notice, Family, Shopping Center, and Swimming Pool;
 - E. Remove all references to the former C-3 General Commercial district set forth in Sections 122-56.1, 122-88.B(3), 122-90, Appendix A and Appendix B of the Zoning Ordinance. Our records indicate that the Township deleted the C-3 District in its entirety on December 5, 2016 (Township Ordinance No. 2016-01); and
 - F. Amend the enactment of amendments standards in Section 122-136 of the Zoning Ordinance.

COMMENTS:

2. The Township should stay apprised of any future amendments to the Pennsylvania Fireworks Law that may affect the content and application of these ordinance provisions. Additional information on consumer fireworks, including the new Fireworks Law (Act 74 of 2022, adopted September 9, 2022), is available on the Pennsylvania Department of Agriculture website at: www.agriculture.pa.gov/Business_Industry/fireworks/Pages/default.aspx.

Page: 2

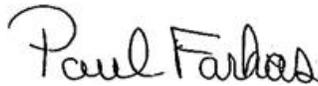
Re: Miscellaneous Ordinance Amendment – Various Amendments; Subdivision and Land Development Ordinance Amendment – Surface and Stormwater Drainage; and Zoning Ordinance Amendment – Various Amendments
Birmingham Township – MA-06-23-17704, SA-06-23-17705, and ZA-06-23-17706

3. There appears to be a typographical error (symbols instead of a dashed line) immediately after the term “Display Fireworks” in the proposed definition provided in Section 56-2.B, which should be corrected in the adopted ordinance.
4. The proposed amendments to the Township SLDO and Township Zoning Ordinance, which are generally minor in nature, appear to be appropriate.

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

We request an official copy of the decision made by the Township Supervisors, as required by Section 505(b) 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 "Paul Farkas". The signature is written in a cursive, slightly slanted style.

Paul Farkas
Senior Review Planner



THE COUNTY OF CHESTER



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July 21, 2023

James Logan
Coatesville City Manager
One City Place
Coatesville, PA 19320

Re: Coatesville Zoning Amendments
Act 247 and Vision Partnership Program Review
VPP Contract #20640
Act 247 Review #: ZA-06-23-17727

Dear Mr. Logan:

The referral for review was received by this office on June 23, 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 8.5 of the VPP Grant Manual dated January 2020.

This review notes the project's consistency with *Landscapes3* and with the VPP Grant Contract (dated May 20, 2021) and Scope of Work in Appendix B (dated March 25, 2021). Kevin Myers served as the VPP Grant Monitor for this project. **Consistency with *Landscapes3* and the VPP Grant Contract are required prior to VPP grant reimbursement.**

DESCRIPTION:

The City of Coatesville has developed zoning amendments to address the following:

- Definitions
- Signs
- Overlay Districts
- Dimensional Standards
- Cross Referencing
- Administration

The following Articles were submitted for review: Article II Terminology; §224-98 TND Overlay District; Article XX SMD Overlay District; Article XXI SPD Overlay District; Article XXIII MU Overlay District; Article XIV Signs; and Article XV Administration and Enforcement.

The primary purpose of this project was to create zoning amendments for the areas of the zoning ordinance outlined above particularly related to the several “downtown” overlay districts to guide more appropriate development in downtown Coatesville.

CONSISTENCY WITH LANDSCAPES3:

Landscapes3, the Chester County Zoning amendments, was adopted in 2018. According to *Landscapes3*, Coatesville City is classified primarily as an Urban 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 zoning amendments is consistent with the objectives of the **Urban Center Landscape**.

The zoning amendments increase the consistency of potential new development with the City’s goals and objectives by refining regulations, uses, and processes in the zoning ordinance. The City’s proposed zoning amendments are generally consistent with *Landscapes3* urban center designation.

The City of Coatesville zoning amendments are generally consistent with all six goal areas (Preserve, Protect, Appreciate, Live, Prosper, and Connect) presented in *Landscapes3*. The amendments to the City’s zoning ordinance will specifically promote achievement of the following County objectives which include, but are not limited to:

- **Landscapes3 - Protect Objective A:** Guide development away from sensitive natural resources and toward areas appropriate for accommodating growth.
 - The Coatesville zoning amendments provide for increased flexibility for development in the downtown and specified areas that will guide appropriate development in these areas, accommodating growth that may otherwise be developed outside of designated growth areas.

- **Landscapes3 - Protect Objective B:** Support comprehensive protection and restoration of the county's ecosystems including woodlands, wetlands, surface waters, riparian corridors, groundwater, floodplains, soil health, steep slopes, aquatic and wildlife habitats, and natural heritage areas.
 - The proposed amendments to the TND and SPD Overlay Districts removed the exemption from Article IX, Natural Resource Protection Overlay District which is consistent with the *Landscapes3* Protect policies. **Note:** This exemption remains in the proposed SMD District as well as the existing Flats and Hilltop Overlay Districts that were not submitted as part of this project. CCPC recommends the City consider removing this exemption in all cases, see further discussion under Recommended Revisions for Consistency with *Landscapes3*, below.

- **Landscapes3 - Appreciate Objective B:** Protect historic town centers and villages for continued prominence in our future growth and sense of place.
 - The Coatesville zoning amendments provide for increased flexibility for development in the downtown while amending provisions to provide for appropriate size and scale of future development to be consistent with existing development patterns and continuation of Coatesville's sense of place.

- **Landscapes3 – Live Objective A:** Provide opportunities for a diverse housing mix that complements community character and contributes to vibrant, safe, and inclusive neighborhoods.
 - The Coatesville zoning amendments allow for mixed-use development, including housing, that may provide for additional housing opportunities, particularly multi-family and apartments, within the downtown area while requiring sidewalks and pedestrian amenities.

- **Landscapes3 – Prosper Objective C:** Support redevelopment and strategic infrastructure investment to maximize community assets, capitalize on existing infrastructure, and provide areas for residential and commercial growth.
 - The Coatesville zoning amendments provide zoning incentives that permit density and use advantages over ordinary development (including mixed-use), specific permitting and review processes, and other regulatory incentives for revitalization projects.

- **Landscapes3 – Connect Objective E:** Provide universally accessible sidewalks, trails, and public transit connections to create a continuous active

transportation network within designated growth areas, and develop multi-use trails to interconnect all communities.

- The Coatesville overlay districts require sidewalks (all overlays except SPD) and pedestrian amenities, a pedestrian and parking plan as part of the application process, and street trees (except SPD). The Mixed-Use (MU) Overlay accommodates the train station (currently under construction) and both the MU and TND Overlays encourage multi-modal transportation in addition to streetscape and urban design appropriate for a downtown and along the Lincoln Highway corridor.

RECOMMENDED REVISIONS FOR CONSISTENCY WITH LANDSCAPES₃

There is a provision in the existing TND, Hilltop, SMD, SPD, and Flats Overlay districts that exempts potential development from all provisions of Article IX, Natural Resource Protection Overlay District (which includes regulations protecting Floodplains, Steep Slopes, Wetlands, and Woodlands) and XI, Regulations Applicable to All Districts (which regulates lighting, landscaping, access, and traffic control, etc.). We note that this provision exempting new development from Articles IX and XI was removed from the proposed TND and SMD Districts, making them more consistent with *Landscapes₃*, but was not removed from the other Overlay Districts.

CCPC recommends removing this exemption from all the Overlay Districts to provide protection to all natural resources equally for new development and for full consistency with *Landscapes₃*. It is not clear, for example, if this provision excludes a development from having to adhere to the City's floodplain regulations (as it appears to do), and further, if the City has the jurisdiction to exempt these regulations with respect to higher level enforcement from FEMA. The City's solicitor should review and provide instructions regarding this and similar implications prior to adoption.

We note that Coatesville has and is likely to continue to experience issues with flooding (as evidenced to impacts from Hurricane Ida), thus exempting future development from natural resources protection standards is problematic both for the City and downstream municipalities which suffer from repeated and increasingly destructive flood events. The City should consider the impacts on both itself and downstream effects prior to continuation of regulations that do not support the objectives of reducing flooding.

CONSISTENCY WITH VPP GRANT CONTRACT AND SCOPE OF WORK:

The Coatesville City zoning amendments are generally consistent with the VPP Grant Contract and have addressed the tasks listed in the Scope of Work (Appendix B, dated March 25, 2021). However, we note the following:

1. Parking requirements. The discussion regarding adjustments to parking requirements was initially delayed in the fall of 2021 as the City undertook a City-wide parking study funded by the Coatesville RDA which was completed in August 2022. The resulting parking study did not provide specific recommendations for adjustments to parking standards in the zoning ordinance. Due to the schedule and remaining funding, all parties agreed to curtail adjustments to parking requirements in order to complete all other remaining tasks. CCPC suggests future review and modification of parking requirements will be warranted to ensure that appropriate parking supply and design (parking ratios, flexibility, shared parking, placement, etc.) is provided considering the City's continued revitalization.

OTHER COMMENTS:

The following are suggested edits for increased user readability and comprehension and technical accuracy of the proposed amendments:

1. Manual of Written and Graphic Design Guidelines.
 - a. In the TND District under §224-98.A.5, Exhibit B is described as “General Design Principles for the TND Overlay District”. However in other sections such as the note following §224-98.C.29, refers to Exhibit B as “Manual of Written and Graphic Design Guidelines”. Additionally, in places the word “and” is missing within this term (for example in §224-8 Definitions). We recommend prior to adoption that all amendments are evaluated to ensure proper and consistent terminology for this document (Exhibit B vs Appendix B, and title).
 - b. The Manual of Written and Graphic Design Guidelines (Exhibit B, associated with §224-98 TND Overlay District) – consideration should be given to include graphics (illustrations/figures) or photographic examples for the guidelines in the Manual, as it contains none as presented. Otherwise, a more accurate term would be: “Exhibit B, Manual of Written Design Guidelines”.

2. We suggest clarification of references within §224-98.C (TND District) and §224-100.C (SMD District). The provision is entitled “General Design Principles” but then states that there are “overarching principles” for TND design and development. It is not clear what the “overarching principals” are since the following list seems to be a subset as described at the end of the sentence as “with particular emphasis on (the following list provided).” These are then required to be consistent with “the latest revitalization guide.” It is unclear whether “the latest revitalization guide” is referring to the “General Design Principles”, the “overarching principles”, some other document, or the following list provided. Lastly, it is unclear if all the items above are the same thing. We suggest a simple clarification for this requirement could read as follows:

“General design principles. The principles for TND design and development shall be consistent with the Manual of Written Design Guidelines included in Appendix B of this ordinance:”

3. We suggest review and clarification for the terms and application of Ancillary Accessory Use, Associated Use, Complementary Use, and Similar Use. These appear to be derivations of Accessory Use and in some cases may either cause confusion or additional unintended uses due to lack of clarity or definition (for example: “Similar Use – a use that is like another use” - this is vague and open to interpretation.).
4. We suggest review for consistency of terminology prior to adoption. For example, in the definitions §224-8, it appears that Accessory Apartment was deleted, and potentially replaced with Accessory Dwelling Unit. We note that no modifications to §224-59.B.2.b were submitted, in which case, either the title of the proposed definition of Accessory Dwelling Unit should be changed to Accessory Apartments because the use remains named as such within §224-59.B.2.b.8 or in every case the term “accessory apartment” should be changed to “accessory dwelling unit.” In either case, the potential redundancy or conflict between these two terms should be resolved. Other inconsistencies may exist and should be examined prior to adoption of the proposed amendments.
5. Review terms and definitions. As an example, the definition of Convenience Store refers to trip generation rates and then cites brands of existing stores such as “Wawa” but does not actually provide a definition of the use. We suggest future review and modifications to definitions properly define all terms.

6. The “alternate definition” of ALTERATION in §224-8 should use the word “replacement” not “placement”. Further, it is not clear why an alternative definition was submitted, we recommend the City should choose one of the two definitions to be adopted into the ordinance.
7. The City should determine whether the Sign regulations should address “tube-man” type signs that operate with a fan that cause them to waive or oscillate, as well as other signs that inflate.
8. Signs.
 - a. CCPC suggests that the City Solicitor review and/or comment on proposed changes to the Sign Ordinance to review to ensure the standards are consistent with current case law.
 - b. We suggest reviewing §224-73.B.3 for the RN-4 District (which cascades down to other districts) which appears to be a proposed new addition to permit window signs, however this provision appears to be a copy of the requirement above for Wall Signs (§224-73.B.2). CCPC suggests that the area of window signs should not be calculated based on the face of the building as written, and that the maximum of 32 square feet of window signs as permitted may be excessive.
9. The second sentence in Section 224-72.H, the beginning of the second sentence should read, ”A billboard...”.
10. The title of the “Summary of Sign Type and Size Permitted Within Each Zoning Districts for Signs Requiring Permits” table in Article XIV should use “District” instead of “Districts”.
11. Section 224-103.H refers to “Subsection D(S)(f), Dumpster Screening,” but that reference appears to refer to Section 224-103.F. instead.
12. CCPC strongly recommends providing all zoning maps (base map, overlay maps, historic resource map/inventory) in addition to planning documents (Comprehensive Plan, 2020 Coatesville Area Economic Development Study, etc.) on the City’s website and/or made available via Ecode360 who the City currently contracts to provide their codes online.

RECOMMENDATION:

Based on our review, the proposed zoning amendments are generally consistent with *Landscapes3* and the VPP Scope of Work. However, we recommend that the City address the resource protection exemption noted under “Recommended Revisions for Consistency with *Landscapes3*” for the remaining overlay districts prior to adoption. We are not requiring this revision as a condition of reimbursement because the proposed amendments have addressed the exemption in two of overlay districts making the ordinance more consistent with *Landscapes3*. We also recommend that issues noted under “Other Comments” be addressed prior to adoption.

We commend the City on undertaking a process to amend the City’s zoning ordinance and encourage the City to take additional steps to modernize the zoning ordinance to meet the City’s planning goals and objectives. Potential future amendments include but are not limited to review and adjustment of the following: historic resource protection requirements (Article X), overlay districts (such as consolidating the TND and MU Districts and further adjustments to all overlays), parking requirements (Article XIII), natural resource protection requirements (Article IX), and base districts (commercial, industrial, and residential; Articles IV-VII).

Upon adoption, the City 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 City Council, as required by Section 306(b) of the Pennsylvania Municipalities Planning Code. This will allow us to maintain a current municipal file.

Sincerely,



William Deguffroy, AICP
Community Planning Director

WD/ncs

CC: Linda Lavinder-Norris, Coatesville City Council President
James Logan, City of Coatesville Manager
Roberta Cosentino, City of Coatesville Assistant Manager
Tracey Francy, Cedarville Engineering
Kevin Myers, Urban Planner, Chester County Planning Commission
Wes Bruckno, Act 247 Planner



THE COUNTY OF CHESTER



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Executive Director

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July 7, 2023

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

Re: Zoning Ordinance Amendment and Zoning Map Amendment – MF Multifamily Route 30
Overlay District
East Whiteland Township – ZA-06-23-17708 and ZM-06-23-17714

Dear Mr. Barner:

The Chester County Planning Commission has reviewed the proposed Zoning Ordinance and Zoning Map Amendments as submitted pursuant to the provisions of the Pennsylvania Municipalities Planning Code, Section 609(e). The referral for review was received by this office on June 9, 2023. We offer the following comments to assist in your review of the proposed amendments.

DESCRIPTION:

1. The proposed amendments to the Township Zoning Ordinance include the following:
 - A. Amend the Intent statement of the MF Multifamily Route 30 Overlay District in Section 200-39.4.A;
 - B. Amend the conditional use criteria for the MF Overlay District set forth in Section 200-39.4.D. The proposed revisions include specific design details required for architectural elevations set forth in Section 200-39.4.D(5), and adding a requirement that a Landscape Plan depicting all proposed landscape, buffering, and hardscape features shall be provided; and
 - C. Add Zoning 200 Attachment 17, Pier-Fence-Hedge Combination Design Standards.
2. The Township also proposes to amend its Zoning Map by applying the MF Multifamily Route 30 Overlay District to the following parcels situated on the south side of Route 30 at its intersection with Westgate Village Drive: UPI# 42-4-309 (1.9 acres), UPI# 42-4-310 (1.5 acres), and UPI# 42-4-310.2 (1.6 acres).

It is our understanding that the purpose of these amendments is to allow for the potential construction of a 243 unit apartment building on these three parcels. Our comments about future development considerations for this site commence on page #4 of this review letter.

AREA EVALUATION:

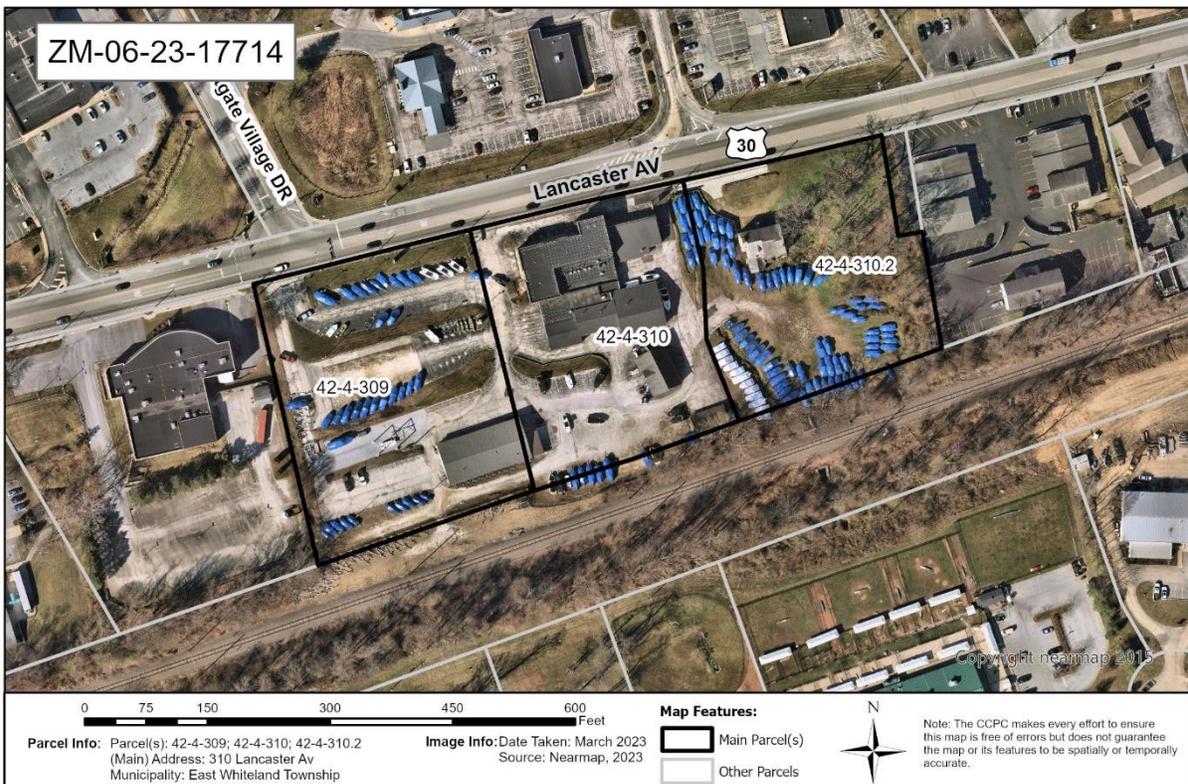
The following land use planning policies and regulations are relevant to the site of the proposed zoning map amendment:

3. Land Use: The site is currently utilized for commercial retail activities (Clews & Strawbridge boat dealership).

4. Existing Zoning: The site is located in the FC Frontage Commercial zoning district.
5. Adjacent Zoning: The land to the south is located in the I Industrial zoning district. All other adjoining parcels are located in the FC Frontage Commercial district.
6. Municipal Comprehensive Plan: The Future Land Use map in the Township’s 2016 Comprehensive Plan indicates the project site is located in the Commercial future land use designation. We note that Recommended Future Land Use Strategies #8 and #9 on page 40 are to maintain Routes 29 and 30 as the primary location for commercial development, limiting the amount and intensity of such uses outside of these corridors, and to allow for a greater variety of uses along the Route 30 corridor, in accordance with the discussion in Part III Section A of the Comprehensive Plan (pages 13-20).

Additionally, the project site appears to be located within the Enhanced Suburban Corridor area of the Township’s Route 30 Corridor Master Plan (Figure 6.4, page 6-3), situated between the MUC West (Frazer) and MUC East (Malin Road/PA 401) mixed-use centers. While the Master Plan indicates that the purpose of this corridor area is to permit a broad mix of commercial uses and encourage flexibility in site design in order to ensure that the Route 30 corridor can better and more proactively response to market fluctuations in the figure (page 6-3), it is noted on page 6-7 that residential uses are not intended solely for the mixed-use centers, and should be considered as an incentive to consolidate and redevelop lots, and thus a minimum lot size of 3 to 5 acres is recommended. Additionally, the Master Plan indicates that sidewalks and bike lanes should be provided along this section of the Route 30 corridor.

7. Water and Sewer Service: According to County mapping records, the project site is served by public water and public sewer service.



LANDSCAPES:

8. 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. Multifamily residential development, in accordance with the proposed overlay district standards, is appropriately located in a **Suburban Landscape** designation.

COMMENTS – ZONING ORDINANCE AMENDMENT:

9. We recommend that the Township consider providing density bonus incentives in exchange for the inclusion of affordable housing units. We note that the Township’s Route 30 Corridor Master Plan (page 6-7) identifies that one of the regulatory strategies for increasing the supply of affordable housing is providing incentives through the Zoning Ordinance to encourage affordable units as part of market rate developments (i.e., density bonuses, expedited permitting, reduce permit fees). For more information on how density bonuses are implemented, refer to the County Planning Commission’s [Affordable Housing Bonuses](#) eTool, which is available online at: <https://www.chescoplanning.org/MuniCorner/eTools/22-AffordableHousingBonus.cfm>. “Live” Objectives A and B of [Landscapes3](#), the 2018 County Comprehensive Plan, support the provision of diverse and affordable housing to meet the needs of all residents. Additionally, the County has established the A+ Homes initiative, which focuses on creating homes that are attractive, affordably-priced, adaptable, aging-friendly, and accessible. Additional information on the A+ Homes initiative is available online at: <https://www.chescoplanning.org/Housing/aPlusHomes.cfm>.
10. We acknowledge the Section 200-39.4.D(3) has been revised to indicate that, in addition to streetlights, benches, street trees and trash receptacles, the applicant’s plans shall depict bus shelters, bicycle racks, and pier-fence-hedge combinations. Bus stops should have paved sidewalks with direct access to adjacent development and parking lots, and all bus shelters should have a roof and be enclosed on three sides, with integrated lighting, maps, and schedules as part of the design (Chester County Suburban Landscapes Design Guide, page 42). Additional information on bus shelters is provided in the County Planning Commission’s [Multimodal Circulation Handbook \(2016 Update\)](#) which is available at: www.chesco.org/documentcenter/view/27031.

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.
11. We endorse that proposed Section 200-39.4.D.(23) states that off-street parking lots shall be located to the side or rear of building, with the added provision that, if this is not achievable, a pier-fence-hedge combination shall be installed and maintained. Parking lots behind or to the side of buildings minimizes its impact on street frontage and pedestrian experience (Chester County Suburban Landscape Design Guide, page 27).

- East Whiteland Township has commenced preparing a full update of its Zoning Ordinance, which is being prepared under the Chester County Vision Partnership Program (VPP), funded in part through a grant from the Chester County Board of Commissioners. We recommend that the Township consider delaying any further significant amendments to its zoning ordinance and zoning map until the current zoning ordinance update is completed.

COMMENTS – ZONING MAP AMENDMENT:

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

FUTURE DEVELOPMENT CONSIDERATIONS:

A proposed Conceptual Master Plan for this site, prepared by Lessard Design, dated April 5, 2023, was provided as part of this amendment submission. The applicant proposes the construction of a 243 unit apartment building, and 364 parking spaces, which includes 300 parking spaces within a parking deck. We offer the following comments to assist the applicant and Township in its review of any future development activity on this site:



Conceptual Master Plan Detail, prepared by Lessard Design, dated 4/5/2023

- The project site is located within the **Suburban Landscape** designation of [Landscapes3](#), the 2018 County Comprehensive Plan. The proposed concept plan is consistent with the objectives of the **Suburban Landscape**.

16. **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.
17. The site is underlain by carbonate geology in which the presence or potential may exist for formation and/or expansion of solution channels, sinkholes, and other karst features. These features can present risk of collapse and groundwater contamination that often can be overcome and avoided with careful stormwater management design. The location, type, and design of stormwater facilities and best management practices (BMPs) should be based on a site evaluation conducted by a qualified licensed professional that ascertains the conditions relevant to formation of karst features, and the PA BMP Manual or other design guidance acceptable to the Municipal Engineer.



Rendering Detail, prepared by Lessard Design, dated 3/21/2023 (not to scale)

18. Map 3 – Historic Resources in the Township’s 2016 Comprehensive Plan indicates that the project site contains a Class 1 Historic Resource. We note that the Historic Resources List in the Township’s prior (2001) Comprehensive Plan identifies this resource as the Hibberd Family House, built in 1734. This building, an early still-standing historic resource in Chester County, is a significant Philadelphia Campaign era/Battle of the Clouds Revolutionary War historic resource per the Battle of the Clouds Technical Report and Maps, which are available at: <https://www.chescoplanning.org/Historic/BattleClouds.cfm>.

It is our understanding that this historic resource will be restored; the concept plan appears to indicate that that building will be utilized as the “amenity center” for this development (leasing, management, and co-working space). The County Planning Commission supports the adaptive reuse of historic resources in a context sensitive manner. Additionally, the Redevelopment Goal of the Township’s Route 30 Corridor Master Plan (page 3-2) supports the reuse of historic structures.

Page: 6

Re: Zoning Ordinance Amendment and Zoning Map Amendment – MF Multifamily Route 30 Overlay District

East Whiteland Township – ZA-06-23-17708 and ZM-06-23-17714

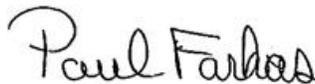
The Township should reserve taking further action on future development proposals for this site until such proposals have been reviewed by the Township’s Historical Commission. “Appreciate” Objective A of *Landscapes3*, the 2018 County Comprehensive Plan, is to preserve historic resources in their context 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.

19. While it appears that sidewalks will be provided along Lancaster Avenue, there is no indication that direct pedestrian access will be provided from the sidewalks to the facilities themselves, and there is no indication that crosswalk areas will be provided along both driveway entrances. These issues should be clarified by the applicant. Pedestrian connectivity between sidewalks and buildings is an important component of a complete sidewalk system in the Suburban Landscape.
20. The conceptual master plan depicts the location of two retaining walls along southern end of the property. The applicant and Township should refer to the Retaining Wall Design Standards planning eTool for issues to consider in its design of these retaining walls, which is available at: <https://www.chescoplanning.org/MuniCorner/eTools/74-RetainingWalls.cfm>.
21. The applicant should consider more variation in ridge heights to help break up the mass of the residential building. The incorporation of dormers and smaller gables would provide a more articulated roof form that is characteristic of the area.

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

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

Sincerely,



Paul Farkas
Senior Review Planner

cc: Lamont Investment Partners, L.P., c/o Bentley Homes, Ltd.



THE COUNTY OF CHESTER



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Josh Maxwell
Michelle Kichline

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July 19, 2023

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

Re: Zoning Map Amendment – Rezoning 6 parcels to the CV-Chatham Overlay district.
London Grove Township - ZM-06-23-17728

Dear Mr. Battin:

The Chester County Planning Commission has reviewed the proposed Zoning Map Amendment as submitted pursuant to the provisions of the Pennsylvania Municipalities Planning Code, Section 609(e). The referral for review was received by this office on May 22, 2023. We offer the following comments to assist in your review of the proposed Zoning Map Amendment.

DESCRIPTION:

1. The Township proposes the following amendments to its Zoning Map:
 - A. Rezoning four parcels from AP-Agricultural Preservation to CV-Chatham Overlay.
 - B. Rezoning two parcels from AR-Agricultural Residential to CV-Chatham Overlay.

See map on following page.

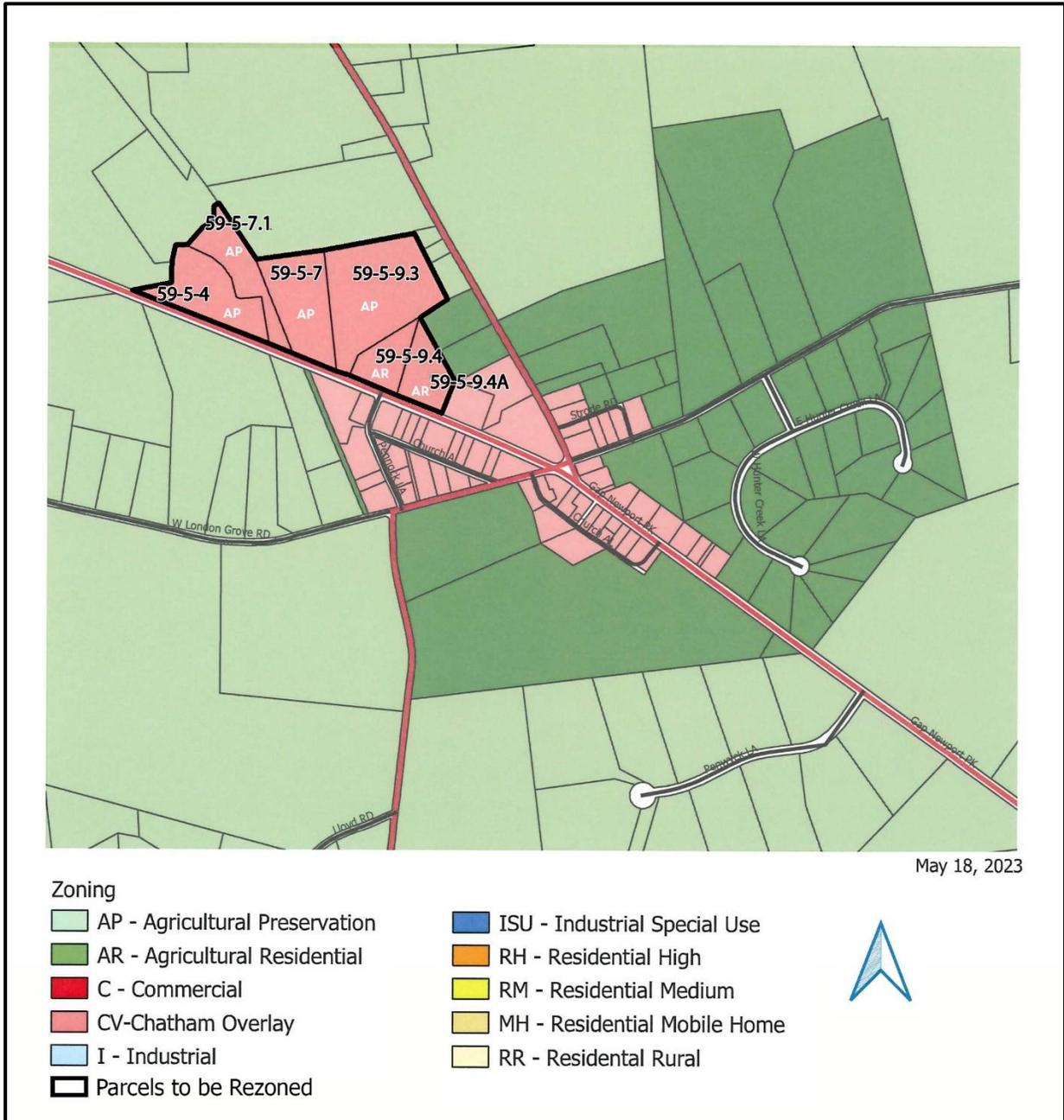
LANDSCAPES:

2. Chatham is identified as a historic village in *Landscapes3*. Objective B of the APPRECIATE Goal states “Protect historic town centers and villages for continued prominence in our future growth and sense of place.” The proposed rezoning to a village district would be consistent with the objectives for villages under the APPRECIATE Goal for the two parcels designated Chatham Village on the Land Use Plan map in the Township’s 2011 Comprehensive Plan. We continue to have reservations about including the convenience store use in the village zoning provisions as noted below under “Background.”

BACKGROUND:

3. The Chester County Planning Commission has reviewed two proposed zoning ordinance amendments that are associated with this submission. Those reviews ZA-03-22-17134 dated March 28, 2022, and ZA-11-22-17454 dated December 13, 2022, addressed (among other things) permitting Convenience Stores in the CV-Chatham Overlay district by

conditional use. Our December 13, 2022, review recommended denial of the proposed amendment because “...of the potential negative effects of siting a convenience store in the CV-Chatham Overlay zoning district.” and suggested that they would be more appropriately sited in the Commercial and Industrial zoning district, which was also proposed in the same amendment. The Township approved the proposed amendment without revisions on February 8, 2023.



COMMENTS:

4. The Land Use Plan map in the 2011 London Grove Township Comprehensive Plan shows that two of the parcels, currently zoned AR-Agricultural Residential, are designated Chatham Village (59-5-9.4 & 59-5-9.4A, these parcels contain a single-family dwelling and the Kingdom Hall of Jehovah’s Witnesses). Rezoning these two parcels would be consistent with *Landscapes3* and with the township comprehensive plan.

The two parcels that are currently zoned AP-Agricultural Preservation appear to contain a commercial use (DS Diesel - 59-5-7) and a combined residential and agricultural use (59-5-9.3) are designated Agriculture on the Land Use Plan map. The two most westerly parcels 59-5-7.1 and 59-5-4 currently zoned AP-Agricultural Preservation are designated Parks, Open Space and Greenways. Rezoning these six parcels would extend the CV-Chatham Overlay zoning district along the north side of Route 41 to the west to the parcel that contains the Chatham Diner and other buildings. The rezoning of these parcels would not be consistent with the current township comprehensive plan.

5. In Chapter Four of the 2011 Comprehensive Plan, the Implementation Strategy chapter, which addresses the Growth Management Plan (Chapter Three of the Comprehensive Plan) the subsection entitled New Districts to Create RMD and CVMX states “The Land Use Plan in Section 3 of Chapter Three “makes recommendations concerning a new RMD – Residential Medium Density (to the east and west of Route 41 south of Route 1) and a new CVMX – Chatham Village Mixed-use area at the crossroads of PA Route 41, PA Route 841...” It continues “Concerning Chatham Village, this village area is a unique opportunity for the Township to embrace its cultural and historic heritage through the renovation of building frontages, “infilling” of compatible land uses, and improvements to streetscape conditions in Chatham. The new CVMX classification should be an area of the township for renovating the cultural heritage, and not an area that should experience growth.” The Township should consider whether this rezoning is consistent with the Township’s adopted policies as stated in the Implementation Strategy for the proposed CVMX district. We suggest that rezoning all six parcels to CV, particularly the four most western parcels, would permit highway commercial development such as convenience stores, which could preclude the village oriented design envisioned for the CVMX district.

6. The Purpose and Specific Intent statement of the Chatham Overlay District (CV) in Section 27-902 of the zoning ordinance states: “The Village of Chatham, at one time, consisted of a contiguous area that over time has seen deterioration of historic structures. It is the intent of this district to encourage the preservation and logical development of this area by allowing uses and buildings...” Other language in the 2011 Comprehensive Plan, indicates the Township’s desire to preserve the existing village without limiting the possibility of culturally sensitive infill and development (see comment #5 above). We suggest that defining the limits of the historic village would be key to separating preservation efforts from the surrounding area that could accommodate growth based on village sensitive design standards. Strip commercial and convenience store/gas station uses would be incompatible with traditional village design and we recommend that they not be permitted. The current extent of the CV district closely matches the historic core of the Village of Chatham, the parcels currently zoned AP-Agricultural Preservation being considered for addition to the district are outside the historic core and the existing uses on those parcels are more consistent with the uses recommended for the AP district.

Page: 4

Re: Zoning Map Amendment – Rezoning 6 parcels to the CV-Chatham Overlay district.

London Grove Township - ZM-06-23-17728

7. We note that the Township is the lead municipality of the Route 41 Corridor Improvement Study and Corridor Improvement Plan and any future improvements of Route 41 in the vicinity of Chatham will have impacts on existing and proposed land use in and around the village. We suggest the Township should consider creating a Village Master Plan that would include concise provisions for the preservation of the Village Core, proposed improvements to Route 41 (safety and congestion issues), water and sewer service for the village and surrounding community and village scale growth management and design standards.

RECOMMENDATION: The County Planning Commission suggests delaying the proposed zoning map amendments for the parcels currently zoned AP-Agricultural Preservation, so that the Township can develop a strategy to address the historic preservation, land use, transportation, utilities and growth management in the Village of Chatham holistically. Rezoning of the parcels currently zoned as AR – Agricultural Residential to the CV - Chatham Overlay district is viewed as appropriate and consistent with current township planning policy.

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

Sincerely,

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

Glenn Bentley
Senior Review Planner



THE COUNTY OF CHESTER



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July 21, 2023

Deborah J. Kinney, Secretary/Treasurer
Lower Oxford Township
220 Township Road
Oxford, PA 19363

Re: Zoning Ordinance Amendment – R-4 District - Various Amendments
Lower Oxford Township - ZA-07-23-17738

Dear Ms. Kinney:

The Chester County Planning Commission has reviewed the proposed Zoning Ordinance Amendment as submitted pursuant to the provisions of the Pennsylvania Municipalities Planning Code, Section 609(e). The referral for review was received by this office on July 5, 2023. We offer the following comments to assist in your review of the proposed Zoning Ordinance Amendment.

DESCRIPTION:

1. The Township proposes the following amendments to its Zoning Ordinance:
 - A. Removal of the term “excluding single-family detached dwellings” from Section 27-700.
 - B. Adding Single-family detached dwellings as a use permitted in R-4 High Density Residential subject to all applicable general regulations as Section 27-700.13.
 - C. Adding a column to the table in Section 27-702 Area and Design Requirements that lists these requirements for Single-family detached dwellings.
 - D. Adding Unroofed residential decks to those uses that are unrestricted in relation to required yards in Section 27-1404.1.A. A ten foot set back from the rear property line for unroofed residential decks is established in the following subsection 27-1401.1.B.
 - E. A minimum 5 foot side yard with a 20 foot combined total of both side yards for Single-family detached dwellings and a minimum distance between Single-family detached dwellings of 10 feet are established in Section 27-702.C.
 - F. Maximum Floor area ratio figures for all uses are removed from the Area and Design Requirements table in Section 27-702.

COMMENTS:

2. The phrase “excluding single-family detached dwellings“ does not appear in subsection 27-700.1 in the e-code version of the Township’s Zoning Ordinance on the Township website. We note that the proposed language adds the phrase “...unless otherwise noted and regulated in this Section Part 7...” It appears that this phrase would be referring to Part II of the amendment which adds Single-family detached dwellings as a permitted use in the R-4 district in Section 27-700.13.

Page: 2
Re: Zoning Ordinance Amendment – Various Amendments
Lower Oxford Township - ZA-07-23-17738

We note that the e-code version of the Zoning Ordinance does not contain a Section codified as 27-700.12. The Township should verify the codification or update the online version of their Zoning Ordinance as applicable.

3. Part IV of the amendment proposes adding Unroofed residential decks to those structures that are not considered obstructions in required yards, which would be permitted to be constructed with a 10 foot setback from the rear property line. We note that this represents a 60% projection into the required rear yard, which is a significant reduction of rear yard space. The Township should determine how an unroofed residential deck differs from an unroofed terrace, (which is already included in Section 27-1404.1), and whether they would also be permitted to be constructed with a 10 foot setback. The Township should consider adding a definition for “Terrace” to clarify the difference and avoid potential misinterpretation.
4. While we acknowledge that the R-4 is the Township’s High Density Residential district, the 5 foot minimum side yard width would permit single-family detached dwellings to be sited as close to each other as 10 feet. We recommend that the Township contact the local fire companies to verify whether this separation distance is sufficient from a fire safety perspective. We suggest that a 10 foot side yard dimension (both sides) would provide greater dwelling separation without decreasing the buildable area on each lot.

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

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

Sincerely,

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

Glenn Bentley
Senior Review Planner



THE COUNTY OF CHESTER



COMMISSIONERS
Marian D. Moskowitz
Josh Maxwell
Michelle Kichline

Brian N. O'Leary, AICP
Executive Director

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July 19, 2023

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

Re: Zoning Ordinance Amendment – Definition of “Height of Building”
Tredyffrin Township – ZA-06-23-17722

Dear Ms. McPherson:

The Chester County Planning Commission has reviewed the proposed Zoning Ordinance Amendment as submitted pursuant to the provisions of the Pennsylvania Municipalities Planning Code, Section 609(e). The referral for review was received by this office on June 20, 2023. We offer the following comments to assist in your review of the proposed amendment.

DESCRIPTION:

1. The Township has received a zoning amendment petition to change the definition of "height of building" set forth in Section 208-6.B of the Township Zoning Ordinance, by revising the first sentence to state the following: “A building’s vertical measurement from the mean level of the ground surrounding the building to the top of the highest roof beams of a flat roof, or to the mean level of a sloped roof.” It is our understanding that the purpose of this amendment petition is to bring the Township Code in line with the Universal Construction Code, and the codes of the surrounding municipalities.

COMMENTS:

2. While the proposed language appears to be appropriate, the Township should proceed in accordance with the recommendations of the Township Solicitor on this proposed amendment.

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

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

Sincerely,

Paul Farkas
Senior Review Planner

cc: George W. Broseman, Esquire, Kaplin Stewart Meloff Reiter & Stein, P.C.



THE COUNTY OF CHESTER



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July 3, 2023

Justin Yaich, Manager
West Bradford Township
1385 Campus Drive
Downingtown, PA 19335

Re: Subdivision and Land Development Ordinance Amendment – Sketch Plan Submission, Plan Submission Procedures, Notifications
West Bradford Township - SA-06-23-17734

Dear Mr. Yaich:

The Chester County Planning Commission has reviewed the proposed West Bradford 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 June 22, 2023. We offer the following comments to assist in your review of the proposed Township Subdivision and Land Development Ordinance amendment.

DESCRIPTION:

1. West Bradford Township proposes the following amendments to its Subdivision and Land Development Ordinance:
 - A. Procedures for the submission of a sketch plan for review by the Township Planning Commission are revised to require nine copies of the sketch plan instead of six, as well as submission in a digital format; and
 - B. Proof of notice of a proposed preliminary and final plan submission to all property owners of record within 250 feet of the subdivision or land development must accompany preliminary and final plan submissions. Proof of notice may be by a copy of a first-class notification letter.

BACKGROUND:

2. The submission also included a proposed amendment to the West Bradford Township Zoning Ordinance. Our review of that portion of the submission will be forwarded to the Township separately (refer to CCPC # ZA-06-23-17724).
3. The Chester County Planning Commission previously reviewed this submission, and our comments were forwarded to the Township in a letter dated June 5, 2023. We have no further comments on the proposed amendment.

Page: 2

Re: Subdivision and Land Development Ordinance Amendment – Sketch Plan Submission, Plan Submission Procedures, Notifications

West Bradford Township - SA-06-23-17734

RECOMMENDATION: The Chester County Planning Commission supports the adoption of the proposed Subdivision and Land Development Ordinance amendment.

We request an official copy of the decision made by the West Bradford 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 "Wes Bruckno". The signature is written in a cursive, slightly slanted style.

Wes Bruckno, AICP
Senior Review Planner



THE COUNTY OF CHESTER



COMMISSIONERS
Marian D. Moskowitz
Josh Maxwell
Michelle Kichline

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July 3, 2023

Justin Yaich, Manager
West Bradford Township
1385 Campus Drive
Downingtown, PA 19335

Re: Zoning Ordinance Amendment - Definition of Agricultural Day Camp, as Accessory Use in
Agricultural Districts, with Standards
West Bradford Township - ZA-06-23-17724

Dear Mr. Yaich:

The Chester County Planning Commission has reviewed the proposed West Bradford Township Zoning Ordinance amendment as submitted pursuant to the provisions of the Pennsylvania Municipalities Planning Code, Section 609(e). The referral for review was received by this office on June 22, 2023. We offer the following comments to assist in your review of the proposed Township Zoning Ordinance amendment.

DESCRIPTION:

1. West Bradford Township proposes the following amendments to its Zoning Ordinance:
 - A. A definition of Agricultural Day Camp is added;
 - B. Agricultural Day Camp is to be regulated as an accessory use in all districts that allow farms, and
 - C. Standards for an Agricultural Day Camp are added, including:
 - At least 10 acres are required;
 - No overnight camping is allowed;
 - Not more than 40 visitors per day;
 - No accessory structures shall be constructed;
 - A 100-foot parking setback from adjacent properties is required, and
 - No outside public address systems are permitted.

BACKGROUND:

2. The Chester County Planning Commission reviewed a previous version of this amendment and our comments were forwarded to the Township in a letter dated June 1, 2023 (refer to CCPC # ZA-05-23-17669). The Township incorporated several of our suggestions into the amendment such as clarifying the number of campers and safety provisions, and we have no further comments on the Zoning Ordinance amendment.
3. The submission also included a proposed amendment to the West Bradford Township Subdivision and Land Development Ordinance. Our review of that portion of the submission will be forwarded to the Township separately (refer to CCPC # SA-06-17724).

Page: 2

Re: Zoning Ordinance Amendment - Definition of Agricultural Day Camp, as Accessory Use in
Agricultural Districts, with Standards

West Bradford Township - ZA-06-23-17724

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

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

Sincerely,

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

Wes Bruckno, AICP
Senior Review Planner



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

July 14, 2023

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

Re: Zoning Ordinance Amendment - Accessory Dwelling Units
West Chester Borough – ZA-06-23-17718

Dear Mr. Gore:

The Chester County Planning Commission has reviewed the proposed Zoning Ordinance Amendment as submitted pursuant to the provisions of the Pennsylvania Municipalities Planning Code, Section 609(e). The referral for review was received by this office on June 15, 2023. We offer the following comments to assist in your review of the proposed amendment.

DESCRIPTION:

1. The Borough proposes the following amendments to its Zoning Ordinance:
 - A. Add a definition for the term “Accessory Dwelling Unit or ADU” to Section 112-202. We note that the proposed definition includes a sentence stating that the “adaptive reuse of a historic carriage house for an accessory dwelling unit shall not be considered an ADU.” A dwelling created in a historic carriage house as a separate dwelling unit on the same lot with the dwelling that is a principal permitted use is currently addressed in the historic carriage house regulations set forth in Section 112-505;
 - B. Add accessory dwelling unit as an allowable accessory use in the NC-1 Neighborhood Conservation, NC-2 Neighborhood, and TC Town Center Districts (Section 112-304.B, Table 304.B); and
 - C. Add Section 112-903.I, Accessory Dwelling Units. This section provides Specific Intent, Eligibility, Dimensional requirements, parking, use and occupancy permit, and various design standards. We note that Section 112-903.I(2) indicates that an accessory dwelling unit may be permitted as an accessory use to a single-family detached dwelling, single-family semidetached dwelling and single-family attached dwelling in the NC-1, NC-2 and TC districts, subject to the conditions in this section and all other applicable provisions of the zoning ordinance.

LANDSCAPES:

2. The Borough’s NC-1, NC-2 and Town Center zoning districts are all located within the **Urban Center Landscape** designation of [Landscapes3](#), the 2018 County Comprehensive Plan. The vision for the **Urban Center Landscape** is historic downtown and established neighborhoods serving as civic, economic, and population centers with a traditional town character, accommodating substantial future growth at a medium to high intensity. Transportation infrastructure improvements and amenities supporting a walkable community should be provided

Page: 2
Re: Zoning Ordinance Amendment - Accessory Dwelling Units
West Chester Borough – ZA-06-23-17718

and integrated into the public transportation and roadway systems. Accessory dwelling units are appropriately located in an **Urban Center Landscape**. LIVE Objectives A and B of **Landscapes3** are to provide opportunities for a diverse housing mix that complements community character and contributes to vibrant, safe, and inclusive neighborhoods, along with accommodating housing at costs accessible to all residents in locations close to job opportunities, respectively.

We also acknowledge that one of the housing recommendations in the Borough’s Comprehensive Plan is to “investigate strategies to provide additional affordable housing” (page 14).

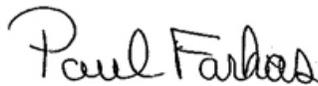
COMMENTS:

3. We recommend that the Borough review the Accessory Dwelling Units 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/14-AccessoryUnits.cfm>.
4. There is a typographical error in Sections 112-903.I.9(e) and 112-903.I.9(f) where the term “ADA” is used instead of “ADU.” These should be corrected by the Borough.
5. Section 112-903.I(9)(g) prohibits parking in front of an accessory dwelling unit. We suggest that the Borough consider allowing a parallel parking space in front of an accessory dwelling unit on an alley. This would allow for a resident to better accommodate the one (1) required off-street parking space as well as keep the accessory dwelling unit located in closer proximity to the alley itself as envisioned by the regulations.

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

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

Sincerely,



Paul Farkas
Senior Review Planner

Act 537 Reviews

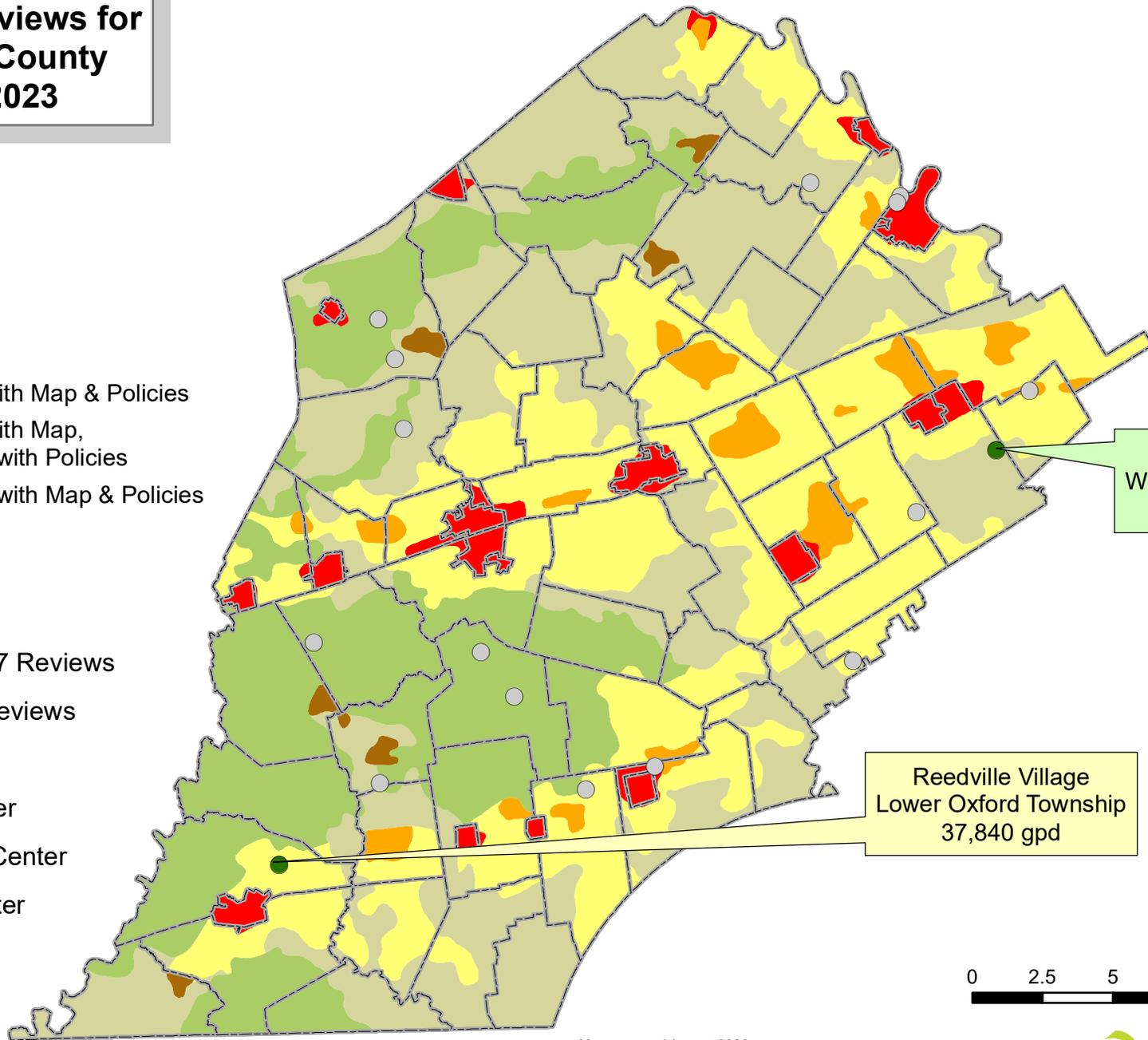
Act 537 Reviews for Chester County July 2023



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

Legend

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



Rock Hill Farm
Willistown Township
16,000 gpd

Reedville Village
Lower Oxford Township
37,840 gpd



Map prepared August 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.



Chester County Planning Commission
August 9, 2023

ENVIRONMENTAL PLANNING ACTIVITIES

Sewage Facilities Planning

MAJOR REVISIONS TO MUNICIPAL PLANS:

None

MINOR REVISIONS TO MUNICIPAL PLANS:

Lower Oxford Township, Reedville Village

The applicant is proposing a mixed use of 154 residential and 6-8 commercial pad sites, on 37 acres. The site is located at the intersection of Connor and Reedville Roads. The amount of wastewater for the project is 37,840 gpd. The project is to be served by a public sewage disposal system managed by OASA. This project is designated as a Suburban and Natural Landscape and is somewhat consistent with *Landscapes3*.

Willistown Township, Rock Hill Farm

The applicant is proposing 26 single family homes, on 246 acres. The site is on South Valley Road and Grub Road. The amount of wastewater for the project is 16,000 gpd. The project is to be served by on-lot sewage disposal systems. This project is designated as a Rural and is consistent with *Landscapes3*, due to 79% of the site remaining in open space.

Action Requested

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

8/9/2023

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 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 REEDVILLE VILLAGE, Lower Oxford Township

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

1. Date plan received by county planning agency. May 23, 2023
2. Date plan received by planning agency with areawide jurisdiction N/A Agency name N/A
3. Date review completed by agency July 21, 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. The project is also located within the county's Natural Landscapes, which is an overlay of all other landscapes and consists of a network of streams, wetlands, floodplains, and forests that are protected by regulations or should be subject to limited disturbance. Conservation practices should protect and restore these natural resources. Sewage facility impacts should be minimized in this landscape, and natural resources should be preserved or restored. The proposal is consistent with the Suburban Landscape, but not the Natural Landscape (see #3).</u>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	3. Does this proposal meet the goals and objectives of the plan? If no, describe goals and objectives that are not met. <u>As presented, the proposal is generally inconsistent with the Natural Features Overlay, specifically related to Landscapes3 Preserve Recommendation 3, which states: "Expand protected natural habitats, with a priority of creating a network of riparian corridors, special protection waters, wetlands, forests, and unique habitats such as serpentine barrens and interior forests." The project is also generally inconsistent with the Goal for Protect, which states: "Protect and restore critical natural resources to ensure a resilient environment that supports healthy communities." We also note that the Lower Oxford Woodland Classification Map (2020) designates this area as a Class II woodlands. Due to the significant tree coverage on the primary parcel, the applicant could be more consistent with Landscapes3, by protecting as much of the woodlands as possible, rather than clearcutting a significant portion of the site. We suggest that the existing woodlands be included in the 10 open space areas delineated on the site map to assist in buffering the Big Elk Creek, a High Quality waters, assist in runoff management, and be included in the required setbacks from adjacent parcels and along Baltimore Pike and US Route 1 to the greatest extent practicable to create both a visual and stormwater buffer.</u>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	4. Is this proposal consistent with the use, development, and protection of water resources? If no, describe inconsistency. <u>Landscapes3 Protect Objective A states: "Guide development away from sensitive natural resources and toward areas appropriate for accommodating growth." According to PA Code Title 25, Chapter 93, this proposal is located in a watershed or sub-watershed that has a stream use designated as High Quality Waters, the Big Elk Creek. These streams are given high priority when considering watershed protection measures. The applicant may need to conduct further coordination with DEP or other agencies in order to comply with the water quality standards set forth in this regulation. Additionally, Watersheds Objective 6-8 states: "Plan water supply and wastewater sources and facilities that seek to maintain the natural watershed balance of each subdivision." A water supply increase of 10,000 gpd or more may be required to accommodate the proposed discharge for this project. The applicant can achieve consistency with Watersheds by identifying current and future water and wastewater demand for the project's public water/wastewater service area(s); identifying alternatives for meeting the project's water demand; and identifying the project's impacts to surface/ground water quality and quantity.</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:

6. Does this project propose encroachments, obstructions, or dams that will affect wetlands?
If yes, describe impact: Landscapes3 Protect Objective B supports comprehensive protection and restoration of the county's ecosystems, including wetlands. The project site contains delineated wetlands, although it does not appear that any proposed development activity will encroach upon them. The applicant should be aware that placement of fill in wetlands is regulated by Section 404 of the Clean Water Act (1977) and PA DEP Chapter 105 Rules and Regulations.
7. Will any known historical or archaeological resources be impacted by this project? **Not Known.**
If yes, describe impacts
8. Will any known endangered or threatened species of plant or animal be impacted by the development project?
9. Is there a county or areawide zoning ordinance?
10. Does this proposal meet the zoning requirements of the ordinance? **N/A**

Yes	No	SECTION C. AGENCY REVIEW (continued)
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- | | | |
|-------------------------------------|-------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <input type="checkbox"/> | <input type="checkbox"/> | 11. Have all applicable zoning approvals been obtained? N/A |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 12. Is there a county or areawide subdivision and land development ordinance? No |
| <input type="checkbox"/> | <input type="checkbox"/> | 13. Does this proposal meet the requirements of the ordinance? N/A
If no, describe which requirements are not met |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 14. Is this proposal consistent with the municipal Act 537 Official Sewage Facilities Plan?
If no, describe inconsistency |
| <input type="checkbox"/> | <input type="checkbox"/> | 15. Are there any wastewater disposal needs in the area adjacent to this proposal that should be considered by the municipality? Not known If yes, describe |
| <input type="checkbox"/> | <input type="checkbox"/> | 16. Has a waiver of the sewage facilities planning requirements been requested for the residual tract of this subdivision?
If yes, is the proposed waiver consistent with applicable ordinances. Not Known
If no, describe inconsistencies |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 17. Does the county have a stormwater management plan as required by the Stormwater Management Act? If yes, will this project plan require the implementation of storm water management measures? <u>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: 7/21/2023Name 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.

PC53-07-23-17758

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
B.K. Campbell, Site Contact
Deborah Kinney, Lower Oxford
Spencer Andress, Government Specialists 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 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 Rock Hill Farm Acquisitions LLC, Willistown Township

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

1. Date plan received by county planning agency. May 23, 2023
2. Date plan received by planning agency with areawide jurisdiction N/A Agency name N/A
3. Date review completed by agency July 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 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 <u>While the proposed subdivision plan is generally consistent with the objectives of the Rural Landscape, greater consistency can be achieved if the remaining 122.59 acres would be permanently preserved by a conservation easement to preclude further development.</u>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	4. Is this proposal consistent with the use, development, and protection of water resources? If no, describe inconsistency <u>Landscapes3 Protect Objective A states: "Guide development away from sensitive natural resources and toward areas appropriate for accommodating growth." According to PA Code Title 25, Chapter 93, this proposal is located in a watershed or sub-watershed that has a stream use designated as High Quality Waters, the Crum Creek. These streams are given high priority when considering watershed protection measures. The applicant may need to conduct further coordination with DEP or other agencies in order to comply with the water quality standards set forth in this regulation.</u>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	5. Is this proposal consistent with the county or areawide comprehensive land use planning relative to Prime Agricultural Land Preservation? If no, describe inconsistencies:
<input 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 is a site of concern, but it does not demonstrate that potential conflicts have been resolved with the USFW.</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)
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- | | | |
|-------------------------------------|-------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <input type="checkbox"/> | <input type="checkbox"/> | 11. Have all applicable zoning approvals been obtained? N/A |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 12. Is there a county or areawide subdivision and land development ordinance? No |
| <input type="checkbox"/> | <input type="checkbox"/> | 13. Does this proposal meet the requirements of the ordinance? N/A
If no, describe which requirements are not met |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 14. Is this proposal consistent with the municipal Act 537 Official Sewage Facilities Plan?
If no, describe inconsistency |
| <input type="checkbox"/> | <input type="checkbox"/> | 15. Are there any wastewater disposal needs in the area adjacent to this proposal that should be considered by the municipality? Not known If yes, describe |
| <input type="checkbox"/> | <input type="checkbox"/> | 16. Has a waiver of the sewage facilities planning requirements been requested for the residual tract of this subdivision?
If yes, is the proposed waiver consistent with applicable ordinances. Not Known
If no, describe inconsistencies |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 17. Does the county have a stormwater management plan as required by the Stormwater Management Act? If yes, will this project plan require the implementation of storm water management measures? <u>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: <u>Carrie J. Conwell, AICP</u>
Title: <u>Environmental Planner</u> Signature: <u></u>
Date: <u>7/17/2023</u>
Name of County or Areawide Planning Agency: <u>Chester County Planning Commission</u>
Address: <u>Government Services Center, Suite 270</u>
<u>601 Westtown Road</u>
<u>P.O. Box 2747</u>
<u>West Chester, PA 19380-0990</u>
<u>Telephone Number: (610) 344-6285</u> |

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.

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

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

PC53-07-23-17757

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
Gerry O'Connor, Site Contact
Shanna Lodge, Willistown Township
Jeff Miller, Evans Mill Environmental LLC

Agricultural Security Area Reviews





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

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

TO:

Laurie W. Abele, Chair
West Bradford Township
Board of Supervisors
1385 Campus Drive
Downingtown, PA 19335

Date:

July 26, 2023

Parcel:

50-6-64

Acreage*:

14.026

Owner(s)*:

Paulson-Warmijak, Wendy
Lynne

*According to County Tax Assessment Records

Review Timetable

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

Soils

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

Comments:

Local Planning

1. Does the municipal zoning for the parcel allow agriculture? Yes No
Comments: **The parcel is located in the R-1 Residential zoning district which permits Agriculture by right.**
2. Does the proposed agricultural use of the parcel comply with the future land use of the parcel, as mapped in the municipal comprehensive plan? Yes No
Comments: **The parcel is designated as a high agricultural priority on the Agricultural Resources plan, Map 3 in the Township’s 2020 Comprehensive Plan.**
3. Does the proposed agricultural use of the parcel comply with *Landscapes3*, the Chester County Comprehensive Plan? Yes No
Comments: **The parcel is located within the Rural Landscape designation of Landscapes3.**

Agricultural Lands

1. Is the parcel enrolled in a farmland protection program? Act 515 Act 319 None
2. What is the Chester County Real Estate System land use code?
3. Is the parcel “viable farmland” as defined by Act 43? Yes No
Comments:

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

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


Glenn Bentley
Senior Review Planner

GPB/ncs

cc: Mark Slouf, Township P.C. Chair
Jake Michael, CCPC
Geoff Shellington, Chester County Open Space Preservation Department

Discussion and Information Items





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: July 31, 2023
Re: Planning Commission Board Meeting Monthly Report

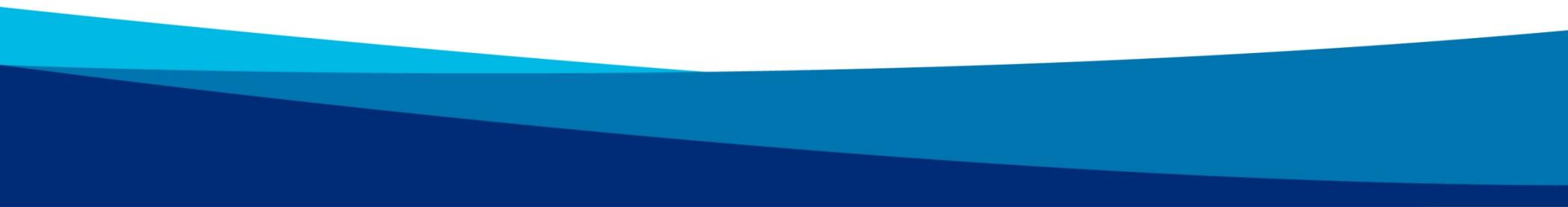
For the month of July, the Design & Technology Division performed reoccurring tasks and supported planning staff with short term and work program related projects.

The 247 planners reviewed and processed plan and ordinance submittals. 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 and work program projects. Staff also addressed data requests from outside entities and assisted Water Resources Authority with mapping for the *Watersheds* report update.

The Graphics team assisted with various products, including outreach materials promoting the open space preservation and layouts for the online *Climate Action Plan* metrics.

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 are smooth and flow from left to right across the width of the slide.

Community Planning Municipal Assistance Projects

August 2023

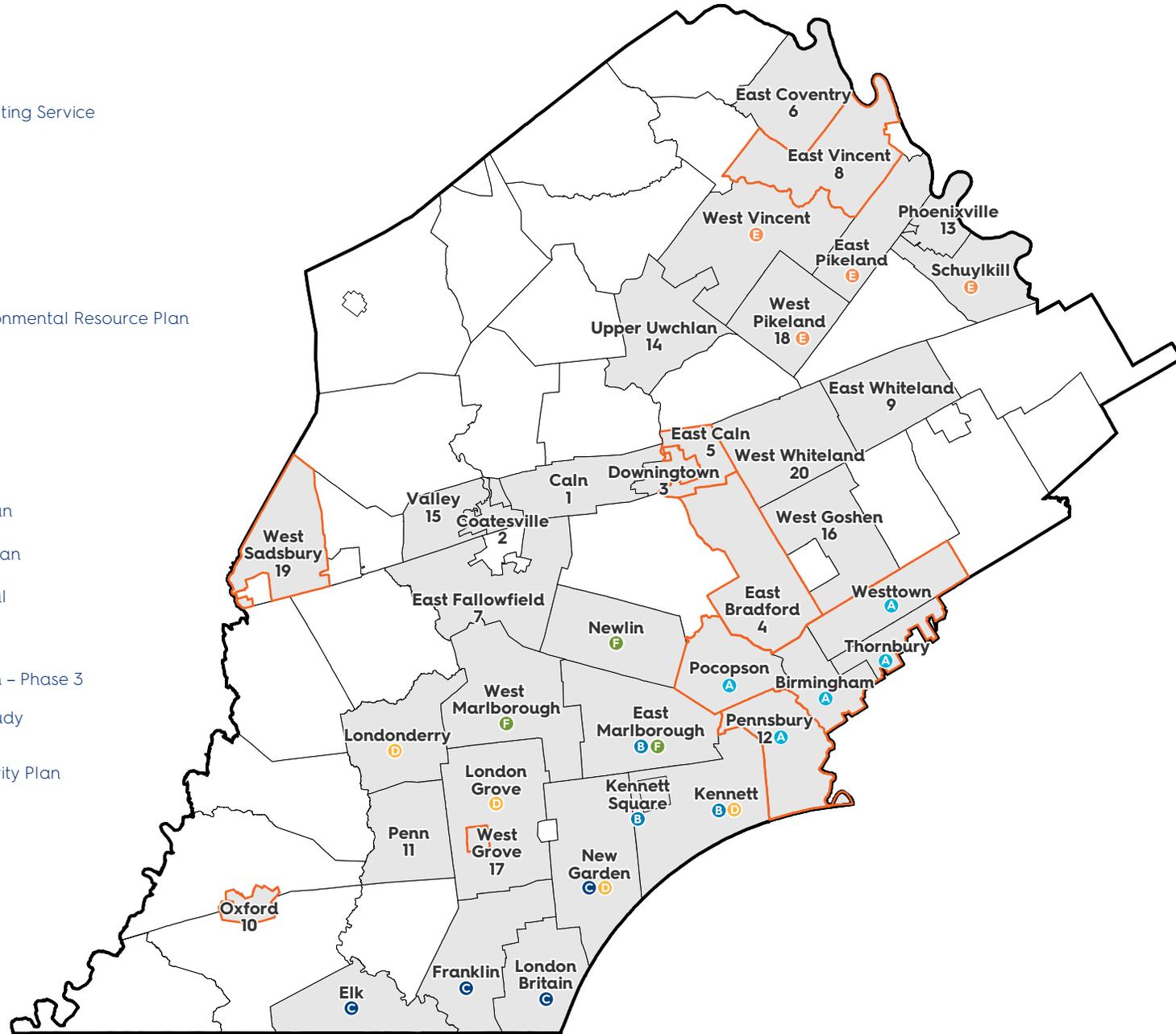
- Municipality with Ongoing VPP Project
- Municipality with Planning Commission Consulting Service

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
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

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, Londonderry, 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

August 2023 (Activities as of 7/31/23)

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. CCPC staff is currently working with the township to finalize the ordinance.

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 proposed amendments were submitted for joint Act 247/VPP review on Friday June 23rd and the first (6 mo.) contract extension was received on June 28th. *The VPP/247 review was sent on July 21st.*

3. Downingtown – Comprehensive Plan

Percent Completed: 10% Contract Term: 3/23 – 2/25 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. Focus groups were held on June 15th and public outreach will continue with a public survey and the consultant will attend public events such as “Good Neighbor Day” on July 4th. *The next task force meeting will be in September after all initial public outreach is concluded.*

4. East Bradford Township – Zoning Ordinance Update

Percent Completed: 45% Contract Term: 8/22 – 7/24 Consultant: Chester County Planning Commission Monitor: Chris Patriarca

The July meeting included review of the draft articles general standards.

5. East Caln Township – Comprehensive Plan

Percent Completed: 75% Contract Term: 6/22 – 5/24 Consultant: Chester County Planning Commission Monitor: Chris Patriarca

The Design and Technology team completed their development of the first, full draft plan in early August. *A public open house to review the draft goals and recommendations is scheduled for September.*

6. East Coventry Township – Land Use Assumptions Report

Percent Completed: 0% Contract Term: 8/23 – 7/25 Consultant: McMahon Associates, Inc. Monitor: Joe Shanley

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: 10% 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 and a public open house was held on 6/26. *The Task Force will meet in September to review draft plan materials.*

8. East Vincent – Zoning Ordinance

Percent Completed: 60% Contract Term: 4/22 – 3/24 Consultant: Chester County Planning Commission Monitor: Kate Clark

The July meeting focused on reviewing general design standards standards and definitions. The next meeting is scheduled for August 16th.

9. East Whiteland Township – Zoning Ordinance

Percent Completed: 0% Contract Term: 9/23 – 8/25 Consultant: Bergmann Monitor: Chris Patriarca

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: 85% Contract Term: 4/21 – 9/23 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. *Considering the number of thoughtful edits provided by the Task Force and Borough Planning Commission, we are developing another draft of the Plan (Final Draft) that we will distribute in early August. The review and adoption process should continue with adoption anticipated in the Fall 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 has forwarded a full draft of the Comprehensive Plan and will meet with the Task Force in August.*

12. Pennsbury Township – Historic Resources Zoning Update

Percent Completed: 25% Contract Term: 6/23 – 12/23 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. *Second Task Force meeting was in July and language edits were started during the meeting with attendees viewing and reviewing wording on the screen as it was being drafted in real time, which was an efficient use of time garnering immediate feedback.*

13. Phoenixville Borough – Zoning Ordinance Update

Percent Completed: 5% Contract Term: 7/23 - 6/25 Consultant: Gilmore & Associates Monitor: Chris Patriarca

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 initial kickoff meeting was held in July. At this meeting the consultant team facilitated a discussion with the Task Force on issues needing most attention as part of the update. The next meeting is scheduled for September.*

14. Upper Uwchlan Township – Active Transportation Plan

Percent Completed: 75% 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 met with PennDOT to discuss the findings of the Active Transportation Plan. A draft final plan will be reviewed by the task force prior to a final public meeting in the fall. Adoption is anticipated by the end of 2023.

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. *The Township have taken a break from the Master Plan to work with PennDOT on a couple of projects along Route 30 that overlap with the Plan recommendations. I am waiting to hear from them regarding the schedule moving forward*

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. *The township is in the process of selecting a consultant.*

17. West Grove Borough – Zoning Amendments

Percent Completed: 10% 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, and the second meeting (first work session meeting) was June 5th to discuss amendments to the residential zoning districts. The July 10th meeting was to further discuss residential districts and related regulations (ADU's, Home Occupations, etc.). *The August 21st meeting will begin the discussion of commercial districts.*

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

Percent Completed: 0% Contract Term: 06/23 – 05/25 Consultant: Natural Lands Monitor: Chris Patriarca

The plan will provide guidance to the Township for improving their existing parks, conserving open space, and connecting trails. The project meeting kickoff was held on June 29. *At this meeting, the consultant team facilitated a discussion with the Task Force on both successes the Township has had and areas to improve as it relates to parks, recreation, open space, and trails.*

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 July meeting reviewed the Resource Preservation and Open Space and Recreation plan chapters.

20. West Whiteland Township – Parks Wayfinding Signage Manual

Percent Completed: 40% Contract Term: 4/23 – 8/24 Consultant: Merje Monitor: Jeannine Speirs

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 presented design options at the July meeting.*

MULTI-MUNICIPAL

21. Brandywine Battlefield Strategic Landscapes Plans – Phase 3

Percent Completed: 95% 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. *New interactive map is on web. Consultant is readying Technical report to go on web.* Consultants will assist drafting and reviewing planning documents. Planning documents are now being prepared now at the completion of the ABPP grant.

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

Percent Completed: 95% Contract Term: 4/22 – 9/23 Consultant: McMahan Associates Monitor: Kevin Myers

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

23. 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. Consultant is determining next steps.

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

Percent Completed: 10% 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.

25. Phoenixville Area Townships – Clean Energy Transition Plan

Percent Completed: 95% 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. *The Clean Energy Transition Plans were recently completed resulting in two Plans for each municipality: A Community Plan that addresses the community at large and a Municipal Plan that addresses municipal facilities. Three of the four municipalities have accepted their Plans and Schuylkill intends to follow suit this Summer.*

26. Unionville Area Region – Comprehensive Plan Update

Percent Completed: 50% Contract Term: 4/22 – 3/24 Consultant: Brandywine Conservancy Monitor: Kate Clark

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)
5. South Coatesville Borough (general planning assistance)

Cash Grant Inquiries (or VPP channel not established yet)

- 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)
- West Chester Borough – Parks Plan (June 2023)

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: The Town Tour kickoff ceremony at the West Chester United Methodist Church took place on June 8th with a total of 76 people in attendance. Due to the poor air quality on the day of the tour, the event was held indoors only and included a presentation by West Chester Historical Commission Chair Tom Walsh. The Westtown School/Westtown Township tour took place on June 15th and had 197 attendees and the Thornbury Farm/Thornbury Township tour took place on June 22nd and had 176 attendees. *In July, tours took place in Kennett Square (7/13, 122 attendees); Spackman-Davis Farm in Caln Township (7/20, 307 attendees); and Grove United Methodist Church (7/27, 118 attendees).* A full listing of tours can be found on the Planning Commission website at <https://www.chescoplanning.org/Historic/TownTours/Introduction.cfm>.
- **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. *Planning is underway for the CCHPN fall workshop, which is scheduled to take place on Saturday, November 11th at the GSC and will focus on involvement of municipalities in planning for the upcoming semiquincentennial of the nation on July 4, 2026.*
- **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, two projects in Phoenixville: one for a senior housing development in Phoenixville that involves proposed building demolition, and preservation of an existing 50-unit supportive living facility for those with mental or developmental disabilities, and people experiencing homelessness (Schuylkill Township). Preliminary approval letters have been sent to DCD for the Coatesville, West Chester, and Schuylkill Township 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 will be 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. The Committee had another site visit on July 7th at Wolf's Hollow County Park (including main barn, maintenance shop, farmhouse, Visionary Center, Orchard House, Manor House, and River House) and the Chester County Prison property (including Enos Bernard house and springhouse, units #6a and #6b, including garage, barn, and corncrib). The County was awarded a PHMC Keystone Construction Grant for \$100,000 for the repair or replacement of the six cast iron and brick 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 including E Bradford and E Vincent as well as Caln

- 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
 - Hoopes/Dillon property, London Grove Township
- **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 meeting on July 6 via Zoom and at the Chester County Government Services Center and discussed a planned grant proposal to America250PA/the Pennsylvania Infrastructure Improvements and Projects Committee with a focus on the Philadelphia Campaign and the implementation of the Chester County Heritage Interpretation Network. Beverly Sheppard began her contract in January as Committee Coordinator for the Commission’s six committees to assist as they plan Semiquincentennial celebrations. *A contract for professional management of the America250PA Chester County Commission is under review by the Chester County Commissioners and will be voted on during their August 10th meeting. The 250th Commission is planning to submit a proposal for the America250PA/Infrastructure Improvements and Projects Committee in anticipation of the August 29th Committee hearing in Lehigh County.* Jeannine was asked to join the 250th Heritage Sites Committee has been working to come up to speed on a year of 250th work and to bring the Heritage Sites Committee up to speed including providing significant information and clarification on the origin, functioning, purposes of the Heritage Interpretive Network and past efforts and future efforts. *Through this Committee, Jeannine has been asked to provide information for the impending Infrastructure grant application.* Brandywine Battlefield Task Force Steering Committee has

been coordinating with the 250th Heritage Sites Committee. To further facilitate this, a Brandywine Battlefield Task Force meeting is planned for August for the express purpose of assisting the Chester County 250th Commission and give a platform to coordinate with the Delaware County 250th to provide an opportunity for both 250th to present and build a regional coalition.

- *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, and met with the Plan Steering Committee and plan subconsultants on July 17th.. Greg O’Loughlin and Staci Anderson, Principals at SWELL, the graphic design and branding subconsultants, presented to the 250th Commission at its July 6th meeting. ConsultEcon, the subconsultants that will develop analyses and plans for visitor analysis and marketing, have begun reaching out to heritage preservation stakeholders in the county.*
- *Iron and Steel Heritage Partnership: The partnership is focusing on coordination with Heritage Tourism planning. The Partnership’s Steering Committee met on July 20 at Warwick County Park and discussed engaging homeschool groups at Partnership heritage sites.*
- *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 Strode’s Mill Village Heritage Center plans to open in 2024. Thornbury Farm Heritage Center had a soft opening for the Thornbury Township Town Tour on June 22. Chadds Ford Heritage Center is working on organizing a soft opening. Discussions are occurring for the Heritage Center in Dilworthtown. 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 in West Nottingham Township and a regional Agricultural Heritage Center or Gateway at Oxford Area Historical Association in Oxford Borough.*

- **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. In order for CCPC to share data, Jeannine is helping review the PHMC data agreement that PHMC provided.

- **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 with support from Joe Shanley, Community Planner
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 all of the 15 signs ordered. Several sign dedication events have occurred and have received press coverage. There are opportunities being worked on to coordinate on heritage interpretation 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). Jeannine is helping to coordinate regional Heritage Centers discussions with one another through meetings and conversations as well as providing information. Jeannine has been working with CC Heritage Tourism consultants to provide significant information and clarification on the Heritage Interpretive Network concept, as well as efforts that have occurred to date and planned future efforts. 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 via 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. *Jeannine is working on a possible grant opportunity to do the visitor experience/driving tour along with Delaware County Planning and Battlefield Park.* Brandywine Battlefield Task Force regional partnership is 30yrs old this year and is planning a celebration event in October.

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 report (2022 data) completed and posted.

- **State of the County Economy Report** – Transitioning 2023 report to online data format. Downloaded and processed data for 2023 report. *Initiating drafting text and online formatting.*

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. Guide will include analysis of Census and Assessment data, review of housing trends, projection of housing needs, and potential impact of interventions on issues.
- **Housing eTools** – Updates are complete, although resources and examples will continue to be added as appropriate.
- **Case Studies** – Pickney Hill Commons.
- **Housing Forum** – Initiating planning for Fall 2023 forum. *Topic chosen as “How to Talk About Housing.”*
- **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** – Initial meetings held with four municipalities based on interest. CCPC created and sent proposals outlining potential CCPC assistance through the Starter Home Pilot and other initiatives. 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** – *Presented to West Whiteland and East Whiteland on housing in July.* Presentation with the West Vincent Planning Commission TBD. Additional meetings planned due to interest in housing initiatives after the Starter Home Pilot Project outreach.
- **Presentations** – Participated in Chester County Chamber of Commerce panel on affordable and attainable housing on June 20th. Presentation on housing to the Phoenixville Regional Planning Committee on June 28th.

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.). Atglen Zoning meetings: March 28th (kick-off, home occupations), May 16th (Home Occupations, TNC District), June 25th (TNC, TNG Districts, MF Uses, Outdoor Dining), next meeting Aug 29th; Avondale consideration of commercial uses in the R-2 District and parking requirements; Parkesburg for implementation coordination and potential grant funding assistance; 70 E Second Avenue Sketch Plan Review (see below); 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). ; South Coatesville – Discussed CPD assistance regarding comprehensive plan update on June 17th. 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., and 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. *The 2023 urban centers forum will be held in early November 2023 with a focus on historic resources and adaptive reuse. PHMC is a potential resource for presentations.*
- **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 provided 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



Sustainability Division

Monthly Activities Report – August 2023

Summary:

- The Sustainability Division supported the Commissioners' Office and Historic Preservation Coordinator in coordinating a volunteer event on 7/20 at Thornbury Farm as part of National Pennsylvania Day, in collaboration with the Chester County 250th Committee. A group of 22 volunteers cleared a new trail that will connect Thornbury Farm to Sandy Hollow Park, both important sites on the Brandywine Battlefield landscape.
- A survey was issued to those municipalities participating in the Local Government Climate Action Team to identify the topics they are most interested in working toward first. Lawn conversion topped the list, followed by fleet conversion and promoting clean energy through ordinances.
- Sustainable Practices for HOAs- Surveys and a corresponding outreach strategy were developed and completed for both residents of HOAs and Board Members.
- Chester County is hosting We Conserve PA's Fall Gathering of Southeast PA EACs on October 21 at West Chester University. Planning for this event is underway and involves representatives from other county planning departments and EACs.
- Work continued on Sustainability Summit planning, sewer service area mapping and open space municipal outreach.
- The Steering Committee for Keep Chester County Beautiful met on 7/11. The group discussed Adopt a Highway signage, political signs as litter, a planned cleanup of the Schuylkill River, and partnering opportunities.

Environmental and Energy Advisory Board

- The Clean Energy Subcommittee met on 7/19 to plan for their Solar Adopters Conference, which is planned tentatively for November, and will highlight solar success stories, funding and financing, and RFP development insight. The audience is commercial, institutional and industrial entities with the potential for larger (50-500kw) onsite solar facilities.
- Environmental and Energy Advisory Board met on 7/26/23. Topics discussed include environmental justice, CCPC's solar ordinance inventory results, the CCPC work program, and the program for the Sustainability Summit.

Multimodal Transportation Planning Division

July 2023

MTP Potpourri

The following is a collection of happenings and status updates relative to what the MTP Division has worked on in the month of July:

- On Thursday 7/27, the DVRPC Board approved an action item that would allow SEPTA to begin design for the track improvements associated with their return of service to Coatesville as part of their Track Improvement Program. The Coatesville Service Restoration project (cost estimate \$2,000,000 for design) will begin the process of restoring rail service on the Paoli/Thorndale Regional Rail Line from its existing terminus at Thorndale to the eventually new terminus in Coatesville once the new station currently under construction is complete.
- Work continues on the development of the Chester County Trails Master Plan. This past month we're working to complete the evaluation of proposed trails. The evaluation included a high-level feasibility analysis to determine the extent of property impacts to private land owners, followed by a community benefit analysis that "scored" trails based on an evaluation matrix. This analysis included factors such as proximity to parks, civic institutions, commercial centers, and public transportation, areas of higher population density, and access to employment. The result of this process will be a prioritized list of potential trail projects that will be documented in the Master Plan.
- MTP staff have been attending and participating in meetings with the SE PA Commissioners and Bicycle Coalition in an effort to advance development of the Circuit trail network. The Commissioners of the four suburban counties (Bucks, Chester, Delaware, Montgomery)- also DVRPC Board members - want to see approximately \$80M of the federal funds coming to the region through the Carbon Reduction Program (CRP) directed toward Circuit trail development. The CRP funding was created by the passage of the IJA/BIL.
- The Trails Coordination group (Planning, Facilities, Parks +Preservation) met with representatives from PennDOT Central Office on July 19th to review the status of the disposition of the Philadelphia & Thorndale (P&T) rail corridor to both Chester County and SEPTA. The process is moving forward with upcoming meetings planned to resolve ownership of an out-parcel near the Downingtown Trestle and with SEPTA to discuss the limits of SEPTA's portion around the Exton Station.

- Patty Quinn is nearing completion of the Transportation Improvement Inventory (TII) and should be ready for presentation to the Board in September. Its related document – the Transportation Priority Projects brochure - is also making progress toward completion as we collect letters of support from the PA House and PA Senate.
- Jake Michael is developing reports for both Migration and Commuting Data in Chester County, as well as beginning work on a Landscapes3 midterm report.
- Alex Sankaran is forging ahead with the development of the Public Transportation Plan Update. Alex is continuing to write text and collect data and images to be included in the report. In August he will also be doing some field work where he will be riding a few buses, interviewing passengers and inventorying amenities found at our regional rail stations and transportation centers.

Director's Report