



THE COUNTY OF CHESTER



COMMISSIONERS
 Josh Maxwell
 Marian D. Moskowitz
 Eric M. Roe

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 270

Hybrid Meeting
 January 10, 2024

AGENDA

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

A. Chair's Welcome

Chair

2. PUBLIC COMMENT

Chair

2:10 p.m. 3. ACTION ITEMS

B. Appointment of the 2024 Officers

Commission

C. Appointment of VPP Subcommittee

Commission

D. Chester County Watersheds 2045 Plan endorsement

Brian O'Leary

E. Approval of Commission Meeting Minutes – December 13, 2023

Commission

F. Act 247 Reviews – December 2023 Applications

Act 247 Team

1) Subdivision and Land Development Plan Reviews (10)

- | | |
|------------------------------|----------------|
| 1. East Coventry Township | SD-11-23-17920 |
| 2. East Marlborough Township | LD-11-23-17916 |
| 3. East Whiteland Township | LD-11-23-17919 |
| 4. East Whiteland Township | SD-11-23-17917 |
| 5. Penn Township | SD-11-23-17914 |
| 6. Pocopson Township | SD-11-23-17915 |
| 7. Schuylkill Township | SD-12-23-17942 |
| 8. Uwchlan Township | CU-11-23-17905 |
| 9. Warwick Township | SD-11-23-17912 |
| 10. West Goshen Township | LD-11-23-17909 |

2) Comprehensive Plan, Zoning and Subdivision Ordinance
 Amendment, Miscellaneous Reviews (7)

- | | |
|-----------------------------|----------------|
| 1. Caln Township | ZA-11-23-17918 |
| 2. Caln Township | ZM-11-23-17908 |
| 3. East Brandywine | ZA-11-23-17926 |
| 4. West Brandywine Township | OM-11-23-17921 |
| 5. West Chester Borough | SA-11-23-17925 |
| 6. West Chester Borough | ZA-11-23-17927 |
| 7. West Sadsbury Township | ZM-11-23-17924 |

G. Act 537 Reviews- December 2023 Applications

Carrie Conwell

1) Major Applications (0)

2) Minor Applications (4)

1. East Coventry Township; Village at Fricks Lock; 18-1-8; Consistent
2. East Pikeland Township; Yeager Farm Market; 26-4-37.1; Consistent
3. Easttown Township; 228 Highland Avenue; 55-2H-254; Consistent

- 4. West Whiteland Township; 1354 Pottstown Pike; 41-8-188; Somewhat Consistent

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

- H. Design & Technology Division Update *Paul Fritz*
- I. Community Planning Division Update
1) Revitalization map *Bill Deguffroy
Libby Horwitz*
- J. Agricultural Development Council Update *Ann Lane*
- K. Sustainability Division Update *Rachael Griffith*
- L. Multimodal Transportation Planning Division Update *Brian Styche*
- M. Director's Report *Brian O'Leary*

4:00 p.m. 5. ADJOURNMENT

Action Items

Appointment of 2024 Officers

Appointment of VPP Subcommittee

Chester County Watersheds 2045 Plan endorsement

Proposed Action

The Chester County Planning Commission hereby endorses the final draft of *Watersheds 2045* and supports its official adoption as the County-wide integrated water resources plan, Act 167 Stormwater Management Plan, and Rivers Conservation Plan. The *Watersheds 2045* plan will assist municipalities and others to better integrate the management and protection of water resources within land use management decisions. It is consistent with and builds upon the policies and objectives of *Landscapes3* and will further the implementation of *Landscapes3* at the local level.

Link to current draft plan: <https://www.chesco.org/4275/Chester-County-Watersheds-2045>

Link to proposed changes to draft plan:
<https://www.chesco.org/DocumentCenter/View/73856/Watersheds-2045-Public-Comment-and-Document-Changes-1223?bidId=>



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Michelle Kichline

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

MINUTES: Regular Monthly Meeting
Chester County Planning Commission

Hybrid – GSC Suite 270
December 13, 2023

MEMBERS PRESENT IN PERSON: Michael Heaberg, Chair; Nate Cline, Vice Chair; Stephanie Duncan; Doug Fasick; Matt Hammond; Angie Thompson-Lobb.

MEMBERS PRESENT VIA ZOOM: Roberta Cosentino; Molly Morrison; Andrew Wright.

STAFF PRESENT IN PERSON: Brian O'Leary, Executive Director; Carol Stauffer, Assistant Director; Glenn Bentley; David Blackburn; Steve Buck; Carrie Conwell; Beth Cunliffe; William Deguffroy; Gwen Duli; Paul Fritz; Rachael Griffith; Libby Horwitz; Gene Huller; Ann Lane; Alex Sankaran; Nancy Shields; Brian Styche.

STAFF PRESENT VIA ZOOM: Chris Bittle; Wes Bruckno; Richard Drake; Paul Farkas; Mark Gallant; Kevin Myers; Carolyn Oakley; Chris Patriarca; Patricia Quinn; Elle Steinman; Diana Zak.

VISITORS PRESENT IN PERSON: Caitlin Reinert; Mary Rogelsted.

VISITORS PRESENT VIA ZOOM: Regina Brown; Lisa Pepe-Whittaker; Ann Trethewey; Rick Primanti; call-in number ending in 8750; call-in number ending in 5402.

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, December 13, 2023, was called to order at 2:02 P.M. by Chair Michael Heaberg.

PUBLIC COMMENT: Caitlin Reinert and Mary Rogelsted expressed their concerns about the safety of and the suicides at the trestle bridge in Downingtown, PA. Ms. Reinert suggested to start action immediately on turning the trestle bridge into a trail, making it a high priority in the county's Public Trails Master Plan. Ms. Rogelsted suggested putting up additional barriers to prevent access to the bridge as soon as possible. Brian O'Leary responded to the comments, acknowledging the importance of controlling access to the bridge, noting that PennDOT owned the bridge and was in the process of installing fencing, and agreeing that making the extension of the CVT over the bridge should be a priority.

ACTION ITEMS:

Approval of Meeting Minutes:

A MOTION TO APPROVE THE MINUTES FOR THE NOVEMBER 8, 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.

Approval of the 2024 Planning Commission Meeting Schedule:

A MOTION TO APPROVE THE 2024 PLANNING COMMISSION MEETING SCHEDULE WAS MADE BY MS. MORRISON, SECONDED BY MS. DUNCAN, AND PASSED BY UNANIMOUS VOTE OF THE COMMISSION.

Appointment of 2024 Officers Nominating Committee:

A MOTION TO APPOINT DR. FASIC, MR. HAMMOND, AND MS. DUNCAN AS THE MEMBERS OF THE 2024 OFFICERS NOMINATING COMMITTEE WAS MADE BY MS. THOMPSON-LOBB, SECONDED BY MR. CLINE, AND PASSED BY UNANIMOUS VOTE OF THE COMMISSION.

Approval of 2024 Work Program and Communications Program:

A MOTION TO APPROVE THE 2024 WORK PROGRAM AND COMMUNICATION PLAN WAS MADE BY MR. HAMMOND, SECONDED BY MS. MORRISON, AND PASSED BY UNANIMOUS VOTE OF THE COMMISSION.

Act 247 Reviews:Subdivision and Land Development Reviews:

There were twenty (20) Subdivision and Land Development Reviews prepared in November 2023.

A MOTION TO APPROVE THE TWENTY (20) SUBDIVISION AND LAND DEVELOPMENT REVIEWS WAS MADE BY DR. FASIC, SECONDED BY MR. HAMMOND, AND PASSED BY UNANIMOUS VOTE OF THE COMMISSION.

Mr. Hammond recused himself from the following applications: LD-10-23-17881; SD-10-23-17882; LD-10-23-17886; SD-10-23-17870.

Mr. Cline recused himself from the following application: SD-10-23-17890.

Comprehensive Plan, Zoning and Subdivision Ordinance Amendments, Miscellaneous Reviews:

There were nine (9) Comprehensive Plan, Zoning and Subdivision Ordinance Amendment, and Miscellaneous Reviews prepared in November 2023.

A MOTION TO APPROVE THE NINE (9) COMPREHENSIVE PLAN, ZONING AND SUBDIVISION ORDINANCE AMENDMENT, AND MISCELLANEOUS REVIEWS WAS MADE BY MR. HAMMOND, SECONDED BY MS. DUNCAN, AND PASSED BY UNANIMOUS VOTE OF THE COMMISSION.

Act 537 Reviews:

Ms. Conwell presented the Commission with three (3) minor Act 537 reviews for the month of November 2023.

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

Agricultural Security Area:

Mr. Bentley presented the Commission with eight (8) ASA addition reviews for the month of November 2023.

A MOTION TO APPROVE THE EIGHT (8) ASA ADDITION REVIEWS WAS MADE BY MR. HAMMOND, SECONDED BY MR. CLINE, AND PASSED BY UNANIMOUS VOTE OF THE COMMISSION.

DISCUSSION AND INFORMATION ITEMS:Multimodal Transportation Division Update:

Mr. Styche reported that Alex Sankaran and Patty Quinn attended the Streets For All ribbon cutting with the Greater Valley Forge (GVF) TMA. GVFTMA worked on DVRPC's Travel Options Program projects in Phoenixville Borough and North Coventry Township to advance the county's Complete Streets policy. Phoenixville installed a mid-block crossing and North Coventry installed a new crosswalk.

Next, Mr. Styche reported that Steve Buck, Patty Quinn, and Alex Sankaran presented at TMACC's Breakfast Briefing focusing on how municipalities may take advantage of available funding opportunities and the land development process to advance active transportation infrastructure development.

Lastly, Mr. Styche reported that the Trails Master Plan and Public Transportation Plan updates public meeting held on December 12, 2023 was well attended.

Mr. O'Leary mentioned that Chester, Berks, and Montgomery County's proposal was accepted in the Railroad Administration's Corridor ID program, setting a path for the restoration of passenger rail to Phoenixville. Next, Mr. O'Leary reported that the county has been advocating with DVRPC to put more funding into trails using Federal Carbon Reduction funding to be included in the Transportation Improvement Program (TIP).

Mr. Sankaran reported on the Public Transportation Plan Update (PTPU) recommendations that take into consideration COVID impacts and Landscapes3 policies. Mr. Sankaran noted that SEPTA is redesigning their entire network with the Bus Revolution project and the Reimagining Regional Rail project. Next, Mr. Sankaran noted that TMACC is working on a Transit Development Plan for their bus network. The PTPU will include the following three chapters: System – everything that is operating; Environment – all points of access to the system; and Experience – everyone that uses the system. Objectives and recommendations were summarized for each chapter.

Mr. Buck reported on the draft Public Trails Master Plan recommendations, which support *Landscapes3's* recommendation to create a countywide, interconnected trail network. The following plan information was summarized: the seven goals - growth and expansion, connectivity, accessibility & equity, economic development, resource protection and appreciation, safety, and user experience; the process - physical inventory & assessment, network analysis, public engagement, public survey, proposed trail inventory, and proposed implementation priorities; and the recommendations – prioritize an advance implementation of circuit trails, create and improve connections to the circuit and other local and regional trails, identify and prioritize the closure of existing trail gaps, connect trails to public transportation facilities, create and improve connections to key destinations and trip generators, develop local trail networks and pursue connections across municipal boundaries, connect trails to parks, preserves, and historical and cultural assets, amend and/or adopt municipal planning documents and ordinances to include and prioritize active

transportation infrastructure, pursue grant opportunities, and provide trail and trail head amenities, safety features, and wayfinding.

Design and Technology Division Update:

Mr. Fritz reported that the 247 planners' research on agricultural-related zoning for the county's municipalities continued.

The GIS staff assisted the Community Planning and Sustainability Divisions with mapping requests for work program projects, addressed data requests from outside entities, and completed the interactive figures for the Economy Report. The Graphics team assisted with various products, including a road safety rack card, missing middle housing analysis memos, and PowerPoint layouts for upcoming events.

Next, Mr. Fritz reported that the total 2023 reviews are on par with the 2022 reviews, the apartment unit totals are one of the highest in the past decade, the townhouse reviews are also notably high, and the total residential units proposed are also one of the highest in the past decade. Nonresidential square footage is on par with the prior year.

Lastly, Mr. Fritz introduced Gwen Duli, CCPC's new Graphics Specialist.

Community Planning Division Update:

Mr. Deguffroy reported that CPD continues to work on Vision Partnership Program (VPP) projects. Municipalities that were awarded grants during the 2023 VPP grant round II are currently developing scopes of work. The 2024 VPP grant round I will open in February. Work continues on the starter home initiative and acquiring a county land bank designation. Next year, the 2024 Town Tours and Village Walks will mark the 30th year anniversary of the program. The Heritage Tourism Plan implementation is wrapping up. The November 30, 2023 Housing Forum was well attended, had great conversations, and had many key takeaways.

Mr. Deguffroy introduced David Blackburn, CCPC's new Historic Preservation Coordinator.

Ms. Horwitz reported that the 2023 Chester County Economy Dashboard is now online, allowing for up-to-date and more accessible data and print summaries. There are six categories of information: resident characteristics, employment characteristics, business characteristics, gross domestic products, key industrial groups, and real estate characteristics. Ms. Horwitz summarized the strengths and weaknesses of the county's economy: strengths – diverse economy not dependent on one industry, lower employment rates, high paying growing industries, highly educated and paid workforce, high median household income, and strong agricultural industry; weaknesses – housing affordability, high retail vacancies, increasing office vacancies, declining employment in strong industries, and lower employment in certain industries.

Agricultural Development Council Update:

Ms. Lane reported that the last public outreach event of the year was the Good Food Fest at the Kimberton Fairgrounds. This event was one of the most successful and most productive events of the year with 3,700 attendees and over 300 farm guides distributed. She also noted that this event provided a great opportunity to conduct brand research.

Sustainability Division Update:

Ms. Griffith reported that Chester County is working on obtaining a SolSmart designation. In support of this designation, CCPC co-hosted with DVRPC a training session for solar permitting and inspection best practices; hosted a lunch and learn webinar on best practices for promoting solar through zoning ordinances; and launched a solar webpage.

Next, Ms. Griffith reported on the sustainable practices for Chester County's agricultural sector that she is working on with Ms. Lane. A kickoff meeting was held in November with many of the ag support organizations in attendance. Participants were excited about the initiative.

Ms. Griffith reported on the following 2024 plans for Keep Chester County Beautiful, led by Ms. Conwell: quarterly meetings with the litter and beautifications steering committee; host or co-host two events; conduct outreach to schools; conduct community outreach; and advocate for a county initiative for recycling political signs.

Lastly, Ms. Griffith gave the following status update on sustainable practices for HOAs: working with partners to develop resources and conduct outreach; creating an online resource guide; and creating and mailing an HOA survey to both residents and board members. The 2024 plans are as follows: analyze and promote the survey findings; host events to connect HOAs with partners and each other; support the development of sustainable action plans; and develop and promote ordinance best practices. Ms. Griffith shared and summarized CCPC's HOA webpage.

Director's Report:

Mr. O'Leary reported that CCPC had a very strong year moving *Landscapes3* forward, notably in transportation, sustainability, historic preservation, agriculture, housing, and open space.

Mr. Heaberg recognized and thanked Angie Thompson-Lobb for her great service as a Chester County Planning Commission Board member.

ADJOURNMENT

THERE BEING NO FURTHER BUSINESS, A MOTION TO ADJOURN AT 4:05 PM WAS MADE BY MS. THOMPSON-LOBB, SECONDED BY MR. CLINE, AND PASSED BY UNANIMOUS VOTE OF THE COMMISSION.

Respectfully submitted,



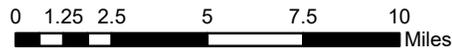
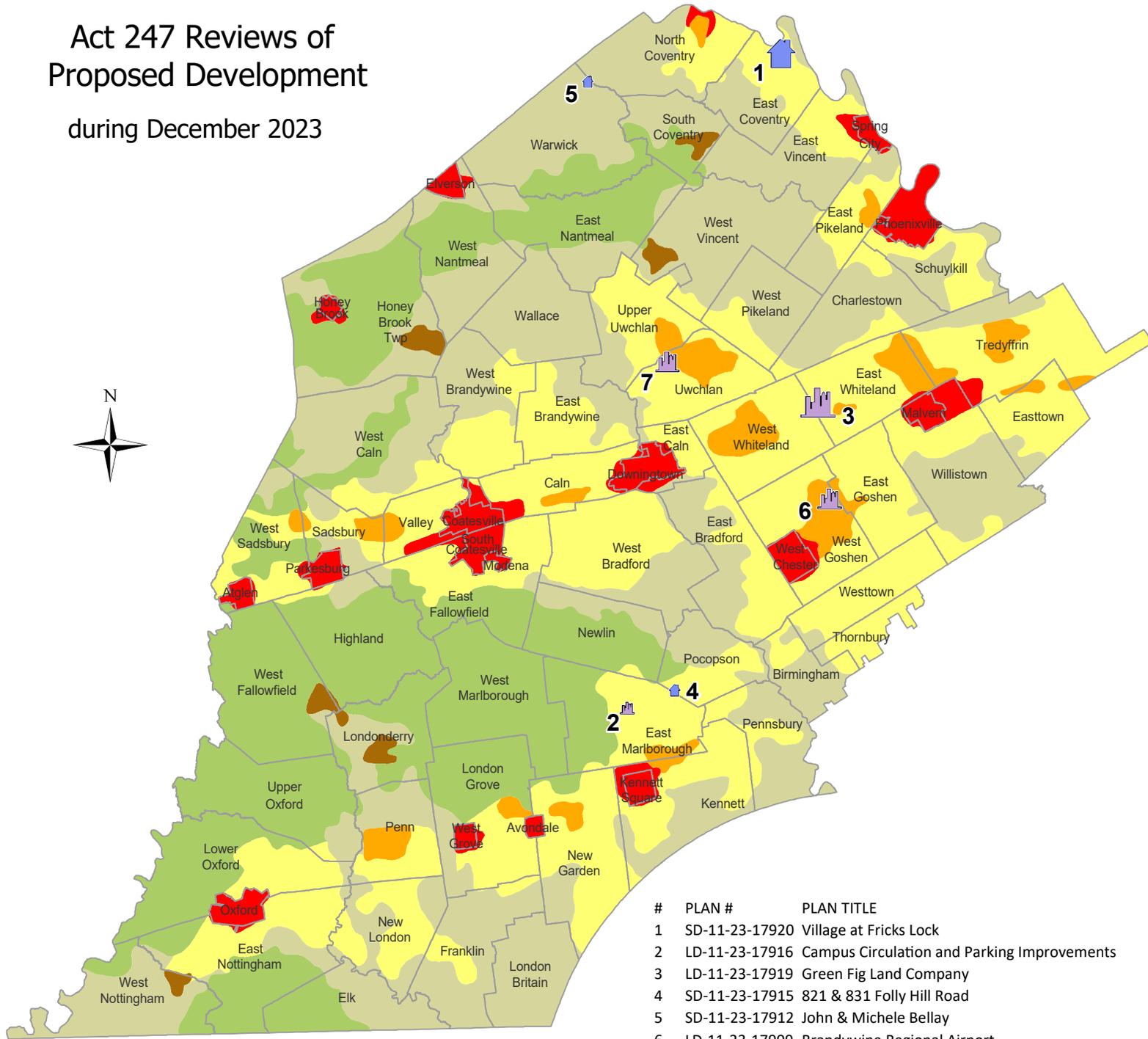
Brian N. O'Leary, AICP
Secretary

BNO/ncs

Act 247 Reviews

Subdivision & Land Development

Act 247 Reviews of Proposed Development during December 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 Landscapes 3

Landscapes 3

Growth Areas

- Urban Center
- Suburban Center
- Suburban
- Rural Center

Rural Resource Areas

- Rural
- Agricultural

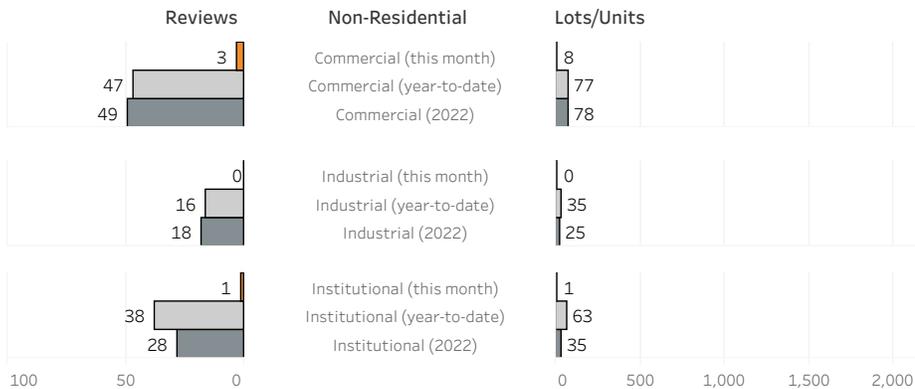
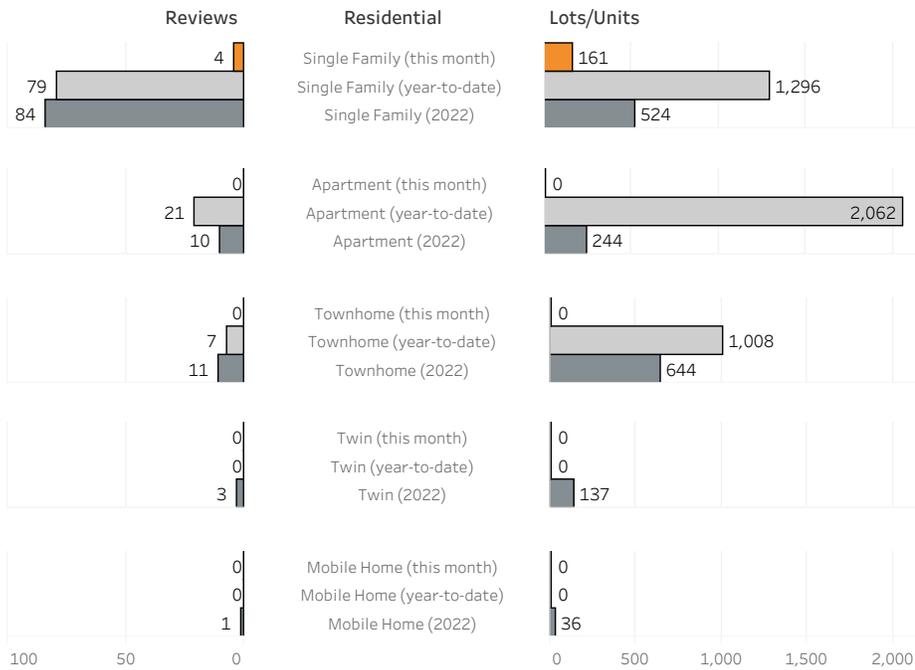
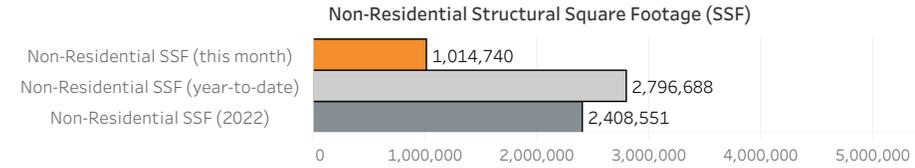
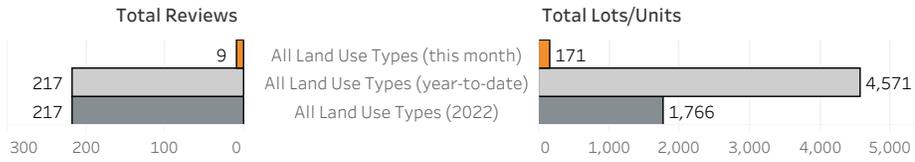
Note: Excludes lot line revisions, lot consolidations, second reviews, sketch plans, and surface parking, UNLESS those reviews cited unique or significant community impacts.

#	PLAN #	PLAN TITLE
1	SD-11-23-17920	Village at Fricks Lock
2	LD-11-23-17916	Campus Circulation and Parking Improvements
3	LD-11-23-17919	Green Fig Land Company
4	SD-11-23-17915	821 & 831 Folly Hill Road
5	SD-11-23-17912	John & Michele Bellay
6	LD-11-23-17909	Brandywine Regional Airport
7	CU-11-23-17905	Eagleview Market at Town Center



Subdivision and Land Development Applications

December 2023



Subdivision and Land Development Reviews 12/1/2023 to 12/31/2023

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)
East Coventry Township	SD-11-23-17920	Village at Fricks Lock	12/14/2023	100.48	Single Family Residential	155		Residential Single Family Residential		8,096	Yes
East Marlborough Township	LD-11-23-17916	Campus Circulation and Parking Improvements	12/8/2023	138.14	Institutional	1	1,350	Institutional Educational Facility	1		Yes
East Whiteland Township	LD-11-23-17919	Green Fig Land Company	12/21/2023	74.53	Commercial	2	1,000,000	Commercial Unique	2	7,500	Yes
East Whiteland Township	SD-11-23-17917	Green Fig Land Company	12/21/2023	63.20	Commercial	2		Commercial Unique			Yes
Penn Township	SD-11-23-17914	The Estate of William A N Severance	12/4/2023	138.27	Agricultural Single Family Residential	2		Agricultural Farm/Pasture Land Residential Single Family Residential			Yes
Pocopson Township	SD-11-23-17915	821 & 831 Folly Hill Road	12/7/2023	4.02	Single Family Residential	1		Residential Single Family Residential			Yes
Schuylkill Township	SD-12-23-17942	824 Glenn Court	12/21/2023	0.53	Single Family Residential	2		Residential Single Family Residential			Yes
Warwick Township	SD-11-23-17912	John & Michele Bellay	12/1/2023	6.20	Single Family Residential	2		Residential Single Family Residential			Yes
West Goshen Township	LD-11-23-17909	Brandywine Regional Airport	12/6/2023	26.30	Commercial	4	13,390	Commercial Unique	4	0	Yes
Grand Totals of Subdivision and Land Development Reviews		9 Reviews		551.67 Acres		171 Lots/Units	1,014,740 Non-Res. Sq. Feet		7 Non-Res. Bldgs.	15,596 Linear Feet Roadway	

There are **9** plans consistent, **0** plans inconsistent, and **0** plans with no relevance to **Landscapes3**.

Unofficial Sketch Plan Evaluations 12/1/2023 to 12/31/2023

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 12/1/2023 to 12/31/2023

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)
Uwchlan Township	CU-11-23-17905	Eagleview Market at Town Center	12/4/2023	33.94	Commercial Apartment	42	10,800	Commercial Residential Apartment	1		Yes
Grand Totals of Conditional Use Reviews		1 Reviews		33.94 Acres		42 Lots/Units	10,800 Non-Res. Sq. Feet		1 Non-Res. Bldgs.	Linear Feet Roadway	

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

Subdivision & Land Development Letters



THE COUNTY OF CHESTER



COMMISSIONERS
Marian D. Moskowitz
Josh Maxwell
Michelle Kichline

Brian N. O'Leary, AICP
Executive Director

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

December 14, 2023

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

Re: Final Subdivision - Village at Fricks Lock
East Coventry Township - SD-11-23-17920

Dear Mr. Briggs:

A final subdivision plan entitled "Village at Fricks Lock", prepared by Edward B. Walsh & Associates, Inc., dated March 27, 2023 and last revised on November 15, 2023, was received by this office on November 30, 2023. This plan is reviewed by the Chester County Planning Commission in accord with the provisions of Section 502 of the Pennsylvania Municipalities Planning Code. We offer the following comments on the proposed subdivision for your consideration.

PROJECT SUMMARY:

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

PROPOSAL:

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

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

Page: 2
Re: Final Subdivision - Village at Fricks Lock
East Coventry Township - SD-11-23-17920

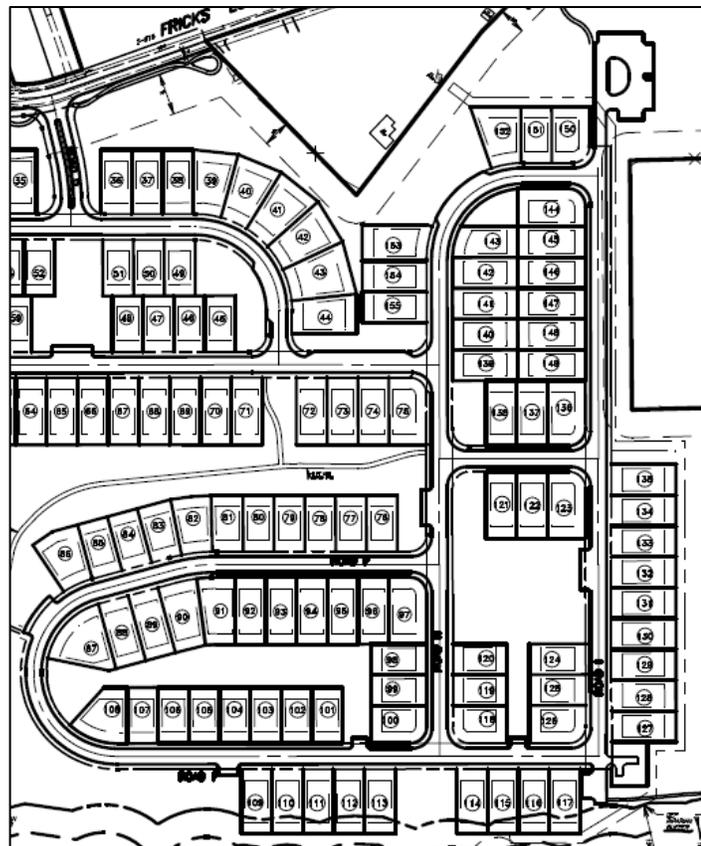
BACKGROUND:

1. The Chester County Planning Commission has previously reviewed a subdivision proposal for this site, and our comments were submitted to the Township in a letter dated May 16, 2023 (refer to CCPC# 04-23-17611). The Chester County Planning Commission has no record of municipal action on that proposal.

The current submission revises the road layouts, reconfigures the open space areas, relocates some dwellings farther from a riparian area and makes additional related adjustments to the plan. The number of proposed dwellings is unchanged, at 155 units.

We appreciate that the applicant revised the design of the plan and reduced the long straight runs of roadway and added terminal vistas at the ends of the some of the roads. However, some of our comments remain pertinent to the current proposal, such as the use of shared driveways, the lack of privacy for the rear-sides of the house on road B that are adjacent to Schuylkill Road, and the naturalizing of the stormwater management basins.

We also note that the revised roadway layout may restrict access to the eastern portion of the development if the roadway near units 44 and 72 becomes impassable in an emergency. The Township’s first responders should review the current design and the applicant and Township Engineer should consider providing an emergency access to this portion of the development (see the image below).



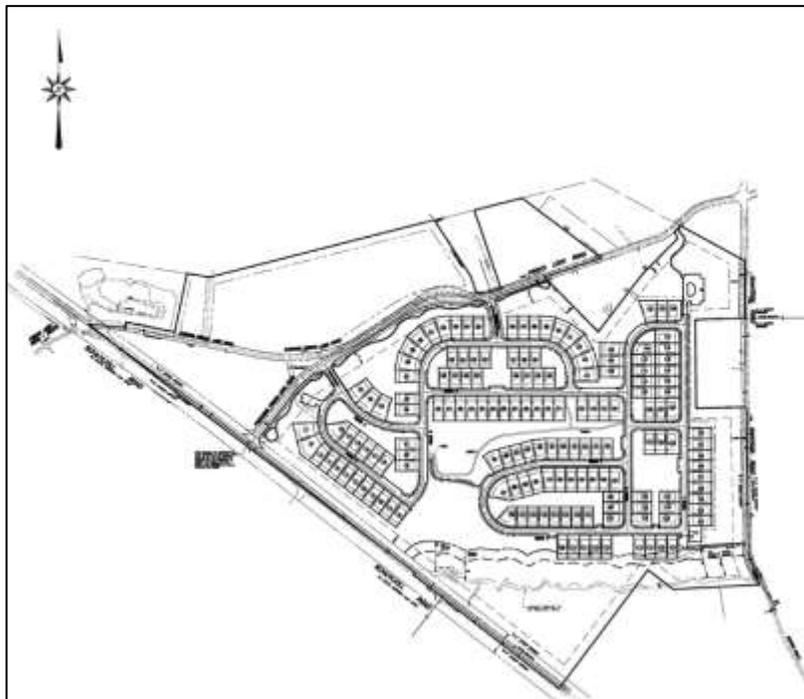
*Village at Fricks Lock Subdivision
Eastern portion of roadway near units 44 and 72*

Page: 3
Re: Final Subdivision - Village at Fricks Lock
East Coventry Township - SD-11-23-17920

COUNTY POLICY:

LANDSCAPES:

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



Detail of Villages at Fricks Lock Final Subdivision

Page: 4
Re: Final Subdivision - Village at Fricks Lock
East Coventry Township - SD-11-23-17920

ADMINISTRATIVE ISSUES:

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

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

Sincerely,



Wes Bruckno, AICP
Senior Review Planner

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



THE COUNTY OF CHESTER



COMMISSIONERS
Marian D. Moskowitz
Josh Maxwell
Michelle Kichline

Brian N. O'Leary, AICP
Executive Director

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December 8, 2023

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

Re: Preliminary/Final Land Development - Campus Circulation and Parking Improvements
East Marlborough Township - LD-11-23-17916

Dear Mr. Lovekin:

A Preliminary/Final Land Development Plan entitled "Campus Circulation and Parking Improvements", prepared by ELA Group, Inc., and dated November 9, 2023, was received by this office on November 17, 2023. This plan is reviewed by the Chester County Planning Commission in accord with the provisions of Section 502 of the Pennsylvania Municipalities Planning Code. We offer the following comments on the proposed Land Development for your consideration.

PROJECT SUMMARY:

Location:	east side of Unionville Road, south of East Doe Run Road
Site Acreage:	138.14
Lots/Units:	1 lot
Proposed Land Use:	Educational Facility
New Parking Spaces:	496
Municipal Land Use Plan Designation:	Institutional
UPI#:	61-5-51-E, 61-5-50-E

PROPOSAL:

The applicant proposes the reconfiguration of access drives, parking lots and tennis facilities at the existing Unionville-Chadds Ford School District campus on Route 82. The project site is located in the ESI-Educational, Scientific and Institutional District zoning district. No new sewage disposal or water supply is proposed.

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

Page: 2
 Re: Preliminary/Final Land Development - Campus Circulation and Parking Improvements
 # East Marlborough Township - LD-11-23-17916

COUNTY POLICY:

LANDSCAPES:

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



WATERSHEDS:

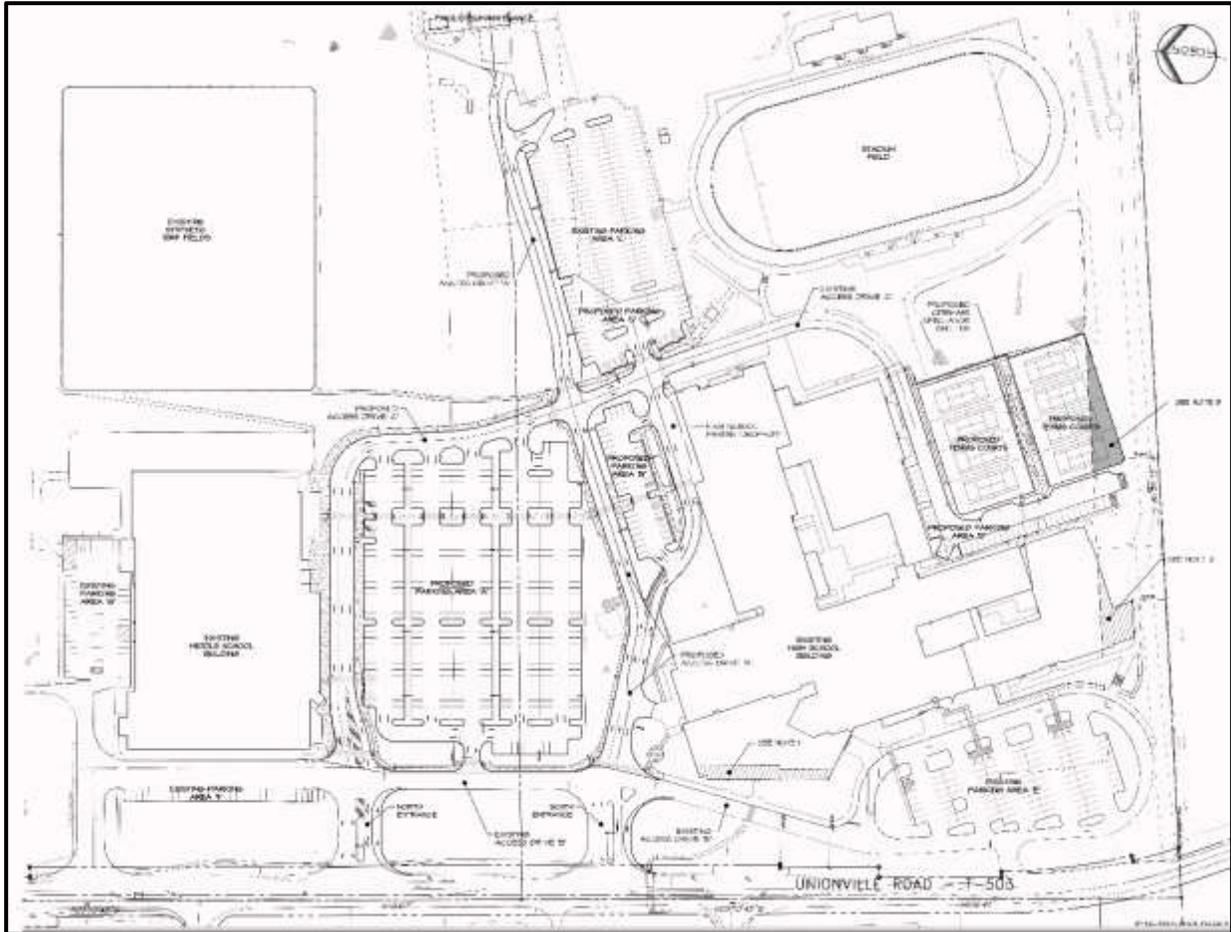
- Watersheds**, the water resources component of [Landscapes3](#), indicates the proposed development is located within the East Branch subbasin of the Red Clay Creek watershed. **Watersheds**' highest priority land use objectives within this watershed are: reduction of stormwater runoff, restoration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

PRIMARY ISSUES:

- The Township's emergency service providers should be requested to review the plan to ensure that safe access and egress is provided for this site. Also, the School District, Township and emergency service providers should discuss plans and materials that would be necessary if evacuation of the school campus was ordered and the majority of access points to Route 82 were used for emergency egress from the facility.

Page: 3

Re: Preliminary/Final Land Development - Campus Circulation and Parking Improvements
 # East Marlborough Township - LD-11-23-17916



Detail of Sheet 13 of the plan

4. A PennDOT Highway Occupancy Permit will be required for revision of the design of the access points to Unionville Road, PA Route 82.
5. The School District should consider how the proposed improvements could be designed to be more environmentally responsible. Design elements could include the use of porous paving to reduce the size and expense of large stormwater management facilities. Stormwater facilities could be designed as rain gardens to reduce the quantity and improve the quality of stormwater runoff. The parking facilities could include electric vehicle charging stations for staff and students.
6. The Township and the School District should discuss the creation of a continuous 8-10 foot-wide sidewalk/trail along Route 82 to establish a pedestrian link between Willowdale and Unionville villages. The Township's Open Space, Recreation and Environment Resources Plan contains a Conceptual Bicycle and Pedestrian Trails map that shows a "Central Spine" trail from Willowdale to the center of Unionville Village. We note that there is an existing sidewalk across the frontage of the Middle School and on the west side of Route 82 north of Manor Drive. We encourage the Township and School District to use this opportunity to realize the Central Spine concept linking the villages with a safe multi-purpose trail, minimizing pedestrian crossings of Route 82 and incorporating safety measures where such crossings cannot be avoided.

Page: 4
Re: Preliminary/Final Land Development - Campus Circulation and Parking Improvements
East Marlborough Township - LD-11-23-17916

ADMINISTRATIVE ISSUES:

7. The plan indicates that two variances has been requested by the applicant. The Township should not grant final plan approval prior to the Zoning Hearing Board granting any variance requests. The final plan should accurately note the Zoning Hearing Board's decision, including any conditions of approval issued by the Board.
8. 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.
9. A minimum of four (4) copies of the plan should be presented at the Chester County Planning Commission for endorsement to permit recording of the final plan in accord with the procedures of Act 247, the Pennsylvania Municipalities Planning Code, and to meet the requirements of the Recorder of Deeds and the Assessment Office.

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

Sincerely,



Glenn Bentley
Senior Review Planner

cc: Unionville-Chadds Ford School District Attn: Mr. James Whitesel
ELA Group, Inc.
Anthony Antonelli, District Permits Manager, PennDOT
Francis J. Hanney, PennDOT
Chester County Conservation District



THE COUNTY OF CHESTER



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Michelle Kichline

Brian N. O'Leary, AICP
Executive Director

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December 21, 2023

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

Re: Preliminary Subdivision and Land Development - Green Fig Land Company
East Whiteland Township – SD-11-23-17917 and LD-11-23-17919

Dear Mr. Barner:

A Preliminary Subdivision and Land Development Plan entitled "Green Fig Land Company", prepared by JMR Engineering LLC, and dated November 10, 2023, was received by this office on November 20, 2023. This plan is reviewed by the Chester County Planning Commission in accord with the provisions of Section 502 of the Pennsylvania Municipalities Planning Code. We offer the following comments on the proposed subdivision and land development for your consideration.

PROJECT SUMMARY:

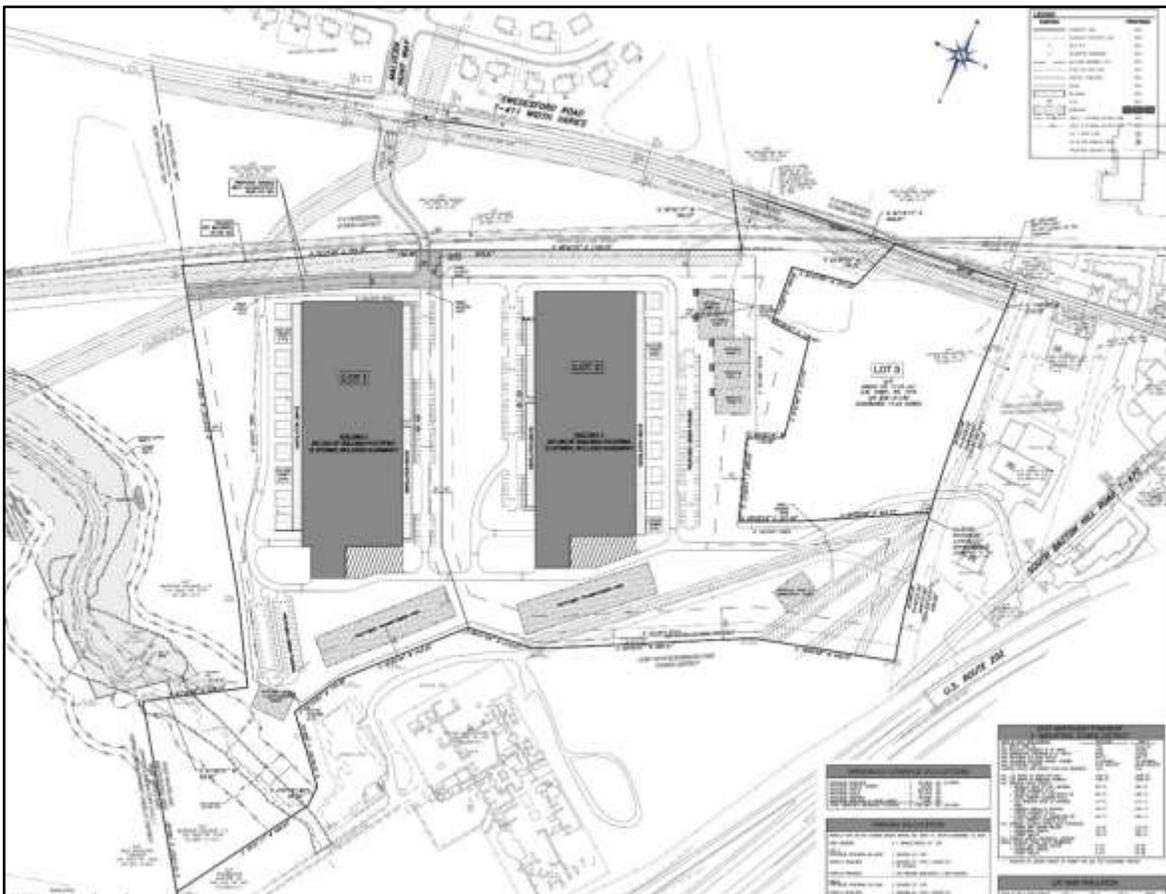
Location:	south side of Swedesford Road, west of South Bacton Hill Road
Site Acreage:	74.53
Lots/Units:	3 existing lots
Non-Res. Square Footage:	1,000,000
Proposed Land Use:	Commercial (Data Center)
Municipal Land Use Plan Designation:	Institutional
UPI#:	42-3-130, 42-3-130.1, 42-3-130.2

PROPOSAL:

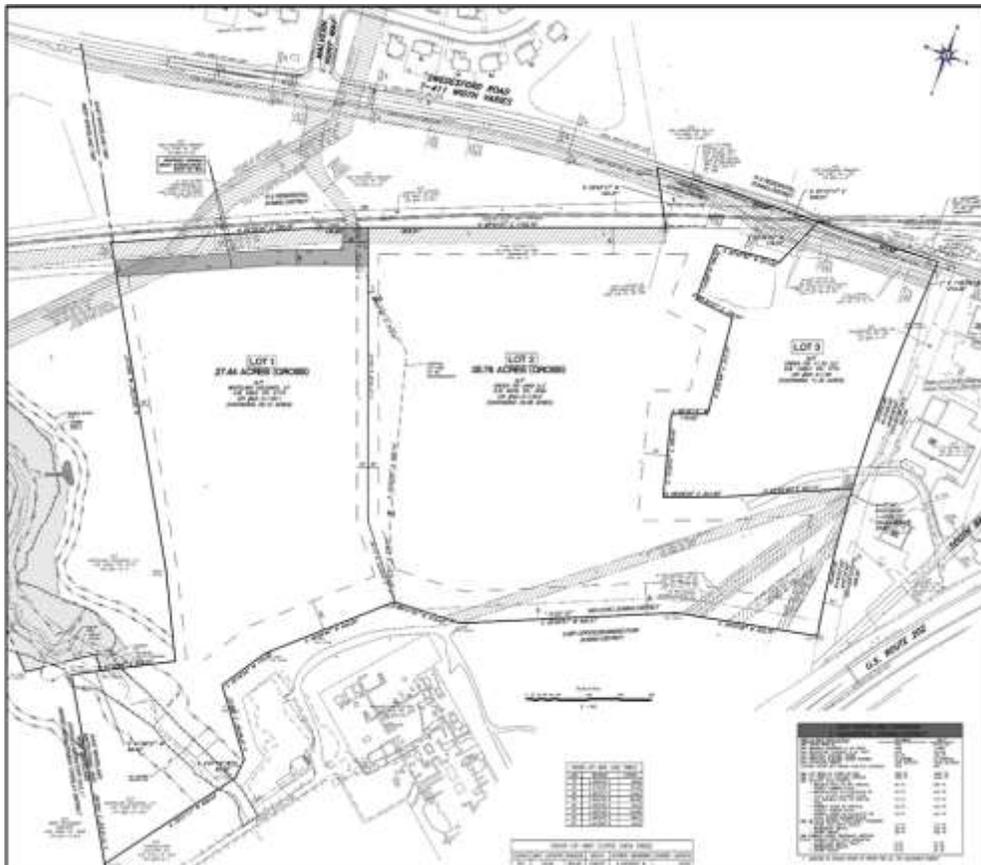
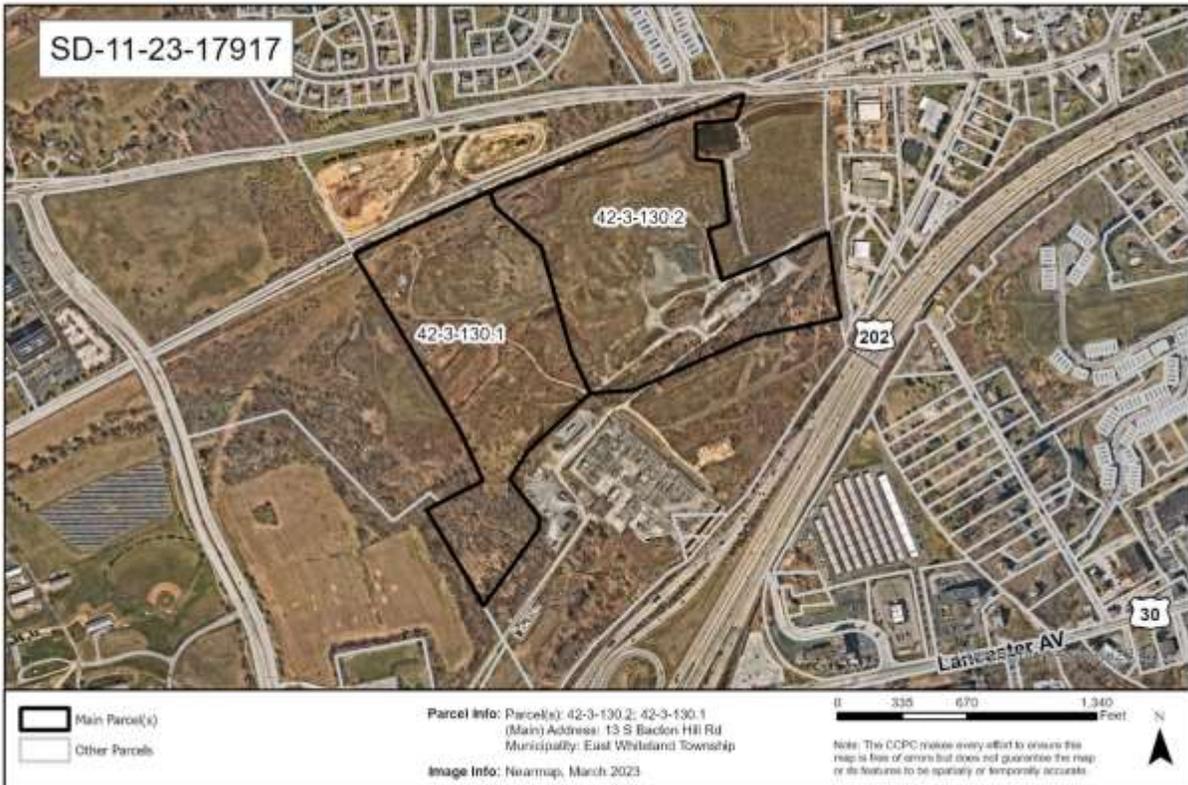
The applicant proposes the construction of two data center buildings totaling 1,000,000 square feet, along with the reconfiguration of the existing boundary between two of the parcels (UPI# 42-3-130.1 and UPI# 42-3-130.2). Primary vehicular access will be provided from a new driveway entrance on Swedesford Road at its intersection with Malvern Hunt Way, located on the adjoining parcel to the north (UPI# 42-3-127). A secondary access connection will be provided to the adjoining parcel to the west (UPI# 41-3-4), and a private/emergency driveway will be provided from South Bacton Hill Road. The project site, which will be served by public water and public sewer, is located in the INS Institutional zoning district. The site adjoins West Whiteland Township. We note that the application materials provided for our review included a Sound Level Analysis and Review, prepared by B. Laing Associates, dated October 2023.

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

Page: 2
Re: Preliminary Subdivision and Land Development - Green Fig Land Company
East Whiteland Township – SD-11-23-17917 and LD-11-23-17919



Page: 3
Re: Preliminary Subdivision and Land Development - Green Fig Land Company
East Whiteland Township – SD-11-23-17917 and LD-11-23-17919



Site Plan Detail, Sheet 2: Green Fig Land Company

Page: 4
 Re: Preliminary Subdivision and Land Development - Green Fig Land Company
 # East Whiteland Township – SD-11-23-17917 and LD-11-23-17919

BACKGROUND:

1. The project site was formerly the home of the Foote Mineral Company, which operated from 1941 until 1991, and produced lithium metal, lithium chemicals and a variety of ores. It is identified on page 1 of the Environmental Impact Assessment Report, prepared by JMR Engineering, LLC, dated November 10, 2023 that this site, which was added to the National Priorities List (NPL) in 1992, making it eligible for cleanup under the Superfund program, has since been remediated and removed from the National Priorities List in accordance with PA DEP Requirements.
2. The County Planning Commission previously reviewed a preliminary land development plan for this site which addressed the construction of a continuing care facility containing 850 residential units and 1,727 parking spaces (CCPC# 6527-4, “Whiteland Village,” dated November 3, 2006). While our records indicate that this prior plan submission was approved by East Whiteland Township on October 10, 2007, it was never constructed.
3. The Chester County Planning Commission also reviewed a subdivision proposal for this site which addressed the creation of three lots from the 74.53 acre site (CCPC# SD-03-19-15811, dated April 2, 2019). According to our records, this subdivision plan was approved by the Township on June 12, 2019. We note that the current subdivision plan proposal involves a lot line revision between Lot 1 and Lot 2 of the previously approved plan.
4. The Zoning Hearing Board Decision & Order on Sheet 2 indicates that, on October 25, 2021, the Township Zoning Hearing Board granted six variances for this proposal, with nine conditions of approval. We note that the conditions of approval include the following:
 - The applicant shall obtain a letter from PECO indicating that the existing electric substation will be sufficient to provide power to the proposed facility without any adverse impact on any other areas serviced by the station (condition #4);
 - The applicant is to complete the entire “scope of work associated with the decommissioning of the Malvern Hunt Wastewater Treatment System,” last revised on October 23, 2021 (condition #5), that is located on the adjoining parcel owned by East Whiteland Township (UPI# 42-3-127);
 - The applicant shall maximize landscape planning to the north side of the site as much as possible (condition #7);
 - On the south side of the site, the applicant shall add landscape plantings and tree buffering to fill in the gaps in the perimeter areas, with one tree for every 40 feet, except where underground easements or underground liners prohibit such plantings (condition #8); and
 - The additional landscape plantings and tree buffering required for the south side of the site shall be in addition to, and not in lieu of, the applicant’s proposed landscape plantings and tree buffering already being shown for the north side of the site (condition #9).

COUNTY POLICY:

LANDSCAPES:

5. The project site is located within the **Suburban Landscape** and **Natural Landscape** designations of [Landscapes3](#), the 2018 County Comprehensive Plan. The vision for the **Suburban Landscape** is predominantly residential communities with locally-oriented commercial uses and facilities, accommodating growth at a medium density that retains a focus on residential neighborhoods, with enhancements in housing diversity and affordability. Additionally, roads, sidewalks and paths with convenient access to parks and community facilities should be provided. As an overlay of all other landscapes, the county’s **Natural Landscapes** consist of a network of streams,

Page: 5
 Re: Preliminary Subdivision and Land Development - Green Fig Land Company
 # East Whiteland Township – SD-11-23-17917 and LD-11-23-17919

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. While the proposed subdivision and land development plan is consistent with the objectives of the **Suburban Landscape**, careful consideration of the proposed development activity is required due to the existing physical and environmental characteristics of the project site.

WATERSHEDS:

6. **Watersheds**, the water resources component of **Landscapes3**, indicates the project site is located within the West Valley Creek subbasin of the Brandywine Creek watershed, and the (East) Valley Creek watershed. **Watersheds**' highest priority land use objectives within the Brandywine Creek watershed are: reduce stormwater runoff, restore water quality of "impaired" streams, and protect vegetated riparian corridors. **Watersheds**' highest priority land use objectives within the (East) Valley Creek watershed are: reduce stormwater runoff, restore water quality of "impaired" streams, and protect/enhance historic, cultural and recreational resources. **Watersheds** can be accessed at www.chesco.org/water.

PRIMARY ISSUES:

Access and Circulation:

7. While the Parking Calculation table on Sheet 9 indicates that, per the Township Zoning Hearing Board's November 16, 2021 decision, 200 parking spaces will be provided (100 spaces for each building), the plan appears to depict an overall total of 388 parking spaces for this tract, including 198 "green spaces." This should be clarified by the applicant. We note that the Environmental Impact Assessment Report indicates that "the expected number of employees for each building will to 20-30" (page 4).

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

8. The project site is located along the south side of the Chester Valley Trail corridor. While we note that the trail corridor is located in an existing cut and grade separate from the proposed data center entrance, any development activity in proximity to the Chester Valley Trail corridor should be reviewed by the Chester County Department of Parks and Preservation (telephone # 610-344-5656) prior to the Township taking official action on this plan submission.
9. We suggest that the applicant and Township investigate the feasibility of providing pedestrian access from the proposed driveway entrance on Swedesford Road to the Chester Valley Trail, including crosswalks on Swedesford Road, in order to provide direct pedestrian access for the existing residential development on the north side of Swedesford Road to the Chester Valley Trail. "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.

Page: 6
 Re: Preliminary Subdivision and Land Development - Green Fig Land Company
 # East Whiteland Township – SD-11-23-17917 and LD-11-23-17919

10. The Township’s emergency service providers should be requested to review the plan to ensure that they can safely navigate the proposed development when completed, and access the facility to address on-site emergencies. The site plan (Sheet 9) indicates that access gates will be provided at all entrances to the proposed facilities.
11. The site plan appears to depict that the proposed driveway to the adjoining parcel to the west in West Whiteland Township will connect to an existing stone road that extends to Valley Creek Boulevard. For clarity purposes, the applicant should identify when this secondary access connection will be constructed. We note that the owner of Lot 1 is also the owner of this adjoining lot.
12. The applicant should demonstrate that they have the necessary easements in place for the emergency access connection to South Bacton Hill Road to the east. The details of this access arrangement should be incorporated into the deeds of the appropriate parcels.
13. The site plan does not include any details pertaining to the proposed “green parking” areas. This should be clarified by the applicant.
14. The applicant and Township should ensure that adequate landscaping is provided for all proposed parking areas, including the “green parking” areas. *Landscapes3* recommends that developments in the **Suburban Landscape** include extensive landscaping in parking areas (page 39).

Design Issues:

15. The Sound Level Analysis and Review report indicates that the project will follow and comply with the noise and nuisance standards set forth in Chapter 133 of the Township Code. We suggest that, if the project is approved and built, the applicant and Township conduct periodic checks of sound and vibration levels generated by the facility, and make any additional mitigation measures for this facility as needed (for instance, providing additional landscaping), in order to proactively address noise and vibration issues on nearby properties.
16. The Overall Landscaping Plan (Sheet 39) indicates that only four different tree species (two evergreen, and two deciduous species) will be provided. We suggest that the applicant and Township consider planting a greater variety of tree species, to lessen the potential for the trees to be wiped out by disease.
17. The Township should verify that the design of the proposed outdoor lighting plan (Sheet 40) 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.
18. The proposed buildings include large roof areas that may offer opportunities to improve the facility’s long-term sustainability and reduce its reliance on energy from the grid, such as designs that incorporate “green roofs,” “white roofs” and solar photovoltaic energy systems. Green roofs can reduce a building’s stormwater runoff, improve insulation, increase the longevity of the roof system, and reduce heating and cooling costs. White roofs can help reflect solar radiation and also reduce cooling costs. Photovoltaic energy systems can improve the facility’s long-term sustainability and reduce its reliance on energy from the grid. Additional information on green roofs is available at: <https://www.chescoplanning.org/MuniCorner/eTools/05-GreenRoofs.cfm>.

Additional information on alternative energy systems such as photovoltaic systems is available at: <https://www.dvrpc.org/EnergyClimate/AEOWG/>.

Page: 7
 Re: Preliminary Subdivision and Land Development - Green Fig Land Company
 # East Whiteland Township – SD-11-23-17917 and LD-11-23-17919

Natural Features Protection:

19. The site contains land within the 100 year flood plain, located within the southwest portion of the project site. Although it does not appear that any development activity will encroach into the floodplain, we note that the County Planning Commission does not support development in the floodplain, and the Federal Emergency Management Agency and Pennsylvania Department of Environmental Protection regulate filling or development in the floodplain. Development within a floodplain can increase the magnitude and frequency of normally minor floods, and present health and safety problems.
20. The plan and 2023 aerial photography indicate that a portion of the site is wooded. Mature trees and shrubs reduce the volume and impacts of stormwater runoff by intercepting precipitation, increasing evapotranspiration, and stabilizing soil through root growth. The removal of trees should be limited to the minimum area needed for the buildings and support facilities. Additionally, given the project's location in watersheds designated as Exceptional Value and Cold Water Fishery, the applicant should minimize the removal of trees on the property to the greatest extent possible to reduce the volume of stormwater generated.

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

21. The County’s streams GIS data shows an unnamed stream to the West Valley Creek in the Brandywine Creek watershed that runs through UPI# 42-3-130.1. The submitted plans propose development where the stream is located. The applicant should confirm whether or not the waterbody exists as delineated in the County streams GIS data.
22. The submitted documents indicate that the proposed development will have water supplied by Aqua Pennsylvania. If the applicant plans to withdraw any water directly from West Valley Creek, (East) Valley Creek, or any tributaries to these creeks, they should acquire the appropriate permits from PA DEP or other regulatory agencies.
23. Given the development 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.
24. The submitted documents did not include details as to where the cooling water is discharged. This should be clarified by the applicant.

Stormwater Management:

25. 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.

Page: 8
Re: Preliminary Subdivision and Land Development - Green Fig Land Company
East Whiteland Township – SD-11-23-17917 and LD-11-23-17919

26. The County supports the use of innovative stormwater quality treatment technologies. To ensure that these features continue to function as designed, the applicant should include information on the proper inspection, operation, and maintenance of these systems in the Operation and Maintenance Plans. Additionally, 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.
27. BMP-01 is proposed as a wet detention pond. The submitted documents do not include details related to the selection of a wet detention pond over a dry detention pond. The applicant should consider installing a dry detention pond, as it may provide more storage of stormwater runoff volume during larger storm events. Properly designed dry detention basins may be designed to release stored stormwater runoff slowly.
28. The proposed wet detention pond (BMP-01) is located in West Whiteland Township, on a property in common ownership with Lot 1 of the project site. The applicant should ensure that all necessary memorandums of understanding or agreements are approved and in place to ensure the stormwater facility will continue to be properly inspected, operated, and maintained by the designated party.
29. Item #7 in the PCSM Long Term Operations and Maintenance Requirements table on Sheet 22 indicates that stormwater management BMP areas shall be inspected annually for the first five years and once every three years thereafter. Additional inspection frequencies should be consistent with the Townships stormwater management standards in Section 170-706 of the Township Code, and include the following inspection provisions:
 - A. During or immediately after the cessation of a twenty-five-year or greater storm, as determined by the Township Engineer; and
 - B. The Township Engineer may request that the landowners or landowner's designee submit an inspection report after the cessation of a ten-year or greater storm event if there is reason to believe that a BMP has sustained damage that impacts its ability to function as designed and if the BMP's failure would result in damage to downgradient properties.
30. Page 4 of the Environmental Impact Assessment Report states that the “stormwater facilities have been designed to provide the volume reduction from the disturbed areas. The post-development runoff rates for the storm events will be less than or equal to their corresponding pre-development rates for all drainage areas.” The applicant should ensure that the post development peak runoff rates will be reduced in accordance with Township requirements. Section 170-308.A of the Township Code requires reduction of the peak rates for redevelopment regulated activities to meet 90 percent of each predevelopment design storms.
31. Page 4 of the Environmental Impact Assessment Report indicates that, because the (West) Valley Creek subbasin of the Brandywine Creek watershed is listed as a cold water fishes designation, “it is important to provide appropriate thermal impact mitigation measures. The wet pond has been designed with a siphon outfall to provide excellent temperature mitigation during storm events.” The applicant should provide details for temperature mitigation measures.
32. Infiltration testing should be submitted to the appropriate entities for review prior to the start of any construction or earth disturbance activities.

Page: 9
Re: Preliminary Subdivision and Land Development - Green Fig Land Company
East Whiteland Township – SD-11-23-17917 and LD-11-23-17919

33. 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. Given the generalized nature of soil and geologic maps, the applicant should evaluate the site for potential sinkholes and should confirm that the underlying geologic conditions are not prone to sinkhole formation to ensure that the proposed infiltration BMPs will not result in subsidence. The applicant should consider additional alternative stormwater management practices and site design practices to limit the risk of sinkhole formation, which include the following:
- A. Disconnecting impervious cover to the greatest extent practical to manage stormwater as close to its source as possible;
 - B. Managing stormwater with additional smaller green infrastructure practices, such as bioswales or curb bump-outs, that would limit the volume of stormwater directed to the MRC rain gardens, infiltration beds, and stormwater detention basin; and
 - C. Increasing setbacks between infiltration features and down-gradient infrastructure (roadways, parking areas, subsurface utilities).

Additionally, 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: limiting surface water runoff into any areas shown to have any elevated risk of sinkhole formation; promptly backfilling any voids that are discovered; 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 regularly inspecting the site to identify potential sinkholes early in their formation to limit risk to property and infrastructure.

Transmission Pipelines:

34. The site plan indicates that the proposed vehicular access to this site from Swedesford Road will traverse a Transcontinental Gas Pipeline corridor in two separate locations. The site plan also depicts the location of Sunoco Pipeline and Interstate Energy Pipeline rights-of-way in the southeast corner of the site, along with Sunoco Pipeline and Buckeye Petroleum Pipeline rights-of-way along the south side of the Swedesford Road corridor. To minimize risks before and during construction, the project designer should contact the Pennsylvania One Call Center at 811 or <https://www.pa1call.org/>, consistent with the provisions of Section 4(2) of Act 287 (Underground Utility Protection Act), prior to finalizing the design. The PA One Call Center should also be contacted at least 3 business days, but not more than 10 days, prior to any excavation.

Additionally, the application should include verification that:

- A. The applicant has contacted the pipeline operators and has provided the pipeline operators with documentation detailing the proposed development activity and where the activity is to take place;
- B. The applicant has made sufficient access to the pipeline available to the pipeline operators for routine maintenance and emergency operations in conjunction with existing easements; and
- C. The pipeline operators have reviewed the documents for compatibility with continued or proposed safe operation of the transmission pipelines, including their review of potential vibration effects on the transmission pipelines.

More information about pipeline safety can be found at the Chester County Pipeline Information Center at: <http://www.chescoplanning.org/pic/introduction.cfm>.

Page: 10
Re: Preliminary Subdivision and Land Development - Green Fig Land Company
East Whiteland Township – SD-11-23-17917 and LD-11-23-17919

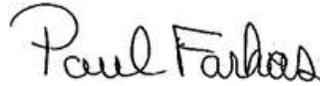
ADMINISTRATIVE ISSUES:

35. The Waiver Requests table on Sheet 1 indicates the applicant is requesting two waivers from the provisions of the Township Subdivision and Land Development Ordinance (SLDO), along with two waivers from Chapter 170-Stormwater Management of the Township Code. We note that one of the requested waivers from the Township SLDO pertains to the requirement that the preliminary plan for landscaping be signed and sealed by a registered landscape architect (we note that the landscaping plan for this submission was prepared by the applicant's engineer). 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.
36. The site plan depicts the location of a proposed variable width access/utility right-of-way on Lot 1 (UPI# 42-3-130.1). The details of this easement should be incorporated into the deeds of the appropriate lots.
37. The site plan depicts the location of several PECO easements on the property. We note that the proposed driveway entrance from Swedesford Road will traverse one of these easements. The applicant should provide documentation that PECO is aware that a plan is proposed for the site, and approves of its design as it relates to the easements.
38. The applicant should verify the accuracy of the numbering of the Project General Note table provided on Sheets 2 and 4. We note that there two separate notes identified as notes 6, 7, 8, 9, 11, and 12 in this table.
39. 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>.
40. Given the proposed wet detention pond on the adjoining parcel to the west in West Whiteland Township, along with the proposed driveway connection to this adjoining parcel, East Whiteland Township should coordinate its review of this proposed development activity with West Whiteland Township, as required.
41. 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, and the municipality.

Page: 11
Re: Preliminary Subdivision and Land Development - Green Fig Land Company
East Whiteland Township – SD-11-23-17917 and LD-11-23-17919

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

Sincerely,



Paul Farkas
Senior Review Planner

cc: Green Fig Land Company
Whiteland Holdings, LP
JMR Engineering LLC
Chester County Conservation District
Robert J. Kagel, County Administrator, County of Chester
Chester County Department of Parks and Preservation
Chester County Water Resources Authority
John Weller, AICP, Director of Planning & Zoning, West Whiteland Township



THE COUNTY OF CHESTER



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

December 4, 2023

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

Re: Final Subdivision - The Estate of William A. N. Severance
Penn Township - SD-11-23-17914

Dear Ms. Ianni:

A Final Subdivision Plan entitled "The Estate of William A N Severance", prepared by Crossan Raimato, Inc., and dated November 1, 2023, was received by this office on November 20, 2023. This plan is reviewed by the Chester County Planning Commission in accord with the provisions of Section 502 of the Pennsylvania Municipalities Planning Code. We offer the following comments on the proposed Subdivision for your consideration.

PROJECT SUMMARY:

Location:	east of Sunnyside Road west of Pennock's Bridge Road
Site Acreage:	33.80
Lots/Units:	2 lots
Proposed Land Use:	Farm/Pastureland, Single Family Residential
Municipal Land Use Plan Designation:	Suburban & Sensitive Resources
UPI#:	58-6-2 & 58-4-128.5

PROPOSAL:

The applicant proposes the transfer of 12.7997 acres between 2 existing lots. The project site is located in the RS - Residential Suburban zoning district. No new sewage disposal or water supply is proposed.

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

Page: 2
 Re: Final Subdivision - The Estate of William A. N. Severance
 # Penn Township - SD-11-23-17914

COUNTY POLICY:

LANDSCAPES:

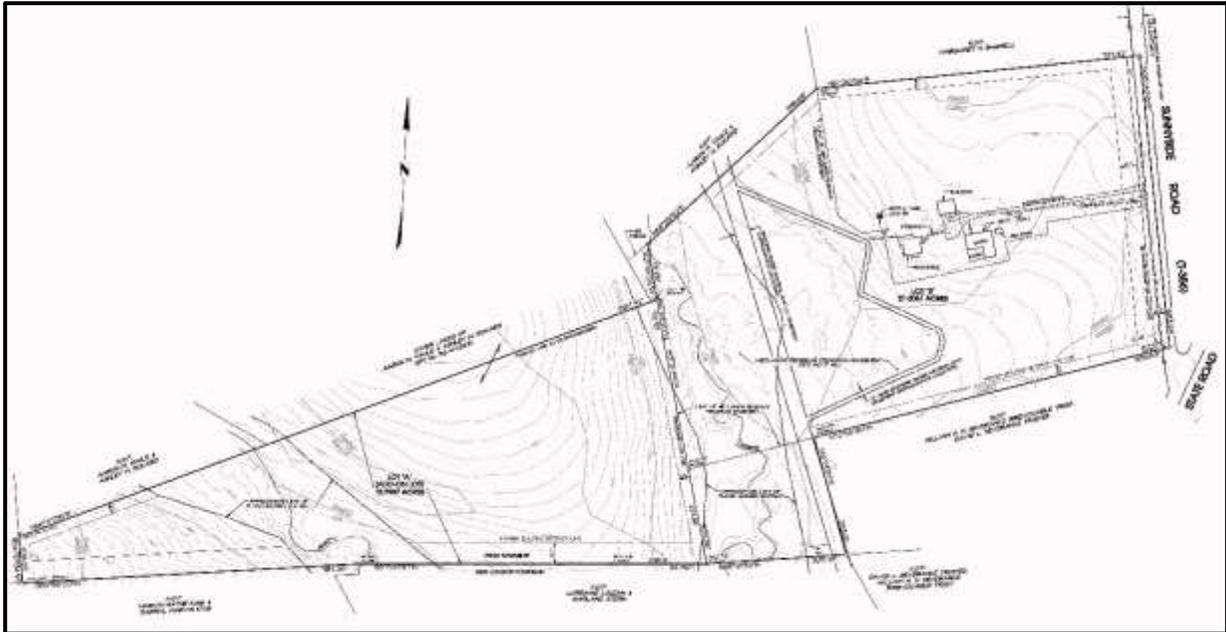
1. The project site is located within the **Suburban Landscape** designation of [Landscapes3](#), the 2018 County Comprehensive Plan. The vision for the **Suburban Landscape** is predominantly residential communities with locally oriented commercial uses and facilities, accommodating growth at a medium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



WATERSHEDS:

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

Page: 3
 Re: Final Subdivision - The Estate of William A. N. Severance
 # Penn Township - SD-11-23-17914



Detail of the Subdivision Plan

PRIMARY ISSUES:

3. The land adjoining the proposed subdivision site is part of the County Agricultural Land Preservation Program and is protected by an agricultural conservation easement. The owner of this preserved land is the prospective owner of Lot A of this subdivision. The Township and applicant should contact the Chester County Department of Parks + Preservation (telephone #610-344-5656) for information and clarification on adding Lot A to the agricultural conservation easement that protects this property.

ADMINISTRATIVE ISSUES:

4. The site is located within an agricultural security area adopted by Penn Township in accordance with the Agricultural Security Area Act (Act 43). Adoption of an agricultural security area is a public policy statement for the preservation of agriculture.
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 four (4) copies of the plan should be presented at the Chester County Planning Commission for endorsement to permit recording of the final plan in accord with the procedures of Act 247, the Pennsylvania Municipalities Planning Code, and to meet the requirements of the Recorder of Deeds and the Assessment Office.

Page: 4
Re: Final Subdivision - The Estate of William A. N. Severance
Penn Township - SD-11-23-17914

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". The signature is fluid and cursive, with a long horizontal stroke extending to the left.

Glenn Bentley
Senior Review Planner

cc: The Estate of William A. N. Severance
Aaron Maule
Crossan-Raimato, Inc.
New London Township Attn: Maureen Zdun
Chester County Health Department
Chester County Assessment Office



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

December 7, 2023

Susan Simone, Secretary
Pocopson Township
664 S. Wawaset Road
West Chester, PA 19382

Re: Preliminary/Final Subdivision - 821 & 831 Folly Hill Road
Pocopson Township - SD-11-23-17915

Dear Ms. Simone:

A Preliminary/Final Subdivision Plan entitled "821 & 831 Folly Hill Road", prepared by D. L. Howell & Associates, Inc., and dated October 27, 2023, was received by this office on November 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:	west side of Folly Road, east of Northbrook Road
Site Acreage:	4.02
Lots/Units:	1 lot
Proposed Land Use:	Single Family Residential
Municipal Land Use Plan Designation:	Residential
UPI#:	63-3-123.1

PROPOSAL:

The applicant proposes the consolidation of 2 existing lots into a single lot. The project site is located in the RA-Residential Agricultural zoning district. The consolidated parcel will be served by on-site water and sewer service.

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.

Page: 2
 Re: Preliminary/Final Subdivision - 821 & 831 Folly Hill Road
 # Pocopson Township - SD-11-23-17915

COUNTY POLICY:

LANDSCAPES:

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



WATERSHEDS:

2. **Watersheds**, the water resources component of [Landscapes3](#), indicates the proposed development is located within the Pocopson Creek subbasin of the Brandywine 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 ISSUE:

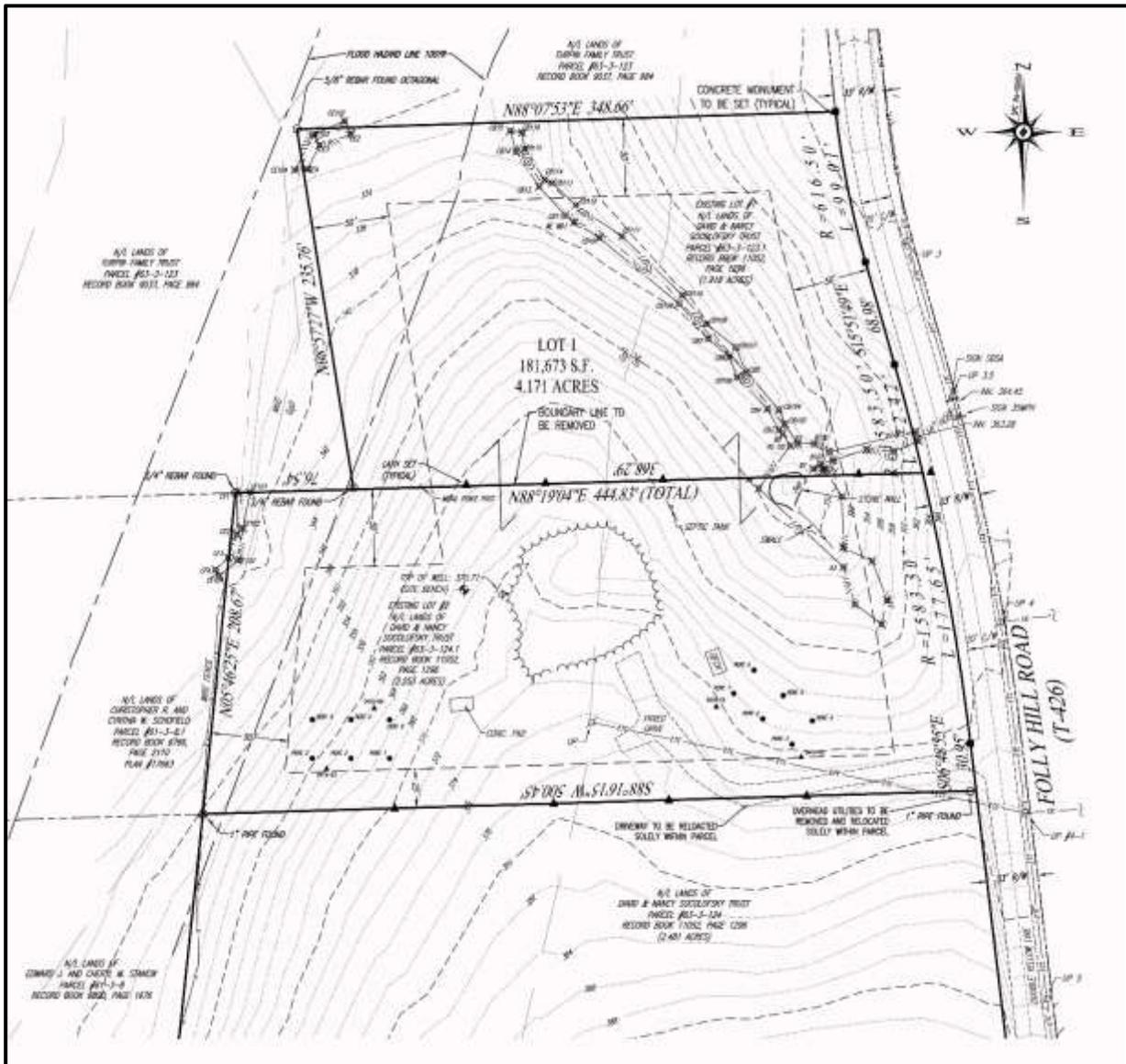
3. While we note that the plan indicates that no construction or improvements are proposed by this plan, we note that the plan shows percolation test pit locations. The plan and 2023 aerial photography indicate that most of the site is wooded. Mature trees and shrubs reduce the volume and impacts of stormwater runoff by intercepting precipitation, increasing evapotranspiration, and stabilizing

Page: 3
Re: Preliminary/Final Subdivision - 821 & 831 Folly Hill Road
Pocopson Township - SD-11-23-17915

soil through root growth. The removal of trees should be limited to the minimum area needed for the dwelling(s)/building(s) and support facilities. The "limits of disturbance" should be delineated to protect all trees that are intended to remain, and orange construction fencing should be placed at the "limit of disturbance" to prevent unintended intrusion into these areas by construction equipment. Additional native trees and shrubs should be incorporated into the landscaping plans to replace and mitigate the loss of removed trees.

ADMINISTRATIVE ISSUES:

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



Detail of Subdivision Plan

Page: 4
Re: Preliminary/Final Subdivision - 821 & 831 Folly Hill Road
Pocopson Township - SD-11-23-17915

This report does not review the plan for compliance to all aspects of your ordinance, as this is more appropriately done by agents of Pocopson 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: David & Nancy Socolofsky
Howell Surveying, Attn: Phil Neill
Chester County Health Department



THE COUNTY OF CHESTER



COMMISSIONERS
Marian D. Moskowitz
Josh Maxwell
Michelle Kichline

Brian N. O'Leary, AICP
Executive Director

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

December 21, 2023

Laurie Getz, Jr., Manager
Schuylkill Township
111 Valley Park Road
Phoenixville, PA 19460

Re: Final Subdivision - 824 Glenn Court
Schuylkill Township - SD-12-23-17942

Dear Ms. Getz,

A Final Subdivision Plan entitled "824 Glenn Court", prepared by Hopkins and Scott Inc, and dated November 16, 2022, and last revised on October 17, 2023, was received by this office on December 20, 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 Glenn Court, east of Buckwalter Road
Site Acreage:	0.53
Lots/Units:	2 lots
Proposed Land Use:	Lot Line Revision
Municipal Land Use Plan Designation:	Medium Density Residential
UPI#:	27-5-11.44, 27-5-11.21

PROPOSAL:

The applicant proposes the revision of the location of the property line between 2 existing lots. The project site, which is served by on-site water and public sewer, is located in the R-2 Medium Density Residential zoning district.

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

Page: 2
 Re: Final Subdivision - 824 Glenn Court
 # Schuylkill Township - SD-12-23-17942

COUNTY POLICY:

LANDSCAPES:

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



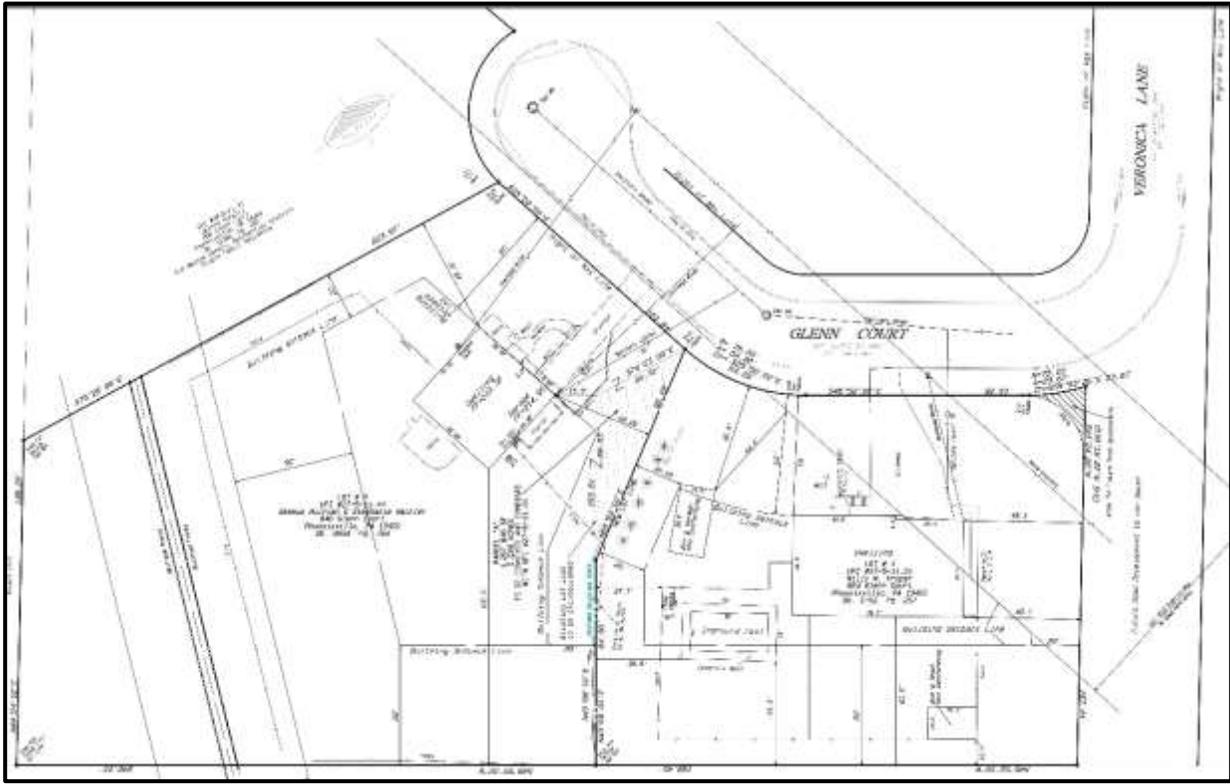
WATERSHEDS:

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

PRIMARY ISSUES:

- We recommend that a permanent property line marker be placed at the angle point in the proposed property line between these two lots and that any existing marker, such as an iron pin at the previous angle point be removed. Also, we suggest that when the fence is relocated it be placed one to two feet inside the property line to permit fence maintenance on the outside of the fence, without entry on the neighbor's property.

Page: 3
 Re: Final Subdivision - 824 Glenn Court
 # Schuylkill Township - SD-12-23-17942



Detail of the subdivision plan

ADMINISTRATIVE ISSUES:

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

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

Sincerely,

Glenn Bentley
 Senior Review Planner

cc: Milly M. Kruper
 Seamus Mulryan & Stephanie Mackler
 Chester County Health Department



THE COUNTY OF CHESTER



COMMISSIONERS
Marian D. Moskowitz
Josh Maxwell
Michelle Kichline

Brian N. O'Leary, AICP
Executive Director

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

December 5, 2023

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

Re: Conditional Use - Eagleview Market at Town Center
Uwchlan Township - CU-11-23-17905

Dear Ms. Giordano:

A conditional use plan entitled "Eagleview Market at Town Center", prepared by Chester Valley Engineers, Inc. and dated November 3, 2023, was received by this office on November 6, 2023. Although our review is not required by Act 247, the Pennsylvania Municipalities Planning Code as amended, our comments are offered as a planning service at the request of Uwchlan Township. This review does not replace the need for an official referral by Uwchlan Township of a preliminary or final subdivision or land development plan, as required by the Pennsylvania Municipalities Planning Code.

PROJECT SUMMARY:

Location:	East side of Wharton Boulevard, south of Rice Boulevard
Site Acreage:	33.94 acres
Lots/Units:	1 lot/41 apartment units
Non-Res. Square Footage:	10,800 square feet
Proposed Land Use:	Commercial and residential
New Parking Spaces:	137 spaces, including 14 garage spaces
Municipal Land Use Plan Designation:	Commercial/Industrial
UPI#:	33-4-8.10

PROPOSAL:

The applicant proposes the creation of 41 apartment units, 10,800 square feet of commercial area and 137 parking spaces. The site, which will be served by public water and sewer facilities, is located in the Uwchlan Township PCID (Planned Commercial Industrial Development) - Town Center zoning district.

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

Page: 2
 Re: Conditional Use - Eagleview Market at Town Center
 # Uwchlan Township - CU-11-23-17905

COUNTY POLICY:

LANDSCAPES:

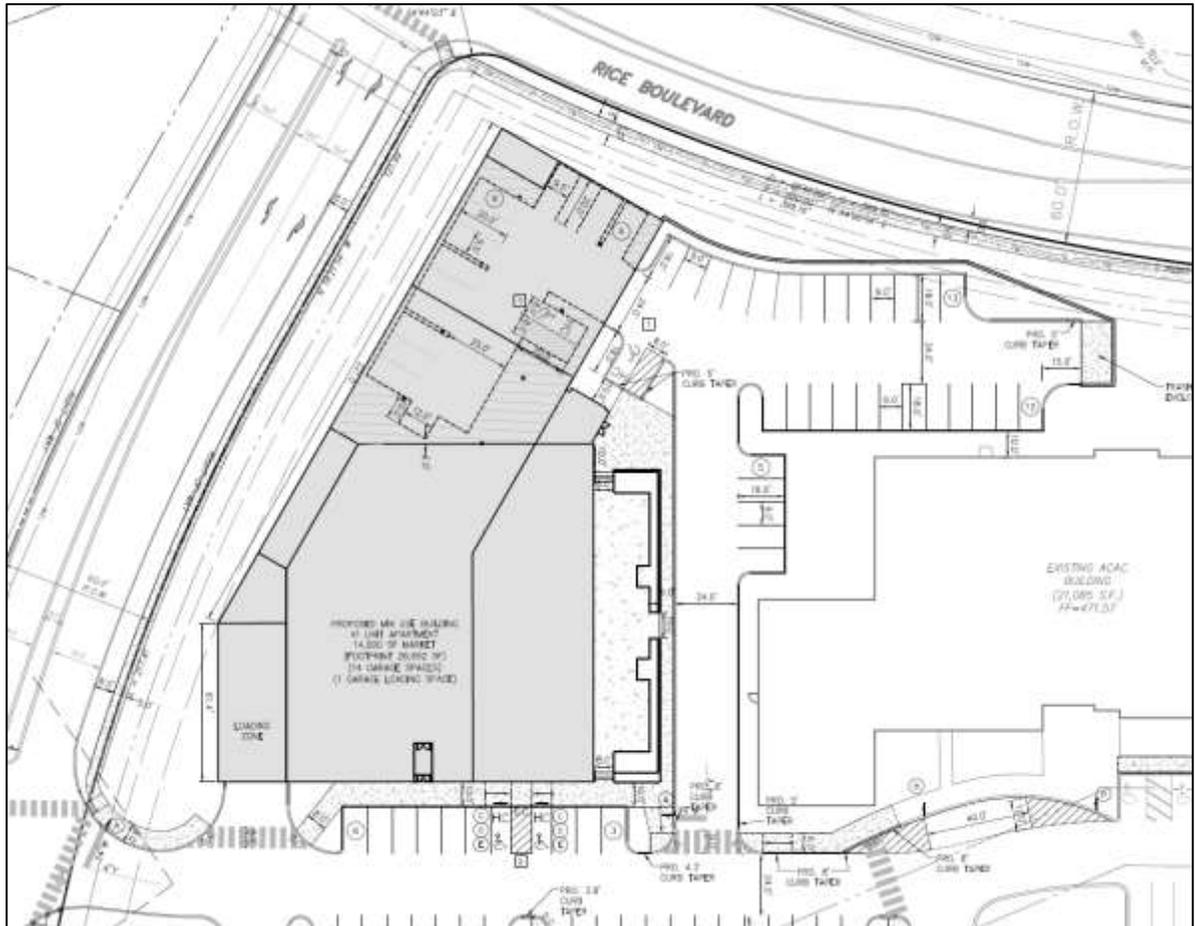
- The site is located within the **Suburban Center Landscape** designation of [Landscapes3](#), the 2018 County Comprehensive Plan. The vision for the **Suburban Center Landscape** is regional economic, population and transportation centers with varying land uses, accommodating substantial future growth 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 conditional use and 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 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.
- 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.



Page: 3
 Re: Conditional Use - Eagleview Market at Town Center
 # Uwchlan Township - CU-11-23-17905



*Detail of Eagleview Market at Town Center
 Conditional Use Plan*

PRIMARY ISSUES:

4. We endorse the applicant's proposal for this mixed-use residential and commercial development, which includes residences and a 10,800 square foot market. In the future as areas within the Planned Commercial Industrial Development-Town Center District need updating, the Township may wish to consider expanding the range of land uses in this District to respond to market demand. The County Planning Commission's eTool on mixed use development offers additional suggestions, at: <https://www.chescoplanning.org/MuniCorner/eTools/25-MixedUse.cfm>
5. The plan indicates that conditional use approval is required for this project. As part of the conditional use review, we suggest that the applicant take advantage of the building's 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/>.

Page: 4
Re: Conditional Use - Eagleview Market at Town Center
Uwchlan Township - CU-11-23-17905

6. We also note that the Township's approval of the Eagleview Town Center II - Phase 3a land development involved a conditional use approval that included conditions of the approval relating to achieving energy efficiency and striving to meet sustainability goals such as achieving the LEEDS Silver standard (refer to CCPC # LD-07-23-17753). We endorsed that requirement, and we suggest that the applicant strive to achieve the same LEEDS Silver standard with this current plan.
7. We recommend that the applicant create a unified architectural and landscape design template to ensure that the building reflects a theme that is compatible with the other structures in the area. This can include common building finishes, window designs, as well as street furniture and landscaping. Specifically, we suggest that the applicant consider a pedestrian entrance and architectural designs for the building's elevations along Rice and Wharton Boulevards to avoid the appearance of blank or uniform walls. The building design and landscape design should also consider ways to screen the loading area from views along Wharton Boulevard.
8. We suggest that the applicant and Uwchlan Township consider providing a percentage of affordably-priced housing units within the development. "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>.
9. 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 roof 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.
10. 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 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.
11. 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.
12. The Uwchlan Township Fire Marshal should verify the design and location of all proposed fire-protection facilities.

Page: 5
Re: Conditional Use - Eagleview Market at Town Center
Uwchlan Township - CU-11-23-17905

13. The plan and aerial photography indicate that the site is wooded. Mature trees and shrubs reduce the volume and impacts of stormwater runoff by intercepting precipitation, increasing evapotranspiration, and stabilizing soil through root growth. The removal of trees should be limited to the minimum area needed for the buildings and support facilities. The limits of tree removal should be clearly shown on the plan and “limits of disturbance” should be delineated to protect all trees that are intended to remain. Orange construction fencing should be placed at the “limit of disturbance” to prevent unintended intrusion into woodland areas by construction equipment. This fencing should be placed at the drip line of any trees that are intended to remain to limit inadvertent impacts from construction equipment to root zones and long-term tree health. Additional native trees and shrubs should be incorporated into the landscaping plans to replace and mitigate the loss of removed trees.
14. The Post Construction Stormwater Management Plans indicate that subsurface infiltration practices will be utilized to manage a portion of the site’s stormwater runoff. Regular inspections and proper operations and maintenance protocols are critical to ensuring that stormwater best management practices continue to function as designed. The applicant should ensure that, upon transfer of responsibility to the final property owner, the owner is provided with all necessary information to maintain these stormwater best management practices. This may include design schematics, as-built plans, maintenance guidelines and schedules, planting plans, etc. Additionally, the final property owner(s) should be provided with an inspection schedule and guidelines for maintenance on the proposed retaining walls, as a failure in any of those structures could result in major impacts to the adjacent streams.
15. The plans include several areas of porous pavement. The applicant should ensure that the designated contractor responsible for operation, maintenance, and inspection of these facilities is properly trained to inspect and maintain these areas to reduce the potential for failure and to address any issues which may occur.

ADMINISTRATIVE ISSUES:

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

Page: 6
Re: Conditional Use - Eagleview Market at Town Center
Uwchlan Township - CU-11-23-17905

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,

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: The Hankin Group
Chester Valley Engineers, Inc.
Chester County Conservation District



THE COUNTY OF CHESTER



COMMISSIONERS
Marian D. Moskowitz
Josh Maxwell
Michelle Kichline

Brian N. O'Leary, AICP
Executive Director

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

December 1, 2023

Colleen Patton, Administrator
Warwick Township
2500 Ridge Road
Elverson, PA 19520

Re: Preliminary/Final Subdivision - John & Michele Bellay
Warwick Township - SD-11-23-17912

Dear Ms. Patton:

A preliminary/final subdivision plan entitled "John & Michele Bellay", prepared by Inland Design and dated October 5, 2023, was received by this office on November 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 subdivision for your consideration.

PROJECT SUMMARY:

Location:	West side of Saint Peters Road (State Route 4043), south of Wells Road. The French Creek State Park abuts the parcel to the west and south.
Site Acreage:	6.20 acres
Lots:	2 lots
Proposed Land Use:	Single Family Residential
Municipal Land Use Plan Designation:	Forest Cover and Rangeland
UPI#:	19-2-24.3

PROPOSAL:

The applicant proposes the creation of two lots. The site, which contains one dwelling and is served by on-site water and sewer facilities, is located in the Warwick Township RA Residential/Agricultural zoning district. One additional dwelling is proposed, but no changes to the parcel's access onto Saint Peters Road (State Route 4043) are proposed by this subdivision.

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

Page: 2
 Re: Preliminary/Final Subdivision - John & Michele Bellay
 # Warwick Township - SD-11-23-17912

COUNTY POLICY:

LANDSCAPES:

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

Watersheds:

- Watersheds**, the water resources component of [Landscapes3](#), indicates the proposed development is located within the French Creek watershed. **Watersheds'** highest priority land use objectives within this watershed are:
 - implement comprehensive stormwater management,
 - protect water quality from nonpoint source pollutants, and
 - protect vegetated riparian corridors.

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

- 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.



Page: 3
 Re: Preliminary/Final Subdivision - John & Michele Bellay
 # Warwick Township - SD-11-23-17912



*Detail of John & Michele Bellay
 Preliminary/Final Subdivision Plan*

PRIMARY ISSUES:

4. The site is within the **Hopewell Big Woods**, which represents the last large, unbroken forest in southeastern Pennsylvania. This is an exceptional forest with hundreds of plant and bird species, unique wetlands, and clean streams, and provides open space, drinking water, and unique scenic, cultural, and natural resources. Elverson Borough, East Nantmeal, East Vincent, North Coventry, South Coventry, West Vincent, West Nantmeal and Warwick Townships have recognized the value of this area by joining the Hopewell Big Woods Partnership, which seeks to conserve the Woods. *Landscapes3* recognizes the **Hopewell Big Woods** as a natural resource priority protection area. Protecting natural areas helps ensure that the critical functions these areas provide will not diminish due to development. The preservation of woodlands in this area is especially important due to the site's proximity to the French Creek State Park.

Mature trees and shrubs reduce the volume and impacts of stormwater runoff by intercepting precipitation, increasing evapotranspiration, and stabilizing soil through root growth. The removal of trees should be limited to the minimum area needed for the dwelling and support facilities. The limits of tree removal should be clearly shown on the plan and "limits of disturbance" should be delineated to protect all trees that are intended to remain. Orange construction fencing should be placed at the "limit of disturbance" to prevent unintended intrusion into woodland areas by construction equipment. This fencing should be placed at the drip line of any trees that are intended to remain to limit inadvertent impacts from construction equipment to root zones and long-term tree health. Additional native trees and shrubs should be incorporated into the landscaping plans to replace and mitigate the loss of removed trees.

Page: 4
Re: Preliminary/Final Subdivision - John & Michele Bellay
Warwick Township - SD-11-23-17912

The Township should also ensure that the provisions of Zoning Ordinance Section 2505 – CONSERVATION AND REPLACEMENT OF VEGETATION AND RELATED LANDSCAPING REQUIREMENTS are observed by the applicant.

5. The proposed lot layout results in long and narrow portions of both lots. The applicant should discuss why this unusual layout is necessary.
6. Aerial imagery shows that a driveway serving UPI # 19-2-24 is located on the applicant's parcel. The applicant should indicate whether an easement for this arrangement exists; if not, such an easement should be created. The proposed driveway serving Lot 2 also appears to require an access easement.
7. The applicant should more-clearly show the site's uniform parcel identifier number (UPI #19-2-24.3) on the plan.

ADMINISTRATIVE ISSUES:

8. 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, the Assessment Office, and the Health Department.

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

Sincerely,



Wes Bruckno, AICP
Senior Review Planner

cc: John Bellay and Michele Bellay
Inland Design
Chester County Health Department



THE COUNTY OF CHESTER



COMMISSIONERS
Marian D. Moskowitz
Josh Maxwell
Michelle Kichline

Brian N. O'Leary, AICP
Executive Director

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

December 6, 2023

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

Re: Preliminary/Final Land Development - Brandywine Regional Airport
West Goshen Township – LD-11-23-17909

Dear Mr. Bashore:

A Preliminary/Final Land Development Plan entitled "Brandywine Regional Airport", prepared by Transystems, and dated November 6, 2023, was received by this office on November 8, 2023. This plan is reviewed by the Chester County Planning Commission in accord with the provisions of Section 502 of the Pennsylvania Municipalities Planning Code. We offer the following comments on the proposed land development for your consideration.

PROJECT SUMMARY:

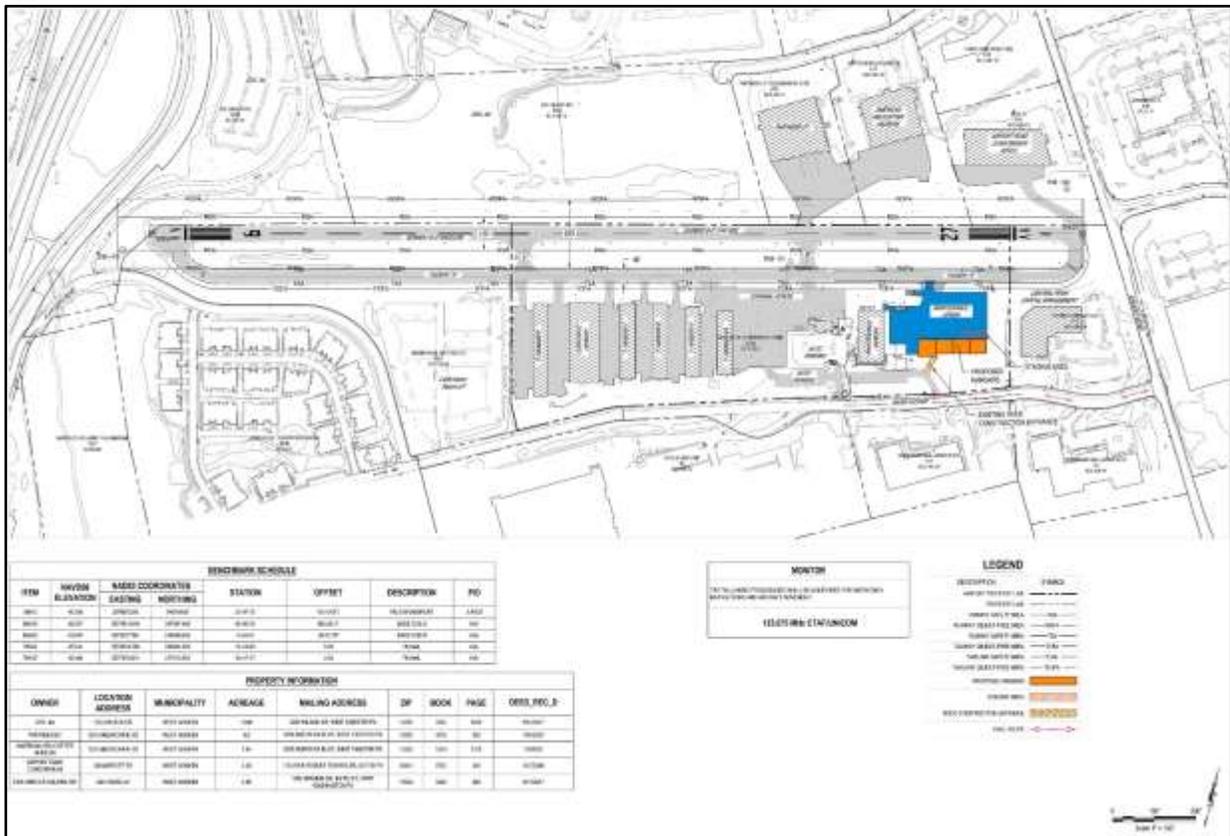
Location:	north side of Ward Avenue, west of Airport Road
Site Acreage:	26.30
Lots/Units:	1
Non-Res. Square Footage:	13,390
Proposed Land Use:	New airplane hangars at Brandywine Regional Airport
New Parking Spaces:	0
Municipal Land Use Plan Designation:	Commercial, Office, Industrial Infill
UPI#:	52-3-105.1

PROPOSAL:

The applicant proposes the construction of four airplane hangars totaling 13,390 square feet. The project site, which will be served by public water and public sewer, is located in the I-C Industrial 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.

Page: 2
 Re: Preliminary/Final Land Development - Brandywine Regional Airport
 # West Goshen Township - LD-11-23-17909



Site Plan Detail, Sheet AP-04: Brandywine Regional Airport

Page: 4
Re: Preliminary/Final Land Development - Brandywine Regional Airport
West Goshen Township - LD-11-23-17909

PRIMARY ISSUES:

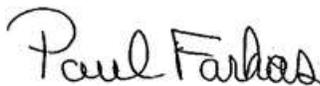
4. We suggest that the applicant consider providing landscaping along the north side of Ward Avenue to the immediate south of the proposed hangars. We note that no landscaping plan was included with the plan submission to the County Planning Commission.
5. Site Plan Note 5 on Sheet AP-05 indicates that building lighting will be installed on the front side of the hangars. The Township should verify that the design and location of the proposed hangar lighting conforms to Township ordinance requirements. The illumination should be directed downward from the hangar walls and be oriented to reduce glare on the taxiways.

ADMINISTRATIVE ISSUES:

6. Land disturbance and land development activities that occur within Chester County must comply with the *County-wide Act 167 Stormwater Management Plan for Chester County, PA* (August 2022) and the associated Act 167 stormwater management ordinance standards adopted by each municipality.
7. The applicant and the Township should consider “naturalizing” the existing stormwater management basin to the immediate south of the proposed hangars, by adding additional landscaping/vegetative screening to soften the appearance of the facilities.
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, the Assessment Office, and the municipality.

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

Sincerely,



Paul Farkas
Senior Review Planner

cc: Transystems
Brandywine Regional Airport

Proposed Plan and Ordinance Reviews



ORDINANCE PROPOSALS

12/1/2023 to 12/31/2023

The staff reviewed proposals for:

	Total
Official Maps	1
Subdivision and Land Development Ordinance (SLDO) Amendments	1
Zoning Map Amendments	2
Zoning Ordinance Amendments	3
TOTAL REVIEWS	7

MUNICIPALITY	FILE NO.	REVIEW DATE	TOPIC	LANDSCAPES3 CONSISTENCY
Caln Township	ZA-11-23-17918	12/6/2023	Proposed - Zoning Ordinance Amendment Rezoning of UPI# 39-4-113, 4109 Lincoln Ave, Caln Twp. from R-4 Medium-to-high density residential to TV-1 Thorndale Village District. Zoning Ordinance Amendment to allow townhouse development at 4 du/ac in TV-1.	Consistent
Caln Township	ZM-11-23-17908	12/6/2023	Proposed - Zoning Map Amendment Rezoning of UPI 39-4-113, 4109 Lincoln Ave, Caln Twp. from R-4 Medium-to-high density residential to TV-1 Thorndale Village District. Zoning Ordinance Amendment to allow townhouse development at 4 du/ac in TV-1.	Consistent
East Brandywine Township	ZA-11-23-17926	12/27/2023	Proposed - Zoning Ordinance Amendment Changing density multipliers of net lot area for cluster developments: in the R-1 District from 0.430 to 0.3658, and in the R-2 District from 0.560 to 0.4785	Not Relevant
West Brandywine Township	OM-11-23-17921	12/15/2023	Proposed - Official Map Preliminary Draft Official Map	Consistent

MUNICIPALITY	FILE NO.	REVIEW DATE	TOPIC	LANDSCAPES3 CONSISTENCY
West Chester Borough	SA-11-23-17925	12/14/2023	<p>Proposed - SLDO Amendment</p> <p>The Borough proposes to add regulation related to electric vehicles and electric vehicle parking stations, in order to encourage and promote the deployment of electric vehicle parking infrastructure.</p>	Consistent
West Chester Borough	ZA-11-23-17927	12/14/2023	<p>Proposed - Zoning Ordinance Amendment</p> <p>The Borough proposes to add regulation related to electric vehicles and electric vehicle parking stations, in order to encourage and promote the deployment of electric vehicle parking infrastructure.</p>	Consistent
West Sadsbury Township	ZM-11-23-17924	12/19/2023	<p>Proposed - Zoning Map Amendment</p> <p>Rezoning of 36-5-11 from O-C Office-Commercial to G-C General Commercial.</p>	Consistent

TOTAL NUMBER OF ORDINANCE PROPOSALS WITH RELEVANCE TO LANDSCAPES3: 6
TOTAL NUMBER OF ORDINANCE PROPOSALS CONSISTENT WITH LANDSCAPES3: 6

Ordinance Review Letters



THE COUNTY OF CHESTER



COMMISSIONERS
 Marian D. Moskowitz
 Josh Maxwell
 Michelle Kichline

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 Executive Director

PLANNING COMMISSION
 Government Services Center, Suite 270
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 West Chester, PA 19380-0990
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December 6, 2023

Denise Miller, Assistant Township Secretary
 Caln Township
 253 Municipal Drive
 Thorndale, PA 19372

Re: Zoning Map and Zoning Ordinance Amendment - Rezoning of UPI 39-4-115 from R-4 to TV-1
 Thorndale Village District, Allow Townhouse Development at 4 du/ac in TV-1.
 # Caln Township - ZM-11-23-17908, ZA-11-23-17918

Dear Ms. Miller:

The Chester County Planning Commission has reviewed the proposed Caln Township Zoning Map and Zoning Ordinance amendment as submitted pursuant to the provisions of the Pennsylvania Municipalities Planning Code, Section 609(e). The referral for review was received by this office on November 7, 2023. We offer the following comments to assist in your review of the proposed Zoning Map and Zoning Ordinance amendment.

DESCRIPTION:

1. Caln Township proposes the following amendments to its Zoning Map and Zoning Ordinance:
 - A. Rezone a portion of UPI 39-4-115 (4109 Lincoln Avenue) from the R-4 Medium-to-High Density Residential to the TV-1 Thorndale Village District.
 - B. Amend Zoning Ordinance Sections 155-54.B and 155-54.C to adopt new area and bulk requirements for multifamily townhouse uses in the TV-1 District.
 - Multifamily townhouse units in the R-4 and the TV-1 Districts are permitted by conditional use. This amendment specifies that the maximum permitted residential density for townhouse development in the R-4 and the TV-1 Districts shall not exceed four dwellings per gross acre.
 - The dimensional requirements (i.e., townhouse width, building right-of-way setback, building separations from other building groups, etc.) for multifamily townhouse unit developments in the R-4 and the TV-1 Districts are provided with different specifications; the dimensional requirements in the TV-1 District vary from those of developments in the R-4 District by generally reducing some requirements (i.e., townhouse width is reduced from 24 to 20 feet, building right-of-way setbacks are reduced from 40 feet at the curblineline to 20 feet, building separations from other building groups are reduced, townhouse unit setbacks from property lines are reduced from 50 feet to 25 feet).
 - In both the R-4 and the TV-1 Districts, the amendment allows more than 50 percent of the required open space to be included in floodplain area, wetlands and/or in areas of at least 20 percent slope when more than 50 percent of the tract is within those constrained areas, provided that a minimum of ten percent of the required common open space is suitable for active recreation.

Page: 2
 Re: Zoning Map and Zoning Ordinance Amendment - Rezoning of UPI 39-4-115 from R-4 to TV-1
 Thorndale Village District, Allow Townhouse Development at 4 du/ac in TV-1.
 # Caln Township - ZM-11-23-17908, ZA-11-23-17918

A sketch plan for the redevelopment of this site was also submitted, showing townhouse developments in two distinct areas in the southern and northern portions of the site.

AREA EVALUATION:

The following land use planning policies and regulations are relevant to the site of the proposed zoning map amendment (the northern portion of UPI 39-4-115, 4109 Lincoln Avenue):

2. Land Use: The site of the proposed zoning is occupied by an auto salvage facility. The areas to the southwest are occupied by commercial land uses, the area to the northwest is in residential use, a multi-family residential area is to the east with a homeowner association open space area directly abutting the site, the “Brookfield Open Space” area is to the north (as shown in Figure 8 in the Caln Township Comprehensive Plan’s Community Facilities and Services map). Commercial land uses are generally located to the south, across Lincoln Highway,
3. Adjacent Zoning: The area to the southwest of the site is within the TV-1 District and the area to the northwest is within the R-4 Medium-to-High Residential Zoning District. A Planned Residential District is to the east, and a TV-1 District is located along both sides of Lincoln Highway.
4. Municipal Comprehensive Plan: The 2017 Caln Township Comprehensive Plan’s Future Land Use Map shows “Thorndale Village Mixed Use” along Lincoln Highway in this area, a floodplain area in the central portion of the site, and Medium to High Density Residential areas to the north and west.

The Township Comprehensive Plan also calls for streetscape improvements along Lincoln Highway and a “Central Extension” of G.O. Carlson Boulevard through Park Drive through the northern portion of this site, including a walkway/trail, designating it as a “Major Collector – Priority 2”.

5. Water and Sewer Facilities: Public water and sewer facilities are available.

LANDSCAPES:

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

Page: 3

Re: Zoning Map and Zoning Ordinance Amendment - Rezoning of UPI 39-4-115 from R-4 to TV-1 Thorndale Village District, Allow Townhouse Development at 4 du/ac in TV-1.

Caln Township - ZM-11-23-17908, ZA-11-23-17918

COMMENTS:

Rezoning:

7. If the Township adopts the text amendment, it should be aware that the changes to the dimensional and open space requirements may apply to all TV-1 and R-4 Districts in the Township, not exclusively to the site that is the subject of the rezoning.
8. Notwithstanding the residential development that is proposed in the sketch plan submitted with this amendment, the Township should also be aware that the TV-1 District permits a broad range of non-residential land uses (as listed in Zoning Ordinance Section 155-26.B.) that may not be appropriate in proximity to the residential and open space areas near the northern portion of UPI 39-4-115. Mixed use development would be considered appropriate in the vicinity of Lincoln Highway.

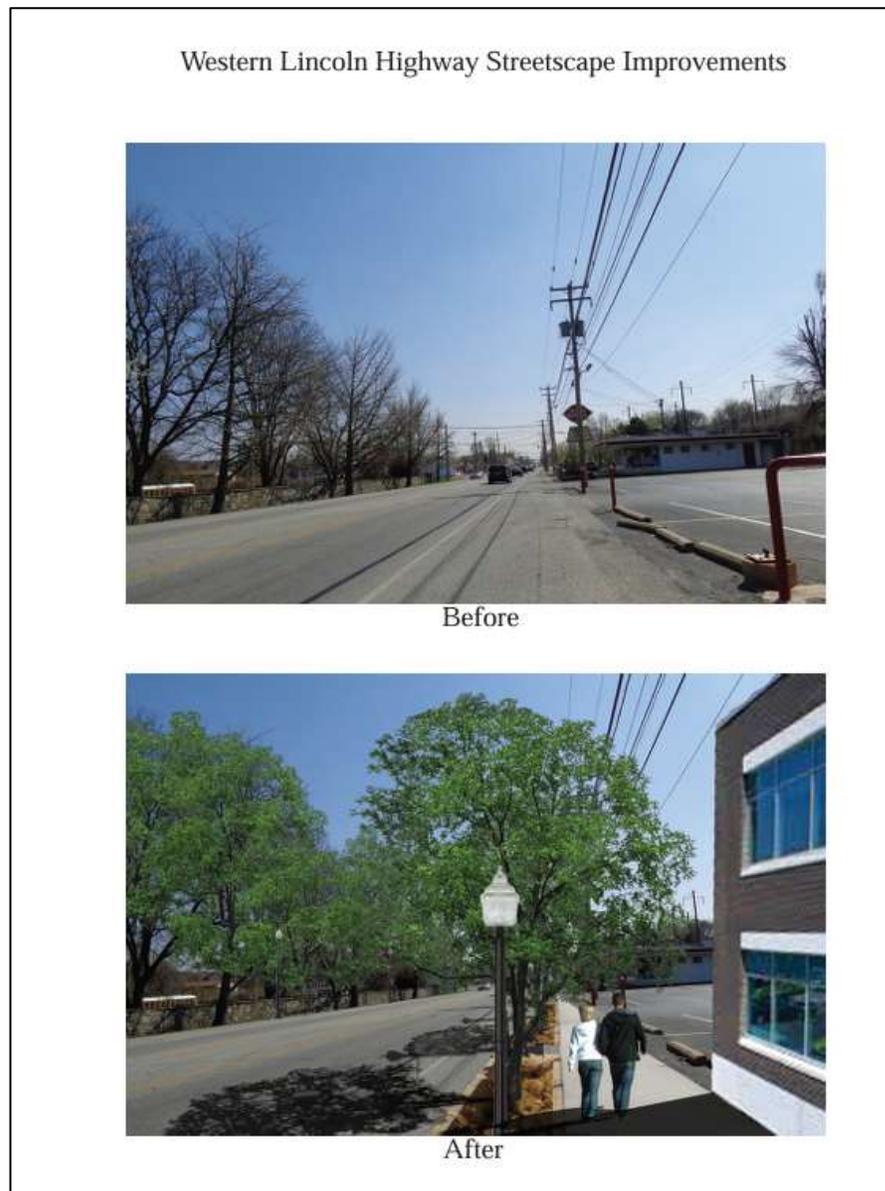
Text Amendment:

9. The proposed amendment to Zoning Ordinance Section 155-54.C.(2)(9) permits specified percentages of constrained lands to be counted towards the required minimum open space minimum, when more than 50 percent of the tract is within the 100-year floodplain or contains wetlands and/or slopes of at least 20 percent, but this Section should specify that the minimum open space requirement is 50 percent of the tract (i.e., the 50 percent minimum is specifically required in Section 155-54.B.(5), but should also be similarly specified in Section 155-54.C.(2)(9) to avoid confusion).
10. If the Township proceeds with this amendment, we suggest that the conditional use process for the review of proposed multifamily townhouse units in the R-4 and the TV-1 Districts specifically evaluate the following, as it relates to UPI 39-4-115:
 - A. The applicant should provide documentation relating to potential contaminants on the site and any required remediation.
 - B. The applicant should prepare a special study of the floodplain on the site to establish its parameters more accurately.
 - C. The Township and the applicant should also discuss the potential for floodplain restoration.
 - D. Section 155-54.C.(2)(9) of the amendment requires that a minimum of 10 percent of the required common open space will be suitable for active recreation, after constrained areas are removed. The Township Zoning Ordinance's definition of RECREATION AREA (ACTIVE) lists various forms of recreation, and the applicant should show how such activities could occur on 10 percent of the site. If the Township permits a higher percentage of constrained areas to be counted towards required open space, the Township should consider attaching conditions such as floodplain restoration, additional landscape plantings, active recreational amenities, or an increase in permitted residential density to compensate for restoration efforts.
 - E. A traffic study should be conducted.
 - F. Streetscape improvements along Lincoln Highway should be provided to reflect the Township Comprehensive Plan's policies. An example of such streetscape improvements is shown on page 23 of the Caln Township Comprehensive Plan and on the following page of this letter.
 - G. "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

Page: 4
Re: Zoning Map and Zoning Ordinance Amendment - Rezoning of UPI 39-4-115 from R-4 to TV-1
Thorndale Village District, Allow Townhouse Development at 4 du/ac in TV-1.
Caln Township - ZM-11-23-17908, ZA-11-23-17918

active transportation network within designated growth areas. The applicant should strive to provide sidewalk connections to adjacent areas, especially to the shopping center to the west. Sidewalks are an essential design element for new construction in the **Suburban Landscape**.

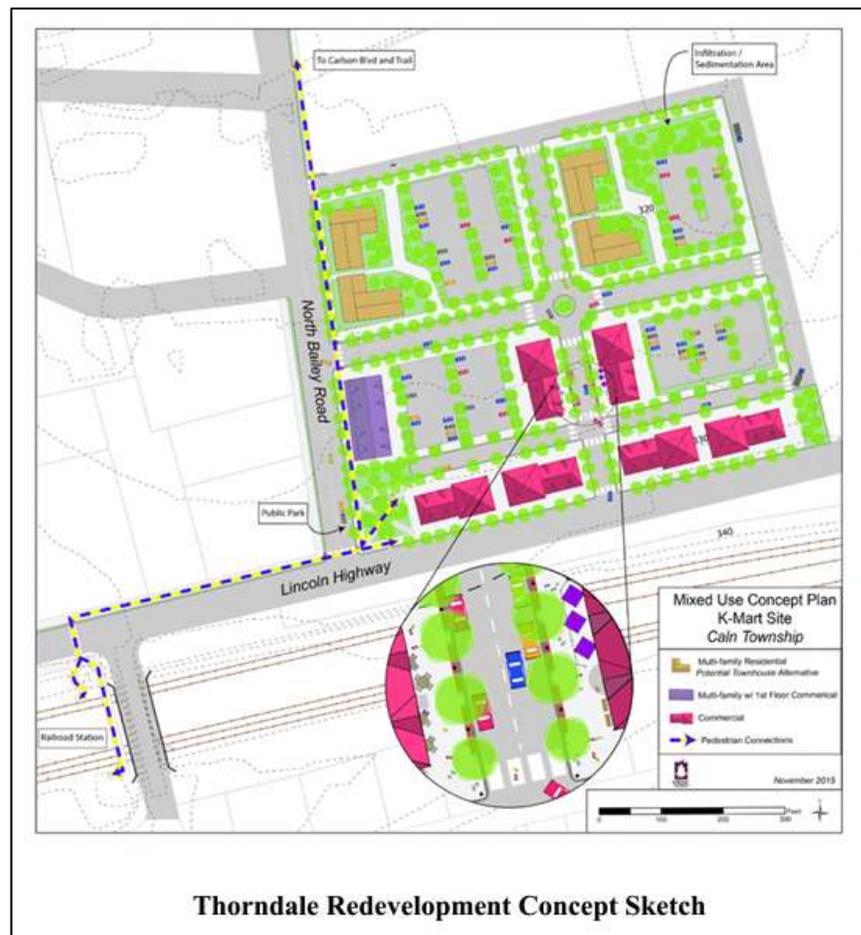
- H. In general, the townhouses’ rear yard areas should not directly face either Lincoln Highway or Park Drive because their proximity to these roadways will decrease the privacy and usability of the rear yards. If such designs are not possible, extensive landscaping, low walls or other measures should be used to increase privacy.
- I. The roadway layout should include “terminal vistas,” or visual amenities located at focal points at the ends or within roadways, to increase visual appeal and slow traffic speeds.



***Western Lincoln Highway Streetscape Improvements –
From the Caln Township Comprehensive Plan***

Page: 5
 Re: Zoning Map and Zoning Ordinance Amendment - Rezoning of UPI 39-4-115 from R-4 to TV-1
 Thorndale Village District, Allow Townhouse Development at 4 du/ac in TV-1.
 # Caln Township - ZM-11-23-17908, ZA-11-23-17918

- J. The applicant and the Township should consider permitting some non-residential development near Lincoln Highway to retain the land use pattern in this area, while striving to increase the residential areas on other parts of the site. This general land use concept is supported by the Thorndale Redevelopment Concept Sketch on page 20 of the Caln Township Comprehensive Plan as shown below (although this sketch refers to the former K-Mart site):

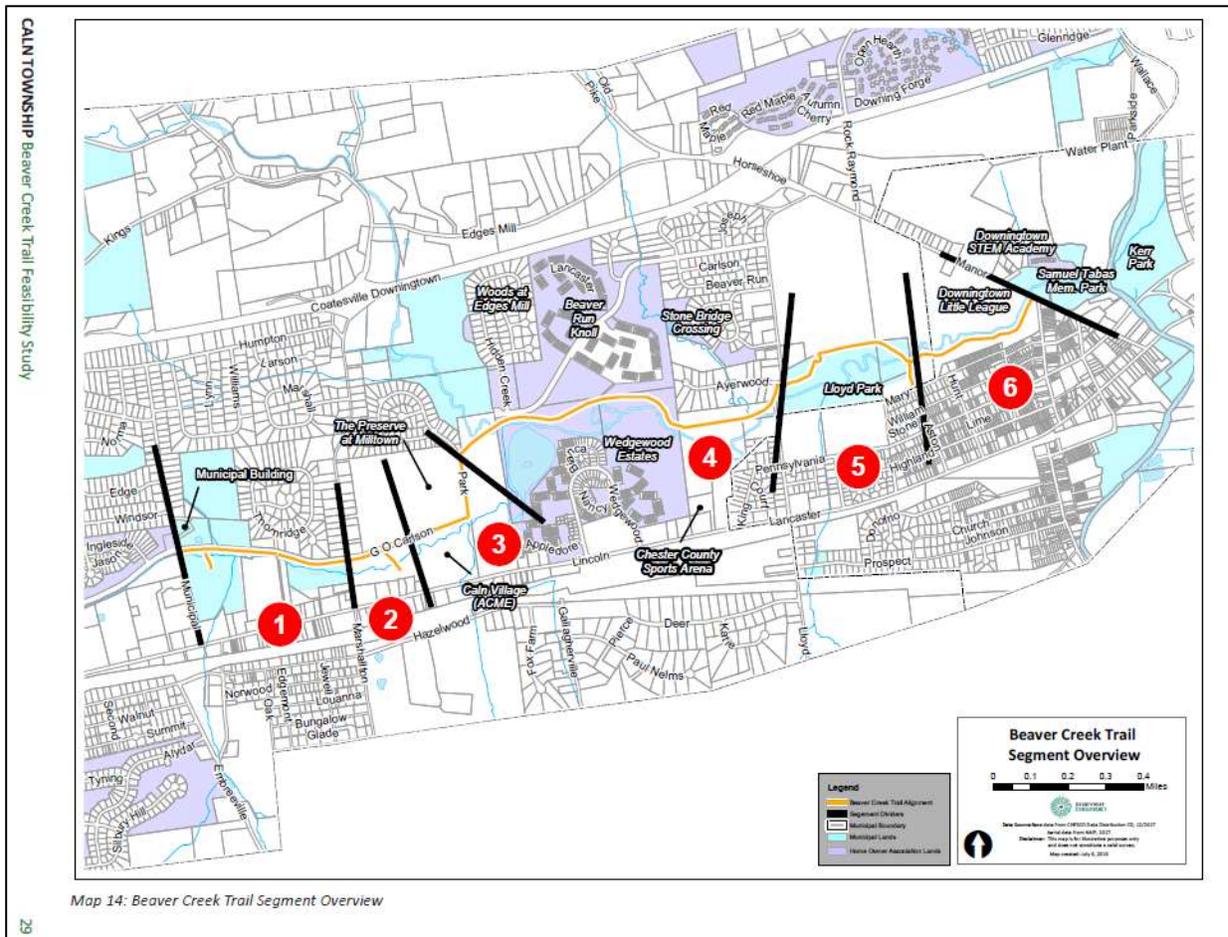


*Thorndale Redevelopment Concept Sketch –
 page 20 of the Caln Township Comprehensive Plan*

- K. In general, the Township could consider further protecting the floodplain areas by locating residential development farther from the floodplain, while perhaps increasing residential density on other parts of the site.
- L. The connection of G.O. Carlson Boulevard should be part of the development of this site. This is also important because this connection would provide a potential walking and biking connection to Lloyd Park to the east.

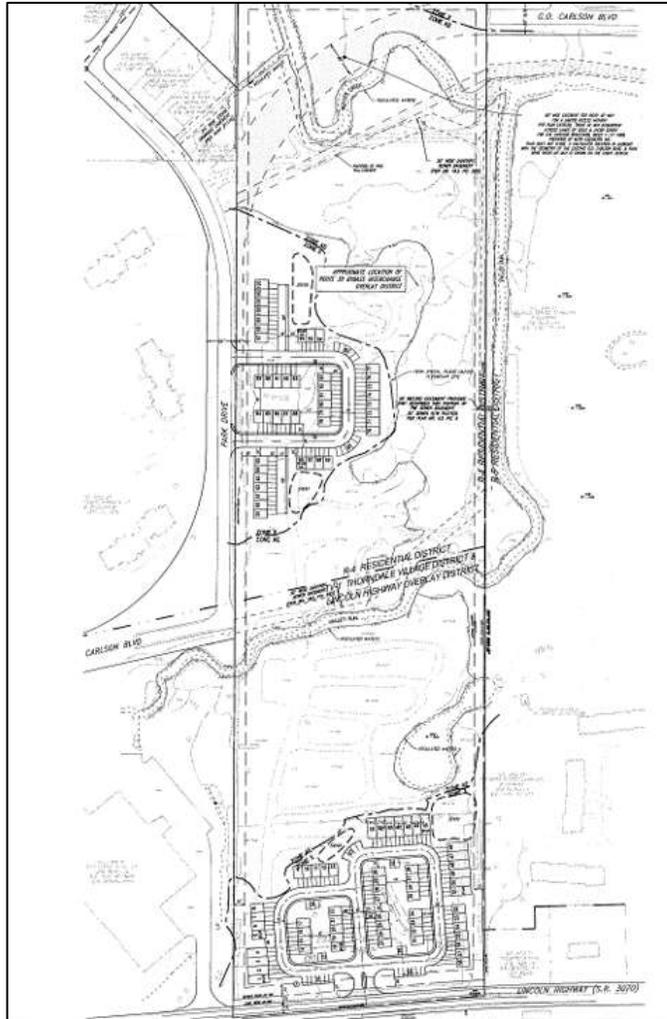
Page: 6
 Re: Zoning Map and Zoning Ordinance Amendment - Rezoning of UPI 39-4-115 from R-4 to TV-1
 Thorndale Village District, Allow Townhouse Development at 4 du/ac in TV-1.
 # Caln Township - ZM-11-23-17908, ZA-11-23-17918

M. The Beaver Creek Trail Feasibility Study completed by Brandywine Conservancy in 2019 identifies a general alignment for the trail (*Map 14: Beaver Creek Trail Segment Overview* is attached below) and the subject parcel includes portions of trail segment 4. The development of this site represents is a major opportunity to implement part of the trail plan. The trail should be included as part of the site development and be developed to the multi-use standard with a recommended minimum width of 10 feet.



Map 14 of the Beaver Creek Trail Feasibility Study

Page: 7
Re: Zoning Map and Zoning Ordinance Amendment - Rezoning of UPI 39-4-115 from R-4 to TV-1
Thorndale Village District, Allow Townhouse Development at 4 du/ac in TV-1.
Caln Township - ZM-11-23-17908, ZA-11-23-17918



*Detail of the "E. Kahn Development"
Sketch Plan*

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

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

Sincerely,

Wes Bruckno, AICP
Senior Review Planner

cc: Chester County Water Resources Authority



THE COUNTY OF CHESTER



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December 27, 2023

Luke Reven, Township Manager
East Brandywine Township
1214 Horseshoe Pike
Downingtown, PA 19335

Re: Zoning Ordinance Amendment - Changing R-1 and R-2 District Density Multipliers for Cluster Developments
East Brandywine Township - ZA-11-23-17926

Dear Mr. Reven:

The Chester County Planning Commission has reviewed the proposed East Brandywine Township Zoning Ordinance amendment as submitted pursuant to the provisions of the Pennsylvania Municipalities Planning Code, Section 609(e). The referral for review was received by this office on November 30, 2023. We offer the following comments to assist in your review of the proposed East Brandywine Township Zoning Ordinance amendment.

DESCRIPTION:

East Brandywine Township proposes to amend its Zoning Ordinance by adjusting the maximum number of permitted residential units for cluster developments in the R-1 Residential District and in the R-2 Residential District. The cluster development density multipliers in the R-1 District would be decreased from 0.430 to 0.3658 per net lot area, and in the R-2 District from 0.560 to 0.4785 per net lot area. "Net lot area" is defined in the East Brandywine Township Code **Part III: Land Use Legislation**, Chapter 300 **Land Use**, which contains the definitions referenced in Chapter 399 **Zoning**.

LANDSCAPES:

1. The R-1 Residential District in East Brandywine Township is primarily 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 R-2 Residential District in East Brandywine Township is primarily located within the **Suburban Landscape** designation of [Landscapes3](#). 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 zoning amendment is consistent with the objectives of the **Rural** and **Suburban Landscapes**.

Page: 2
Re: Zoning Ordinance Amendment - Changing R-1 and R-2 District Density Multipliers for Cluster Developments
East Brandywine Township - ZA-11-23-17926

COMMENTS:

3. The proposed zoning amendment appears to result in a potential density reduction of approximately 15 percent for cluster developments in the R-1 and R-2 Districts.
4. We suggest that the Township review the objective basis for these multipliers in the event that it is requested to support these figures, such as the policies for this area in the Township's Comprehensive Plan.

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

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

Sincerely,



Wes Bruckno, AICP
Senior Review Planner



THE COUNTY OF CHESTER



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December 15, 2023

Dale Barnett, Code Enforcement Officer
West Brandywine Township
198 Lafayette Road
Coatesville, PA 19320

Re: Preliminary Draft Official Map
West Brandywine Township - OM-11-23-17921

Dear Mr. Barnett:

The Chester County Planning Commission has reviewed the proposed West Brandywine Township Preliminary Draft Official Map as submitted pursuant to the provisions of the Pennsylvania Municipalities Planning Code, Section 408(b). The referral for review was received by this office on November 22, 2023. We offer the following comments to assist in your review of the proposed Township Official Map.

DESCRIPTION:

1. The proposed Preliminary Draft Official Map, dated May 2023, shows the following:
 - A. Existing Parkland,
 - B. Conservation Easements,
 - C. Agricultural Easements,
 - D. Publicly Owned Lands,
 - E. Institutional Lands,
 - F. HOA Open Space,
 - G. Existing Trails, and
 - H. Agricultural Preservation areas

2. The Official Map also identifies "Future Interests", including:
 - A. Parkland,
 - B. Agricultural Easements,
 - C. Conservation Easements,
 - D. Future Trails, and
 - E. Future Intersection Improvements

LANDSCAPES:

3. *Landscapes3*, the Chester County Comprehensive Plan (2018) designates the southern and eastern portions of the Township as generally within the **Suburban Landscape**, with the western portion within the **Rural Landscape**. There are also **Natural landscapes** throughout the Township.

Page: 2
 Re: Preliminary Draft Official Map
 # West Brandywine Township - OM-11-23-17921

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 predominantly open and wooded lands, with villages, farms, and residential areas, and having very limited growth at low density. Preservation and conservation of land, agriculture, historic buildings, and natural resources is a focus. This landscape is mainly served by rural roads that may have bicycling opportunity and on-lot sewer and water systems.

The Brandywine Manor area, at Horseshoe Pike and North Manor Road, is designated as a Village. Little Washington, at Horseshoe Pike and Springton Road at the municipal boundary with East Brandywine Township, is also designated as a Village.

The county's **Natural Landscapes** consist of a network of streams, wetlands, floodplains, and forests that are protected by regulations or should be subject to limited disturbance. Conservation practices should protect and restore these natural resources.

The proposed West Brandywine Township Official Map is consistent with *Landscapes3*.

COMMENTS:

4. The proposed West Brandywine Official Map appears to be consistent with the 2020 West Brandywine Township Comprehensive Plan, although the Township may wish to further review the following elements in the Comprehensive Plan to ensure that the Official Map reflects the potential for acquiring, protecting or addressing additional areas for future improvements:
 - A. The areas shown in the "Open Space" map on page 39,
 - B. The "Key Intersections" shown on the Transportation Features and Roadway Functional Classification Map on page 78,
 - C. The Trails Map on page 82, and
 - D. Historic Resources Map on page 61.
5. The Township should clarify the note at the bottom of the proposed Official Map, which reads:

"Note: Agricultural preservation boundary is from the West Brandywine Comprehensive Plan (revised 2020) Future Land Use Map. That designation aims to protect the tradition of farming in West Brandywine."

This Note may need to be clarified to indicate that the preservation of agricultural land is a specific element of the Official Map and reflects the Township's land use policies in the Comprehensive Plan. Alternatively, the Map could relocate the "Ag Preservation" under "Future Interests" in the legend.
6. West Brandywine Township should work closely with East Brandywine Township, which has also prepared an Official Map update, to ensure that improvements and areas for conservation are coordinated.
7. The Township may wish to consider whether there are any natural areas that should be identified for conservation, such as streams that may be appropriate for restoration, riparian buffers and greenways, woodlands and flood prone areas. East Fallowfield Township (<https://eastfallowfield.org/2015pdf/EFT-OFFICIALMAPfinal2018-11.pdf>) and New Garden Township (<https://www.newgarden.org/maps-resources/files/official-map>) have adopted official

Page: 3
Re: Preliminary Draft Official Map
West Brandywine Township - OM-11-23-17921

maps that include such broadened areas of interest. West Brandywine Township can also review the Chester County Planning Commission's eTool on Official Maps at:
<https://www.chescoplanning.org/MuniCorner/eTools/68-OfficialMap.cfm>.

8. Section 3 of the Official Map Ordinance should indicate the number of years that the elements on the Official Map will be reserved for future acquisition according to the provisions of Section 406 of the Municipalities Planning Code.
9. Prior to adoption, the Township should review any proposed developments that may have been submitted during the preparation of the Draft Official Map to ensure that the Map is up to date. For example, the open space areas in the Traditions of America land developments (located at 603, 604 and 608 East Reeceville Road), in the eastern portion of the Township may need to be more clearly identified.
10. To assist in the Official Map's implementation, all members of the West Brandywine Township Board of Supervisors, Planning Commission, and Zoning Hearing Board should be provided with official copies after adoption. Applicants for subdivisions and land developments should also be provided with copies of the Official Map.

RECOMMENDATION: West Brandywine Township should be commended for their efforts in introducing the Official Map into their land use regulation system. We recommend that the Township consider the comments in this letter before approving the proposed Official Map and Ordinance.

We request an official copy of the decision made by the Board of Supervisors, as required by Section 408(c) of the Pennsylvania Municipalities Planning Code. This will allow us to maintain a current file copy of your ordinance.

Sincerely,



Wes Bruckno, AICP
Senior Review Planner



THE COUNTY OF CHESTER



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Josh Maxwell
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December 14, 2023

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

Re: Subdivision and Land Development Ordinance and Zoning Ordinance Amendments – Electric Vehicles and Electric Vehicle Charging Stations
West Chester Borough – SA-11-23-17925 and ZA-11-23-17927

Dear Mr. Gore:

The Chester County Planning Commission has reviewed the proposed Subdivision and Land Development Ordinance (SLDO) and Zoning Ordinance Amendments as submitted pursuant to the provisions of the Pennsylvania Municipalities Planning Code, Sections 505(a) and Section 609(e), respectively. The referral for review was received by this office on November 30, 2023. We offer the following comments to assist in your review of the proposed amendments.

DESCRIPTION:

1. The Borough proposes the following amendments to the Borough Code:
 - A. Add the following definitions to Section 97-8 of the Borough SLDO: Electric Vehicle (EV); Electric Vehicle Charging Levels; Electric Vehicle Charging Station (EVCS); Electric Vehicle Parking Space (EVPS);
 - B. Add subsection F, entitled "Parking Vehicles" to the Parking Standards in Section 97-28 of the Borough SLDO. Make-Ready Requirements, Charging Station Installation Requirements; and Charging Station and Site Standards are provided;
 - C. Add the following definitions to Section 112-202 of the Borough Zoning Ordinance: Electric Vehicle (EV); Electric Vehicle Charging Levels; Electric Vehicle Charging Station (ECVS); Electric Vehicle Parking Space (EVPS); and
 - D. Add subsection C to the parking spaces requirements in Section 112-603 of the Borough Zoning Ordinance. This section states that all new single family detached dwellings, single family attached dwellings, single family semi-attached dwellings, two family attached dwellings, two family semi-detached dwellings, and two family attached dwellings, and any new garages or additions to existing garages that are accessory to these types of dwelling units, shall be constructed to provide a dedicated branch circuit and overcurrent protection to accommodate a future Level 2 EVCS installation, with a wired receptable and raceway terminating within close proximity to vehicle parking.

Page: 2
 Re: Subdivision and Land Development Ordinance and Zoning Ordinance Amendments – Electric Vehicles and Electric Vehicle Charging Stations
 # West Chester Borough – SA-11-23-17925 and ZA-11-23-17927

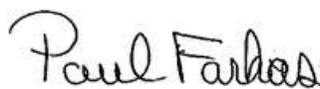
COMMENTS:

2. We endorse the Borough's efforts towards incorporating electric vehicle charging station and site standards into the Borough Code. Electric vehicles help reduce carbon emissions, improve air quality, and promote energy efficiency. Additionally, local regulations that promote the provision of electric charging stations can advance the use and practicality of electric vehicles, which is consistent with the objective set forth in *Landscapes3*, the 2018 County Comprehensive Plan, to support a resilient and clean energy network (page 131). This initiative also supports the greenhouse gas reduction goals of the 2021 Chester County Climate Action Plan.
3. While the draft ordinance language appears to be generally consistent with the model ordinance provided in PennDOT's Electric Vehicle Supply Equipment Development Guidebook for Pennsylvania Local Governments (dated April 14, 2022), which is available online at: <https://www.penndot.pa.gov/ProjectAndPrograms/Planning/EVs/Pages/EV-Model-Ordinance-Toolkit.aspx>, we recommend that the Borough review the Electric Vehicles 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/19-ev.cfm>.
4. Subsections (a) through (c) of Section 97-28.F(1) state that electrical switchgear shall provide sufficient space and capacity to support the operation of Level 2 Electric Vehicle Charging Stations (EVCS). In order to be consistent with the installation requirements in Section 97-28.F(2), we suggest that this language be revised to state Level 2 or Level 3 EVCS.
5. Section 97-28.F(1)(b) states that, for new multifamily dwellings or the redevelopment of existing multifamily dwellings, at least 20 percent of the parking spaces or a minimum of one parking space, whichever is larger, shall have the capacity to support the operation of Level 2 electric vehicle charging stations. We note that the model ordinance in PennDOT's Electric Vehicle Supply Equipment Development Guidebook recommends that 25 percent of the total parking spaces must be make-ready for new multifamily developments.
6. We suggest that the Borough consider providing additional safety-related provisions for electric vehicle parking spaces for garage parking in general (for example, ensuring that sprinkler systems in a parking garage are compliant with National Fire Protection Association (NFPA) requirements for electric vehicles). We also recommend that the draft ordinance be reviewed by the Borough's Fire Marshal, prior to the Borough taking action on this submission.

RECOMMENDATION: The Chester County Planning Commission supports the adoption of the proposed SLDO and zoning amendments, after consideration of the comments in this review letter.

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



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

December 19, 2023

Patti Piersol, Administrative Assistant
West Sadsbury Township
6400 Moscow Road
Parkesburg, PA 19365

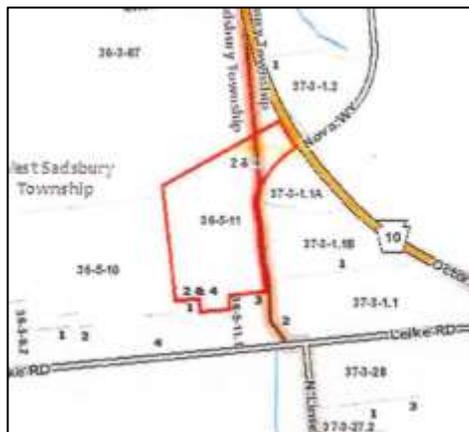
Re: Zoning Map Amendment – UPI # 36-5-11, Octorara Trail
West Sadsbury Township - ZM-11-23-17924

Dear Ms. Piersol:

The Chester County Planning Commission has reviewed the proposed West Sadsbury Township 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 November 30, 2023. We offer the following comments to assist in your review of the proposed West Sadsbury Township Zoning Map amendment.

DESCRIPTION:

1. West Sadsbury Township submitted to the Chester County Planning Commission a proposed amendment to its Zoning Map that would change the zoning designation of UPI # 36-5-11, a 15.52 acre tract located on the west side of Octorara Trail (State Route 10), from the O-C Office Commercial to the GC General Commercial District.
2. The municipal boundary with Sadsbury Township passes through the easternmost portion of the tract. An excerpt from the proposed amendment submission to the Chester County Planning Commission shows the location of the tract:



*Excerpt from the
Petition for Amendment to the West Sadsbury Township Zoning Ordinance*

Page: 2
 Re: Zoning Map Amendment – UPI # 36-5-11, Octorara Trail
 # West Sadsbury Township - ZM-11-23-17924

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 tract and the areas to the south and west are in agricultural, commercial and retail land uses. The West Sadsbury Commons shopping center is to the north, and additional offices, retail and commercial activities are located to the south and east across Octorara Trail in Sadsbury Township. Other areas to the south in West Sadsbury Township include residential areas.

4. Adjacent Zoning in West Sadsbury Township:

- North: The area to the north in West Sadsbury Township is within the GC General Commercial District;
- West: The area to the west in West Sadsbury Township is within the O-C Office Commercial District;
- South: The area to the south in West Sadsbury Township is within the RMD Low Density Residential District.

Adjacent Zoning in Sadsbury Township:

- East: The area to the east in Sadsbury Township is located in the C-2 General Commercial District.

5. Municipal Comprehensive Plan:

- The 2004 West Sadsbury Township Comprehensive Plan shows this area within the General Commercial future land use category. West Sadsbury Township has prepared a draft update to the Comprehensive Plan.
- The Sadsbury Township Comprehensive Plan shows the area to the east within the Commercial future land use category.

6. Water and Sewer Facilities: The tract is not served by any sewer or water facilities, but the areas to the north and east are served by public sewer and water facilities.

LANDSCAPES:

7. The tract 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.

Page: 3
Re: Zoning Map Amendment – UPI # 36-5-11, Octorara Trail
West Sadsbury Township - ZM-11-23-17924

The proposed zoning map amendment is consistent with the objectives of the **Suburban Landscape**. However, as noted in comment 9 in this letter, the current draft of the Township Comprehensive Plan update is considering an agricultural designation for this area.

COMMENTS:

8. The petition to amend the Township Zoning Ordinance, prepared by the applicant, indicated that the applicant plans to build a contractor establishment on the tract. The petition did not include any conceptual site plan for the contractor establishment. A contractor's office is a permitted use in the GC-General Commercial District.

The O-C Office Commercial District (i.e., the tract's current zoning) permits corporate centers, professional offices, hotels, laboratories, retirement community, and limited additional uses by special exception. There are no conditional uses in the O-C District. A contractor establishment is not a use that is specifically permitted in the O-C Office Commercial District

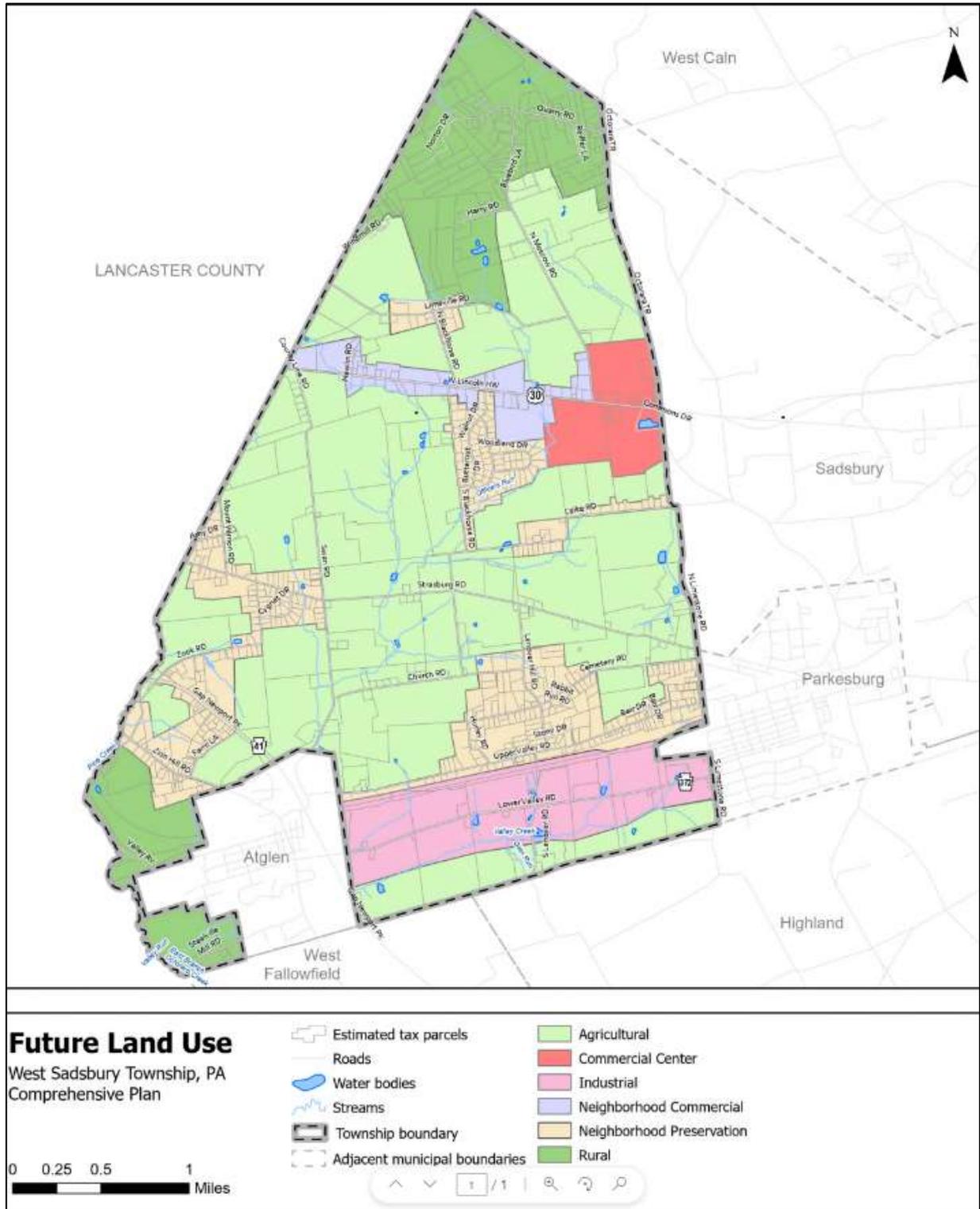
The GC-General Commercial District permits a broader range of land uses, including adult uses, retail sales, restaurants including "fast food", medical facilities, funeral parlor, automotive shop and service station, car wash, theater, and other non-residential land uses, specifically including contractor establishments.

If the Township considers the proposed rezoning, it should be aware that any of the land uses permitted in the GC-General Commercial District could be permitted on this tract, and it would not necessarily be limited to a contractor establishment. The Township should then consider whether the land uses in the GC-General Commercial District would be appropriate in proximity to the residential areas to the south, as well as to the offices, retail and commercial land uses to the east across Octorara Trail in Sadsbury Township.

9. As part of the ongoing effort to update the Township's Comprehensive Plan, a draft Future Land Use Map has been developed. The draft Future Land Use Map (shown on the next page) places this tract within the Agricultural future land use category. The tract also contains prime agricultural soils, which supports the future land use designation.

An Agricultural future land use category for this site also provides a buffer between the retail areas to the north and the residential areas to the south. The areas to the west (UPI 36-5-10) are within an Agricultural conservation easement, and the proposed Agricultural future land use for this tract appears to preserve a significant agricultural area.

Page: 4
Re: Zoning Map Amendment – UPI # 36-5-11, Octorara Trail
West Sadsbury Township - ZM-11-23-17924



*Draft Future Land Use Map
from the West Sadsbury Township Comprehensive Plan update,
dated October 30, 2023*

Page: 5
Re: Zoning Map Amendment – UPI # 36-5-11, Octorara Trail
West Sadsbury Township - ZM-11-23-17924

RECOMMENDATION: West Sadsbury Township’s Comprehensive Plan should be a guide for its land use planning and related policies and decisions. Therefore, we believe that it is appropriate for the Township to complete the review and adoption of its updated Comprehensive Plan prior to considering any zoning map changes.

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

Sincerely,



Wes Bruckno, AICP
Senior Review Planner

cc: Linda Shank, Secretary, Sadsbury Township

Act 537 Reviews

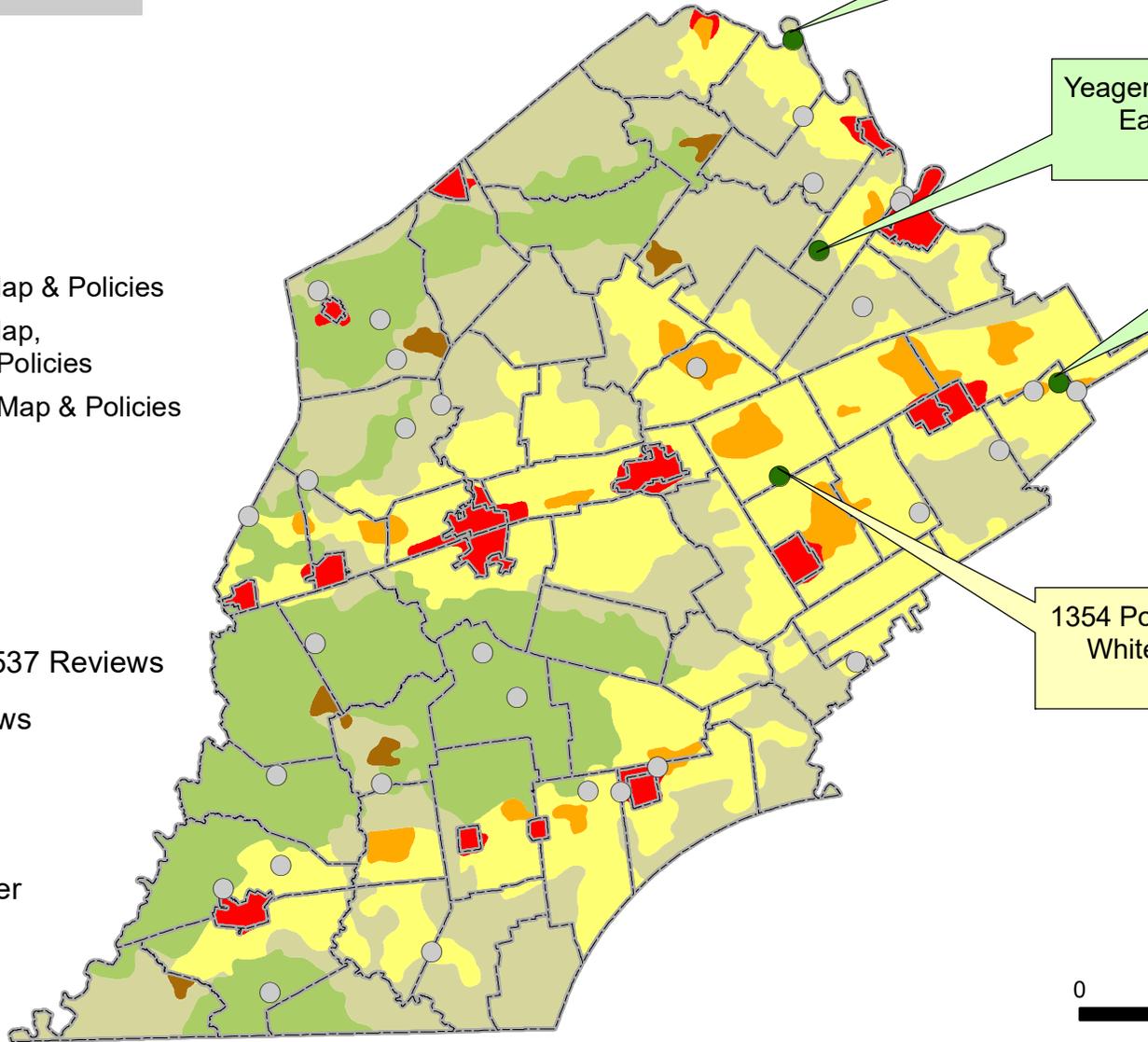


Act 537 Reviews for Chester County December 2023

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

Legend

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

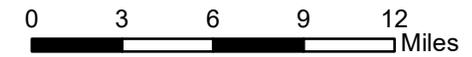


Villages at Fricks Lock
East Coventry Township
40,687 gpd

Yeager Farm Market Connection
East Pikeland Township
650 gpd

228 Highland Avenue
Easttown Township
1,650 gpd

1354 Pottstown Pike West
Whiteland Township
1,925 gpd



Map prepared January 2024
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
January 10, 2024

ENVIRONMENTAL PLANNING ACTIVITIES

Sewage Facilities Planning

MAJOR REVISIONS TO MUNICIPAL PLANS:

None

MINOR REVISIONS TO MUNICIPAL PLANS:

East Coventry Township, Village at Fricks Lock

The applicant is proposing a residential development of 155 single family lots on 99.8 acres. The site is located on Fricks Lock Road and PA 724/East Schuylkill Road. The amount of wastewater for the project is 40,687 gpd. The project is to be served by a public sewage disposal system managed by North Coventry Township Municipal Authority. This project is designated as a Suburban Landscape and is consistent with *Landscapes3*.

East Pikeland Township, Yeager Farm Market

The applicant is proposing a restroom for public use at an existing farm market. The site is located on Pike Springs Road (PA 113). The amount of wastewater for the project is 650 gpd. The project is to be served by a public sewage disposal system, managed by Valley Forge Sewer Authority. This project is designated as a Rural Landscape and is consistent with *Landscapes3*.

Easttown Township, 228 Highland Avenue

The applicant is proposing a residential development of 10 lots on 7.8 acres. The site is located on Highland Road. The amount of wastewater for the project is 1,650 gpd. The project is to be served by a public sewer disposal system, managed by Valley Forge Sewer Authority. This project is designated as a Suburban Landscape and is consistent with *Landscapes3*.

West Whiteland Township, 1354 Pottstown Pike

The applicant is proposing a residential development of 7 lots on 8.9 acres. The site is located on Pottstown Pike. The amount of wastewater for the project is 1,925 gpd. The project is to be served by a public sewer disposal system, managed by West Goshen Township. This project is designated as a Suburban Landscape and is somewhat consistent with *Landscapes3*.

Action Requested

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

1/10/2024

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 Fricks Lock Village, East Coventry Township

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

- Date plan received by county planning agency. November 16, 2023
- Date plan received by planning agency with areawide jurisdiction N/A Agency name N/A
- Date review completed by agency December 26, 2023

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

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

Yes No SECTION C. AGENCY REVIEW (continued)

- 11. Have all applicable zoning approvals been obtained? **N/A**
- 12. Is there a county or areawide subdivision and land development ordinance? **No**
- 13. Does this proposal meet the requirements of the ordinance? **N/A**
If no, describe which requirements are not met
- 14. Is this proposal consistent with the municipal Act 537 Official Sewage Facilities Plan?
If no, describe inconsistency
- 15. Are there any wastewater disposal needs in the area adjacent to this proposal that should be considered by the municipality? **Not known** If yes, describe
- 16. Has a waiver of the sewage facilities planning requirements been requested for the residual tract of this subdivision?
If yes, is the proposed waiver consistent with applicable ordinances. **Not Known**
If no, describe inconsistencies
- 17. Does the county have a stormwater management plan as required by the Stormwater Management Act? If yes, will this project plan require the implementation of storm water management measures? We note that on August 17, 2022, the Chester County Board of Commissioners adopted a resolution to amend the County-wide Act 167 Stormwater Management Plan for Chester County, PA and PA DEP approved the County Stormwater Management Ordinance in November 2022. Per PA DEP requirements, all municipalities were required to adopt the updated ordinance requirements by May 2023. Individual municipalities should be consulted regarding the specific stormwater ordinance regulations in effect in their municipality. For more information, please visit the Chester County Water Resources Authority at <http://www.chesco.org/water>.

18.

Name, Title and signature of person completing this section:

Name: Carrie J. Conwell, AICP

Title: Senior Environmental Planner

Date: 12/26/2023

Signature: 

Name of County or Areawide Planning Agency: Chester County Planning Commission

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

SECTION D. ADDITIONAL COMMENTS (See Section D of instructions)

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

This project was previously reviewed under Act 247 as Case Number SD-04-23-17611 and SD-11-23-17920 and was consistent with Landscapes3.

PC53-12-23-17947

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
Joan Hodges, Artisan Land Company
Eugene Briggs, Jr., East Coventry Township
Sabrina Johnson, Ebert Engineering



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

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

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

Project Name & Municipality Yeager Farm Market, East Pikeland Township

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

1. Date plan received by county planning agency. November 10, 2023
2. Date plan received by planning agency with areawide jurisdiction N/A Agency name N/A
3. Date review completed by agency December 22, 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. We note that this parcel is already developed as a farm market, and immediately adjacent to other parcels receiving public sewer service, and as such, is consistent with Landscapes3.</u> |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 3. Does this proposal meet the goals and objectives of the plan?
If no, describe goals and objectives that are not met |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 4. Is this proposal consistent with the use, development, and protection of water resources?
If no, describe inconsistency <u>Landscapes3 Protect Objective A states: "Guide development away from sensitive natural resources and toward areas appropriate for accommodating growth." According to PA Code Title 25, Chapter 93, this proposal is located in a watershed or sub-watershed that has a stream use designated as High Quality Waters, the French Creek. These streams are given high priority when considering watershed protection measures. The applicant may need to conduct further coordination with DEP or other agencies in order to comply with the water quality standards set forth in this regulation.</u> |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 5. Is this proposal consistent with the county or areawide comprehensive land use planning relative to Prime Agricultural Land Preservation? If no, describe inconsistencies: |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 6. Does this project propose encroachments, obstructions, or dams that will affect wetlands?
If yes, describe impact: |
| <input type="checkbox"/> | <input type="checkbox"/> | 7. Will any known historical or archaeological resources be impacted by this project? Not Known.
If yes, describe impacts |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 8. Will any known endangered or threatened species of plant or animal be impacted by the development project? |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 9. Is there a county or areawide zoning ordinance? |
| <input type="checkbox"/> | <input type="checkbox"/> | 10. Does this proposal meet the zoning requirements of the ordinance? N/A |

Yes	No	SECTION C. AGENCY REVIEW (continued)
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- | | | |
|-------------------------------------|-------------------------------------|--|
| <input type="checkbox"/> | <input type="checkbox"/> | 11. Have all applicable zoning approvals been obtained? N/A |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 12. Is there a county or areawide subdivision and land development ordinance? No |
| <input type="checkbox"/> | <input type="checkbox"/> | 13. Does this proposal meet the requirements of the ordinance? N/A
If no, describe which requirements are not met |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 14. Is this proposal consistent with the municipal Act 537 Official Sewage Facilities Plan?
If no, describe inconsistency <u>While the parcel is designated for on-lot sewage disposal, the Planning Commission notes that surrounding properties are served by the Valley Forge Sewer Authority.</u> |
| <input type="checkbox"/> | <input type="checkbox"/> | 15. Are there any wastewater disposal needs in the area adjacent to this proposal that should be considered by the municipality? Not known If yes, describe |
| <input type="checkbox"/> | <input type="checkbox"/> | 16. Has a waiver of the sewage facilities planning requirements been requested for the residual tract of this subdivision?
If yes, is the proposed waiver consistent with applicable ordinances. Not Known
If no, describe inconsistencies |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 17. Does the county have a stormwater management plan as required by the Stormwater Management Act? If yes, will this project plan require the implementation of storm water management measures? <u>We note that on August 17, 2022, the Chester County Board of Commissioners adopted a resolution to amend the County-wide Act 167 Stormwater Management Plan for Chester County, PA and PA DEP approved the County Stormwater Management Ordinance in November 2022. Per PA DEP requirements, all municipalities were required to adopt the updated ordinance requirements by May 2023. Individual municipalities should be consulted regarding the specific stormwater ordinance regulations in effect in their municipality. For more information, 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: 12/22/2023Name 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.

PC53-12-23-17943

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
 John Yeager, Yeager Farm Market
 Kimberly Moretti, East Pikeland
 Ann Lane, Evans Mill Environmental, LLC



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

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

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

Project Name & Municipality 228 Highland Avenue, Easttown Township

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

1. Date plan received by county planning agency. November 21, 2023
2. Date plan received by planning agency with areawide jurisdiction N/A Agency name N/A
3. Date review completed by agency December 19, 2023

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

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

Yes	No	SECTION C. AGENCY REVIEW (continued)
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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 and PA DEP approved the County Stormwater Management Ordinance in November 2022. Per PA DEP requirements, all municipalities were required to adopt the updated ordinance requirements by May 2023. Individual municipalities should be consulted regarding the specific stormwater ordinance regulations in effect in their municipality. For more information, 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, AICP

Title: Senior Environmental Planner

Date: 12/18/2023

Name of County or Areawide Planning Agency: Chester County Planning Commission

Address: Government Services Center, Suite 270

601 Westtown Road

P.O. Box 2747

West Chester, PA 19380-0990

Telephone Number: (610) 344-6285

Signature: 

SECTION D. ADDITIONAL COMMENTS (See Section D of instructions)

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

This project was previously reviewed under PA Act 247 as Case Number SD-04-23-17632, and was consistent with Landscapes3.

PC53-12-23-17938

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

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

cc: Elizabeth Mahoney, PaDEP
Chester County Health Department
Scott Emerson, Delaney Investment Partners
Don Curley, Easttown Township
David DiCecco, D.L. Howell and Associates



**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 1354 Pottstown Pike, West Whiteland Township

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

1. Date plan received by county planning agency. November 03, 2023
2. Date plan received by planning agency with areawide jurisdiction N/A Agency name N/A
3. Date review completed by agency December 18, 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>The project site is located within the Suburban Landscape and Natural Landscape designations of Landscapes3, the 2018 County Comprehensive Plan. The vision for the Suburban Landscape is predominantly residential communities with locally-oriented commercial uses and facilities, accommodating growth at a medium density that retains a focus on residential neighborhoods, with enhancements in housing diversity and affordability. Both on-lot and public sewer systems are supported in this landscape. As an overlay of all other landscapes, the county's Natural Landscapes consist of a network of streams, wetlands, floodplains, and forests that are protected by regulations or should be subject to limited disturbance. Conservation practices should protect and restore these natural resources. While the proposed subdivision is consistent with the objectives of the Suburban Landscape, careful consideration of the proposed development activity is required due to the environmental constraints of the project site, particularly steep slopes.</u> |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 3. Does this proposal meet the goals and objectives of the plan?
<u>If no, describe goals and objectives that are not met. The site of the proposed development contains moderately steep and steep slopes, which should be protected from disturbance. The site is also primarily wooded. Disturbance of mature trees and shrubs should be minimized to limit the impacts of stormwater runoff and flooding both on and offsite. Additionally, the site contains land within the 100-year floodplain. Although no development appears to be proposed within that area, precautions should be taken so that development does not impact the floodplain.</u> |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 4. Is this proposal consistent with the use, development, and protection of water resources?
<u>If no, describe inconsistency</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? <u>If no, describe inconsistencies:</u> |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 6. Does this project propose encroachments, obstructions, or dams that will affect wetlands?
<u>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, 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.
<u>If yes, describe impacts</u> |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 8. Will any known endangered or threatened species of plant or animal be impacted by the development project? |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 9. Is there a county or areawide zoning ordinance? |
| <input type="checkbox"/> | <input type="checkbox"/> | 10. Does this proposal meet the zoning requirements of the ordinance? N/A |

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

- | | | |
|-------------------------------------|-------------------------------------|--|
| <input type="checkbox"/> | <input type="checkbox"/> | 11. Have all applicable zoning approvals been obtained? N/A |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 12. Is there a county or areawide subdivision and land development ordinance? No |
| <input type="checkbox"/> | <input type="checkbox"/> | 13. Does this proposal meet the requirements of the ordinance? N/A
If no, describe which requirements are not met |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 14. Is this proposal consistent with the municipal Act 537 Official Sewage Facilities Plan?
If no, describe inconsistency |
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| <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 and PA DEP approved the County Stormwater Management Ordinance in November 2022. Per PA DEP requirements, all municipalities were required to adopt the updated ordinance requirements by May 2023. Individual municipalities should be consulted regarding the specific stormwater ordinance regulations in effect in their municipality. For more information, 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, AICP

Title: Senior Environmental Planner

Date: 12/15/2023

Name of County or Areawide Planning Agency: Chester County Planning Commission

Address: Government Services Center, Suite 270

601 Westtown Road

P.O. Box 2747

West Chester, PA 19380-0990

Telephone Number: (610) 344-6285

Signature: 

SECTION D. ADDITIONAL COMMENTS (See Section D of instructions)

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

The Planning Commission previously reviewed a project under PA Act 247 as Case SD-05-23-17655 and was consistent with Landscapes3.

PC53-12-23-17935

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
Tim Townes, Site Contact
Caroline O'Connor, West Whiteland Township
David DiCecco, D.L. Howell and Associates

Discussion and Information Items

Design & Technology Division Update





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: December 29, 2023
Re: Planning Commission Board Meeting Monthly Report

For the month of December, 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. Also, research on agricultural-related zoning for the county's municipalities continued.

The GIS staff assisted the Community Planning and Sustainability Divisions with mapping and analysis requests for work program projects. Staff also addressed data requests from outside entities and updated existing interactive maps with current data.

The Graphics team assisted with various products, including the West Sadsbury Comprehensive Plan, Village Preservation Design Guide, and PowerPoint layouts for events.

Community Planning

Community Planning Municipal Assistance Projects

December 2023

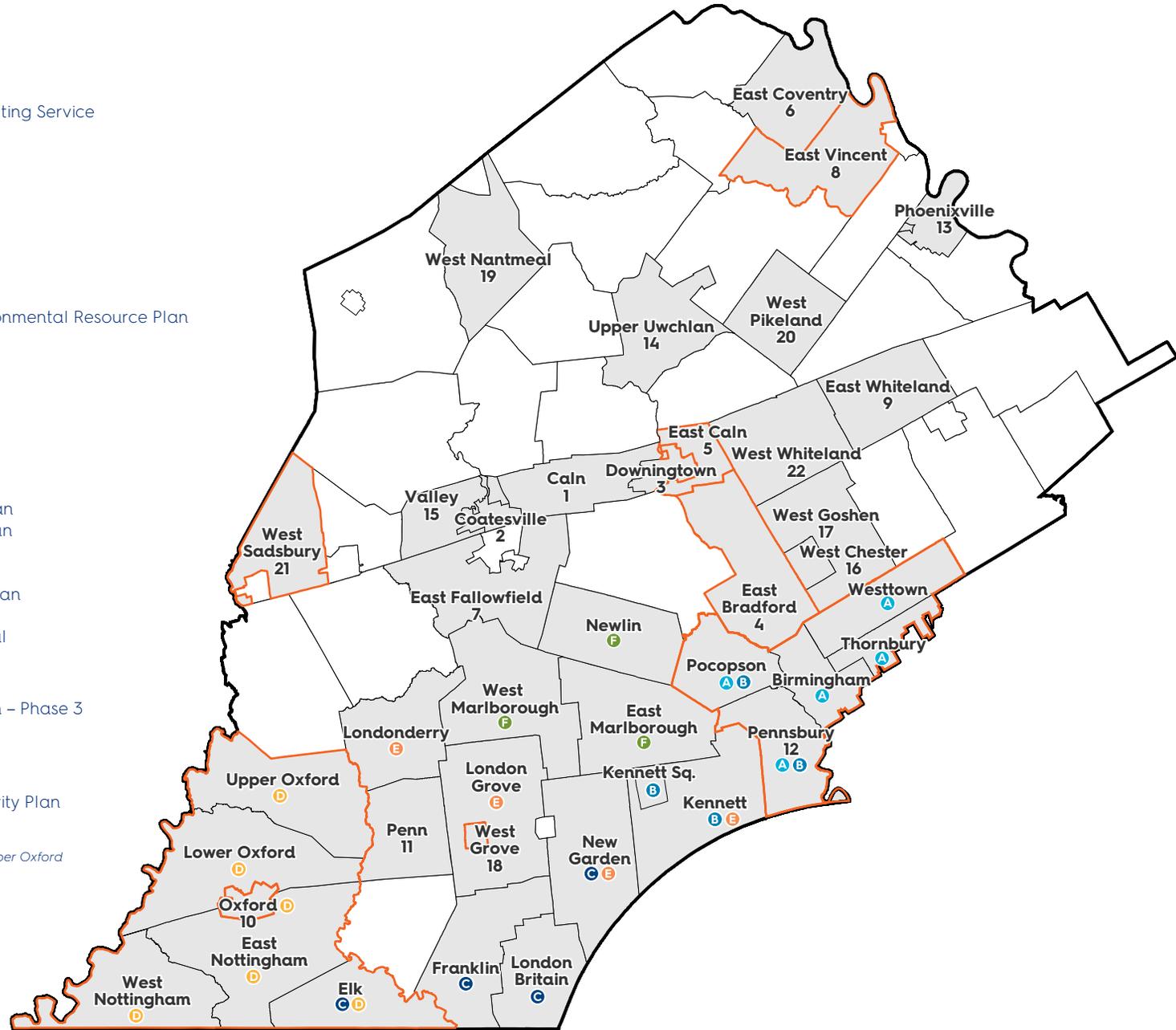
- ☐ Municipality with Ongoing VPP Project
- ☐ Municipality with Planning Commission Consulting Service

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 Ordinance Update
13. Phoenixville Zoning Ordinance
14. Upper Uwchlan Active Transportation Plan
15. Valley – W. Lincoln Highway Corridor Master Plan
16. West Chester Parks, Recreation, & Open Space Plan
17. West Goshen Parks, Recreation, & Open Space Plan
18. West Grove Zoning Ordinance
19. West Nantmeal Comprehensive Plan
20. West Pikeland Parks, Recreation, & Open Space Plan
21. West Sadsbury Comprehensive Plan
22. West Whiteland Parks Wayfinding Signage Manual

Multi-Municipal Projects

- A** Brandywine Battlefield Strategic Landscapes Plan – Phase 3
Birmingham, Pocopson, Pennsbury, Thornbury, Westtown
- B** Harriett Tubman Heritage Interpretation Plan
Kennett, Pennsbury, Pocopson, Kennett Square
- C** Mason-Dixon Line/
Arc Corner Heritage Interpretation and Connectivity Plan
Elk, Franklin, London Britain, New Garden
- D** Oxford Region Comprehensive Plan
Oxford, East Nottingham, West Nottingham, Elk, Lower Oxford, Upper Oxford
- E** Route 41 Corridor Improvement Study
Kennett, Londonderry, London Grove, New Garden
- F** Unionville Area Regional Comprehensive Plan
East Marlborough, Newlin, West Marlborough



COMMUNITY PLANNING REPORT

January 2024 (Activities as of 12/31/23)

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: - % Contract Term: 1/24-12/25 Consultant: Nanci Sarcinello Planning & GIS 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 discussed next steps to finalize the ordinance with township representatives.

2. City of Coatesville – Zoning Ordinance Update

Percent Completed: 90 % Contract Term: 6/21 – 5/24 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. The current (first) contract extension deadline is November 30th. The City appears to have taken several of the VPP review recommendations seriously and made additional changes and has further minor questions/items for discussion with respect to the draft amendments. However, the budget has been expended and it is not clear how and when additional work will be completed to finalize this project. The City is working to finalize edits to the zoning amendments partly in response to CCPC's Act 247 review letter. Because of this and the adoption process, the City will need a second time extension to complete the project.

3. Downingtown – Comprehensive Plan

Percent Completed: 15% 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. A task force meeting was held September 18th after all initial public outreach concluded to review feedback. The borough/consultant received 920 responses from the public survey and the consultant attended several public events to gather feedback. The Community Profile (background information) and public survey results are currently under review. The first public meeting to express findings to date and gather feedback and community priorities will be held November 20th. *The consultant team is now working to write/develop draft plan chapters over the next few months.*

4. East Bradford Township – Zoning Ordinance Update

Percent Completed: 65% Contract Term: 8/22 – 7/24 Consultant: Chester County Planning Commission Monitor: Chris Patriarca

The January meeting will include review of natural resource protection standards.

5. East Caln Township – Comprehensive Plan

Percent Completed: 90% Contract Term: 6/22 – 5/24 Consultant: Chester County Planning Commission Monitor: Chris Patriarca

The draft plan was submitted for Act 247 review in January and the public hearing for its adoption has been tentatively scheduled for March.

6. East Coventry Township – Land Use Assumptions Report

Percent Completed: 10% Contract Term: 8/23 – 7/25 Consultant: McMahon Associates, Inc. Monitor: Kate Clark

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. *A kickoff meeting was held on December 7th. The next Task Force meeting is anticipated to be held in February.*

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

Percent Completed: 45% Contract Term: 5/23 – 10/24 Consultant: Simone Collins Monitor: Kate Clark

A meeting was held on 12/7 to discuss recommendations for the plan. The next meeting is scheduled for January 25th.

8. East Vincent – Zoning Ordinance

Percent Completed: 70% Contract Term: 4/22 – 3/24 Consultant: Chester County Planning Commission Monitor: Kate Clark

The December meeting focused on reviewing the Signs article. The next meeting is scheduled for January 17th.

9. East Whiteland Township – Zoning Ordinance

Percent Completed: 5% Contract Term: 9/23 – 8/25 Consultant: Bergmann Monitor: Chris Patriarca

The kickoff meeting was held in October 2023. The consultant team is undertaking their initial zoning analysis and diagnosis and will have a second meeting with the Task Force in early 2024.

10. Oxford Borough – Comprehensive Plan

Percent Completed: 90% Contract Term: 4/21 – 3/24 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 was distributed in September. The hearing draft will be distributed in December followed by the submittal for Act 247 Review. Adoption is anticipated in the Winter of 2024.

11. Penn Township – Comprehensive Plan Update

Percent Completed: 80% 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 forwarded a full draft of the Comprehensive Plan in August and we have discussed it at the August, September, and October Task Force meetings. The review and adoption process will continue over the next couple of months with adoption anticipated for February of 2024.

12. Pennsbury Township – Ordinance Updates

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

Pennsbury Township will: (1) review and write an ordinance regarding the protection of specimen trees, (2) review and write an ordinance regarding the protection of riparian buffers, (3) write an ordinance regarding medical marijuana (growing, processing and dispensary operations), and (4) assess and update/adopt as appropriate, additional natural resource protection ordinance updates such as reducing the permissible rise in base flood elevation from 1' to 0'. The township has selected Brandywine Conservancy to complete this project.

13. Phoenixville Borough – Zoning Ordinance Update

Percent Completed: 15% Contract Term: 7/23 - 6/25 Consultant: Gilmore & Associates Monitor: Chris Patriarca

The November meeting included discussions on TOD provisions associated with potential reestablishment of rail service, ADUs, and reasonable accommodations. The next meeting is scheduled for January 24.

14. Upper Uwchlan Township – Active Transportation Plan

Percent Completed: 95% 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. A draft final plan was presented at the final public meeting in September. The adoption process is anticipated to begin by the end of 2023.

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

Percent Completed: 80% Contract Term: 8/21 – 1/24 Consultant: Pennoni and Thomas Comitta Assoc. Monitor: Mark Gallant

Valley Township will be conducting a corridor master plan for West Lincoln Highway, a high priority recommendation from their recently adopted comprehensive plan. The plan would work to create a more cohesive corridor, addressing streetscaping, multi-modal network, mixed uses, access management, and stormwater management infrastructure from the perspective of both new development and redevelopment. The 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. The Plan was revised and distributed to the Planning Commission and Task Force in December and will be submitted for Act 247 Review in mid-December. Adoption is anticipated for the end of January/early February 2024.

16. West Chester Borough – Park, Recreation and Open Space Master Plan Update

Percent Completed: 0% Contract Term: TBD Consultant: Johnson, Mirmiran & Thompson/ Toole Rec. Monitor: TBD

West Chester Borough will update its 1986 PROS Plan which was last updated in 1992. It will focus on advancing the goals of Landscapes3 in West Chester Borough. A project team of Johnson, Mirmiran & Thompson (JMT) and Toole Recreation Planning has been selected to complete this project.

17. 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.

18. West Grove Borough – Zoning Amendments

Percent Completed: 30% 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 and September 11th meetings completed the discussion of commercial districts. The October 2nd meeting reviewed Supplemental and General Regulations. A project update was presented to Borough Council on November 1st. The December 4th meeting covered Off-street Parking and Natural Resources. *The January 8, 2024 meeting will cover Signs, Solar facilities, and the C-1 Design Guide/process.*

19. West Nantmeal Township – Comprehensive Plan Update

Percent Completed: 0 %

Contract Term: TBD

Consultant: Castle Valley Consultants

Monitor: TBD

West Nantmeal Township seeks funding to update the Comprehensive Plan, last updated in 2007. Designated Rural and Agricultural Resource Areas in Landscapes 3, the Township wishes to update the plan to reflect changing conditions over the past 17 years and to engage the public in charting the future course for the community. The township has selected Castle Valley Consultants to assist with this effort.

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

Percent Completed: 15 %

Contract Term: 06/23 – 05/25

Consultant: Natural Lands

Monitor: Chris Patriarca

The consultant team is in the process of completing their existing conditions inventory and initial public outreach efforts. The third Task Force meeting will be scheduled in early 2024.

21. West Sadsbury Township – Comprehensive Plan

Percent Completed: 70%

Contract Term: 2/23 – 1/25

Consultant: Chester County Planning Commission

Lead Planner: Kate Clark

A public open house is scheduled for December 5th to review draft plan goals, objectives, and recommendations. *A full draft plan will be provided for Task Force review in early 2024.*

22. West Whiteland Township – Parks Wayfinding Signage Manual

Percent Completed: 65%

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. At the Sept meeting, Consultant presented Survey results on design options and refined design options based on those results. Consultant is working on final draft design.

MULTI-MUNICIPAL**23. Brandywine Battlefield Strategic Landscapes Plans – Phase 3**

Percent Completed: 70 %

Contract Term: N/A (contract work completed)

Consultant: CCPC

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. Web ready technical report and map is also being completed.

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

Percent Completed: 5%

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. The first project Task Force meeting was held in October. Consultant is working to put background information together.

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

Percent Completed: 25% Contract Term: 2/23 – 7/24 Consultant: McMahon Associates Monitor: Chris Patriarca

The five municipalities are proposing a corridor plan which places community needs and values at its center. *A virtual public meeting for this project is scheduled for the evening of February 1.*

26. Harriet Tubman Underground Railroad – Path to Freedom Heritage Interpretation Plan

Percent Completed: 0% Contract Term: TBD Consultant: National Travel Center Monitor: TBD

The Harriet Tubman Scenic Byway Commission member municipalities: Kennett Township (lead), Pennsbury Township, Pocopson Township, and Kennett Square Borough are requesting funds to complete a Heritage Interpretation Plan for the Harriet Tubman Underground Railroad – Path to Freedom. This grant will allow for an in-depth examination of the broader Underground Railroad story in Chester County and the region, using both Underground Railroad research materials, and direct input from Underground Railroad advocacy groups to develop a high-quality heritage interpretation plan for this very important part of Chester County history. The consultant selected for this effort is the National Travel Center.

27. Oxford Region Comprehensive Plan Update

Percent Completed: 0% Contract Term: 1/24 – 12/26 Consultant: Chester County Planning Commission Lead Planner: Mark Gallant

Upper Oxford, Lower Oxford, Oxford, West Nottingham, East Nottingham, and Elk will undertake an update to the 2012 ORCP.

28. Unionville Area Region – Comprehensive Plan Update

Percent Completed: 70% Contract Term: 4/22 – 3/24 Consultant: Brandywine Conservancy Monitor: Kate Clark

The consultant team is finalizing a full draft plan and is expected to schedule a meeting in early 2024 to review the 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. Spring City (comprehensive plan)

3. Kennett Square Borough (comprehensive plan)
4. South Coatesville Borough (general planning assistance)
5. West Whiteland Township (comprehensive plan)

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)
- New Garden – Zoning (November 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 David Blackburn support from Sally Warren and additional CCPC Staff.
External Partners: CCHPN and individual site organizers/municipalities/municipal historical commissions
Status: *The confirmed the date range for the '24 program. The dates are June 6/13/20/27; July 11/18/25; August 1/8/15. The kickoff will be at the Chester County History Center and the close out program will be at Yellow Springs. Reaching out to the townships that tentatively agreed to host a program in '24. Serves as an introduction to myself and conformation that they agreed to host. The townships tentatively identified are: North Coventry, Tredyffrin, Uwchlan, West Pikeland, and South Coventry. All but South Coventry confirmed. Coordination and Promotion: The application from '23 was updated with assistance from Diane Zak and distributed via email. Was sent to municipalities, historic commissions and HARBs before Christmas*
- **Training** – Conduct and support training for historical commissions, committees, and HARBs, often in coordination with CCHPN.
Staff: David Blackburn with support from Sally Warren and Jeannine Speirs.
External Partners: CCHPN, PHMC
Status: *Email was exchanged with the executive team of the Chester County Historic Preservation Network to establish a theme and date for the 2024 Leadership Luncheon. This year it will take place on Saturday, 23 March. The tentative agenda is an introduction of David Blackburn, the new Heritage Preservation Coordinator, a review of the work plan for Americ250 PA Chester County, an overview of the Heritage Tourism Plan, and an opportunity for municipalities to break out into small groups to discuss America250 planning and events. Finally, there will be short seminar on a historic preservation subject, TBD.*

- **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: David Blackburn 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 had been part of 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. DCD indicated no additional input is needed for now.
 - 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. Camp Bonsul Road #26 is under Section 106 Cultural Resources Review by PennDOT which should be completing soon. The bridge was in its final design phase for rehabilitation when it was washed away, but for its abutment, by Hurricane Ida. The bridge was then delisted by the National Register. Project scope has now been revised to contract a replacement covered bridge in its place. Cultural resource mitigation for Keim Street #220 is underway.
 - 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.

- a. Non-County affiliated Section 106: *conducted field surveys for new Verizon communication tower in West Vincent and the Alternate Analysis Report for the SR 41 and SR 841 Intersection Project in Chatham Village. Reviewed proposal for three communication device add-ons to existing utility poles; two in East Goshen and one in Westtown, no significant impact. Received two information only proposals for pedestrian safety in Coatesville and future bridge rehabilitation on SR 41 over East Branch of White Clay Creek.*
 - o Other activity (planning /technical assistance) with potential regulatory element: Nothing to report
 - o Act 247 reviews as requested. Birmingham Township review.
 - o Reviews for historic resource ordinance language including E Bradford and E Vincent as well as Caln
 - o National Register Nomination support: Langoma Mansion, Passtown School, Beaver Creek Milling District, Kennett Square Borough update. *Nothing new to report*
 - o *Historic Commissions and HARBs: David meeting with East Marlborough Historic Commission & HARB on 8 January for introductions and discussion of preservation initiatives and projects for 2024.*
- **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:
 - o Gardner-Beale House (Coatesville)
 - o Kemblesville demolition by neglect
 - o Friends of Barnard Station/Barnard House
 - o Oxford Region
 - o Passtown School/Hayti Historical Society
 - o Zachariah Rice/Hench Houses National Register status
 - o St. Peter’s UCC Church
 - o Whittier Clement Atkinson Memorial Community Resource Center
 - o Springton Manor and Lundale Farm
 - o 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 David Blackburn for the 250th Commission and Harriet Tubman Byway and Jeannine Speirs for Battlefield Heritage Centers and interpretive sites and municipal heritage interpretive plans/planning
 External Partners: Vary by project
 Projects with ongoing activity:
 - o America250PA Chester County Commission: Commissioner Kichline serves on the statewide committee. The 250th Commission held a hybrid meeting on 7 September via Zoom and at the Chester County Government Services Center and

- discussed their plans for the day-to-day and project administration of the America250 PA Chester County Commission. Also discussed moving forward with an update to the Commission's bylaws and nominating committee. At the 7 December hybrid meeting via Zoom at the Chester County Government Services Center, the updated bylaws were adopted. A strategy for outreach was introduced and discussed, focusing on the creation of a pool of 'ambassadors' of Commission members and community leaders to link to municipalities, organizations, communities, and businesses throughout Chester County in 2024. The purpose of the ambassadors is to lay out the themes, goals, and objectives of America250PA Chester County and highlight how the assembled group can get involved in planning and promotion. A required leadership change was also discussed as the Chair of the Commission is now the Heritage Preservation Coordinator for the Planning Commission. David will step down in February with the election of a new Chair. Within his role as Heritage Preservation Coordinator, David will now be the direct contact to Foundation and handle the day-to-day administration of the contract.
- County Heritage Tourism Plan: The final draft of the plan was received and reviewed. The same holds true for the Marketing Plan SWELL and the Visitor Analysis from ConsultEcon. The final versions of the Marketing and Analysis were received at the end of December 2023. All three documents will be forwarded to the County Commissioners for their review in January. Upon approval, they will be distributed to municipalities, partners, and interested parties.
 - Iron and Steel Heritage Partnership: David Blackburn contacted the Steering Committee's lead, Chester County Park Ranger Jay Erb, to confirm the 2024 meeting calendar. The first meeting of the year will be at Warwick County Park 18 January.
 - 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 National Historic Landmark area 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 of an Underground Railroad Heritage Center at Barnard House and an 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: David Blackburn support from Colin Murtoff
 External Partners: PHMC, vary by project
Following an introduction of the Historic Atlas to David Blackburn by Colin Murtoff, reviewed outstanding Atlas projects carried over from Laura DeMatteo. After meeting with the project's point of contact for West Chester Borough, Jane Davidson, am working to get comments from the borough to complete their update to the Atlas.
- **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, Graphics, and intern
 External Partners: Archives, military historians, and Brandywine Battlefield Task Force including Brandywine Battlefield Park & Park Associates, Delaware County, Brandywine Conservancy, municipalities, and others
 Current Activity: See descriptions of the Phase 3 project. The battlefield heritage interpretive signage project is nearing completion with all but one of the 15 signs installed. Several sign dedication events have occurred and have received press coverage. Kennett Township will likely hold a sign dedication this Fall. There are opportunities being worked on to coordinate on heritage interpretation for education and outreach, e.g. undertaking a driving tour visitor experience to mesh with and tie together the County Heritage Tourism Plan and 250th with the Battlefield Heritage Interpretive Network concept and Signage Project (that the Sons of the Revolution funded and CCPC helped lead) and Battlefield Heritage Centers and Interpretive Sites. 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 held an August 29th meeting to coordinate on 250th planning and with Chester County 250th and Delaware County 250th (see above). Brandywine Battlefield Task Force regional partnership is 30yrs old this year and had a celebration event October 26, with speakers from American Battlefield Trust in D.C., PA Senate Kane, and Chester County Commissioners. BBTF was given citations state and county citation. BBTF gave awards to three founding members and Jeannine for her regional Battlefield work. County Commissioners gave

Jeannine a citation for her regional Battlefield work. It was a well attended and successful event. BBTF provided a summary of 30yrs of its partnership and accomplishments as well as projects for the hopefully next 30yrs.

ECONOMIC

- **CCEDC Coordination** – Regular contact regarding ongoing projects.
- **Reinvestment Opportunities Map** – Online presentation for municipalities complete. Initiating outreach efforts for project.
- **Non-Residential Construction Report** – 2023 report (2022 data) completed and posted. *Beginning data analysis for 2024 report (2023 data).*
- **State of the County Economy Report** – 2023 report complete and posted. *Data to be updated as it becomes available.*

HOUSING

- **Housing Choices Committee** – Meeting held October 24th, updates were provided on CCPC and DCD work, with a conversation on the Starter Home Pilot program.
- **Missing Middle Housing** – Report complete and posted online.
- **Adaptable Housing Guide** – Initial data collection and analysis, and trend research for housing needs study complete. *Drafting text for get started section* Developing projection methods to identify future trends. Guide will include analysis of Census and Assessment data, review of housing trends, projection of housing needs, and potential impact of interventions on issues. Working on gathering data and information on trends and their associated housing impacts.
- **Housing eTools** – Updates are complete, although resources and examples will continue to be added as appropriate.
- **Case Studies** – Pickney Hill Commons.
- **Housing Forum** – Fall 2023 forum held in November to discuss “How to Talk About Housing.” Five speakers presented on their efforts from different view points.
- **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. Currently finalizing zoning recommendations and example site plans for municipalities. Completed outreach for 2023 due to high response rate, but will continue to respond to inquiries for future work. Program shifted to focus on zoning assistance, completed initial zoning reviews for all participating municipalities. Working on graphic sheets to present zoning recommendations to municipalities.
- **Presentations** – *No presentations in the final portion of the year.*

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), Aug 28th, Sept. 26th, Dec. 19th; 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 and August 11th, attended Council meeting on October 24th to discuss CCPC Technical Assistance Project for a comp plan refresh (partial update). 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. Discussions/emails with South Coatesville regarding VPP application for comprehensive plan; attended S Coatesville Council meeting on Oct. 24th to discuss comprehensive plan update, council expressed support for updating the plan. Continued communication with Parkesburg regarding the 70 East Second Ave (“Christmas Tree Farm”) sketch plan (and potential zoning amendment) development.
- **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 2023 urban centers forum was held November 2, 2023 with a focus on historic resources and adaptive reuse at the Downingtown STEM Academy. PHMC staff presented along with the Garage Youth Center and CCPC staff.
- **Urban Centers Improvement Inventory** –A draft 2022 UCII was made available in early February 2022. All 2022 UCII coordination is complete and the final 2022 UCII has been posted. 2023 UCII update announcements were sent to each urban center individually on 11/10/2022. The due date for UCII edits and additions was 1/20/2023. The 2023 UCII was posted on March 2, 2023. Note beginning with the 2023 CRP, CRP will be every other year instead of annually, which might then also apply to future UCII updates.
- **Urban Centers Survey** – A SurveyMonkey survey has been completed. Working on outreach to urban centers managers, staff, council,

and planning commission.

- **DCD CRP Coordination** – Provide input and response to inquiries from urban centers regarding CRP applications. 2021 CRP awards were approved by the Commissioners and letters were sent on November 9, 2021. 2022 CRP applications reviewed and comments submitted, and awards made. The 2023 CRP opened in March 2023. Scored 2023 CRP applications, discussed with CPD Division Director, and submitted and discussed scores/applications with DCD. Final determination and awards pending further discussion with DCD, recommendation to Commissioners for consideration, and final award (typically July/August).
- **DVRPC TCDI representative** – Coordinated with representatives for both Chester County awarded projects regarding status and progress. The kick-off meeting for the 2022 DVRPC TCDI was held at 9:30am, on September 27th, 2021. There was discussion amongst the Review Committee about administrative and programmatic changes to the TCDI program. The PA TCDI request for proposals will be on January 3, 2022. CCPC should assist with messaging to municipalities regarding the TCDI program. Note that DVRPC staff will be taking over more aspects of grant administration and there will be no match, which should assist with municipal interest and ability to apply, particularly for municipalities that have fiscal and capacity limitations. DVRPC will provide additional announcements about the upcoming TCDI round on February 1st. A webinar for the upcoming TCDI round was held February 14th at 9:30am on Zoom. Project review and scoring will be completed by the May 27, 2022 submission deadline. TCDI review committee meeting was held May 31st. Note, Oxford Borough was awarded \$100,000 in the 2022 TCDI to update their SLDO and Zoning Ordinance. The initial meeting for the next PA round for TCDI is scheduled for September 19th. The Multimodal Transportation Division will be taking over this responsibility in the future with coordination with other staff.
- **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 Update

Sustainability Division

Monthly Activities Report – January 2024

Summary:

- **Conservation organization collaboration:** For the past 5-6 years the Brandywine Conservancy has been convening a group of the major land trusts and conservation organizations active in Chester County, plus county staff from the Planning Commission and Parks + Preservation Department. This group has collaborated on providing input on Landscapes3, the development of the Return on Environment report and associated outreach, municipal open space outreach, and general information sharing related to policy issues. Aside from county departments, the organizations represented receive funding through the William Penn Foundation's Delaware River Watershed Initiative (DRWI) for their conservation work, and at a recent meeting on 12/19, the group discussed William Penn Foundation's decision to discontinue the DRWI and associated funding and how collaboration can continue outside of the Initiative.

Environmental and Energy Advisory Board

- The Clean Energy Subcommittee continues to plan for their Solar Adopters Conference, which will be held on Thurs. 1/18 at the nth Innovation Center in Coatesville. Please help us spread the word! A flyer is attached.

CHESTER COUNTY Solar Adopters Conference

FREE to Attend!

January 18, 2024 - 8:30 am-12 pm (Lunch included from 12-1 pm)

nth Innovation Center,
190 West Lincoln Hwy, Coatesville, PA

Is your business or organization considering going solar?

Join us to learn about:

- The State of the Solar Energy in PA and Chester County
- Site Assessments
- Grid Interconnection Considerations
- Federal and Utility Incentives, and Property Assessed Financing
- RFP Guidance
- Energy Storage and Micro-Grids
- Local Solar Success Stories



**Attendance is limited,
register today:**
[www.eventcreate.com/e/
solarconference](http://www.eventcreate.com/e/solarconference)

FREE Analysis:

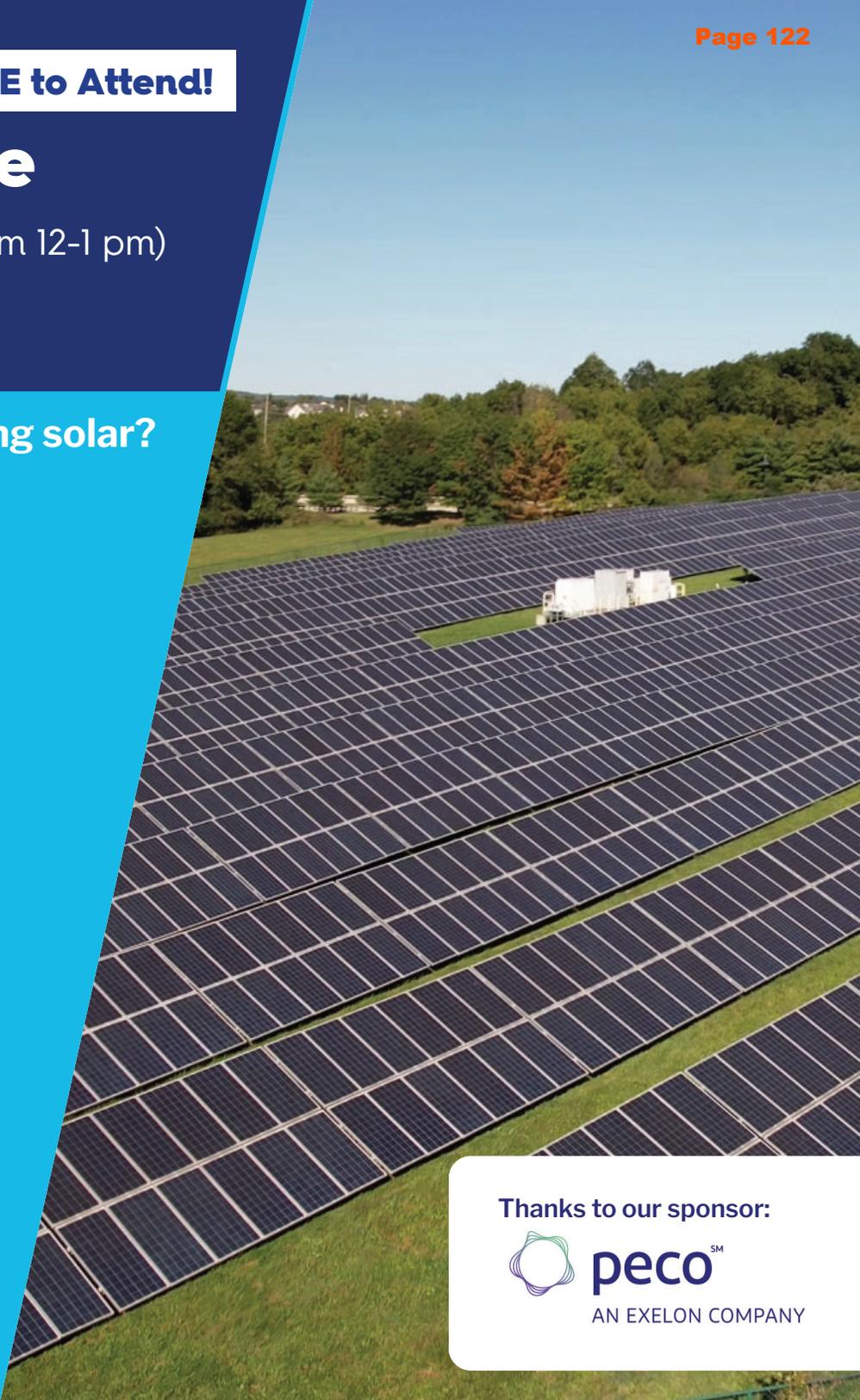
Everyone who registers can receive a free analysis of their site's solar potential from Station A:
www.stationa.com/how-it-works

Hosted by:

- Chester County Economic Development Council
- Chester County Environmental and Energy Advisory Board
- Delaware Valley Regional Planning Commission
- Exton Chamber of Commerce
- Greater West Chester Chamber of Commerce
- PA Solar Energy Industries Association
- Smart Energy Initiative of Southeastern PA
- Western Chester County Chamber of Commerce



Questions? Contact sustainability@chesco.org



Thanks to our sponsor:



Multimodal Transportation Planning Division

Multimodal Transportation Planning Division

December 2023

SRPRA receives FRA Corridor ID Program Funding

On Friday, December 8th, President Biden - on behalf of the Federal Railroad Administration (FRA) – ‘officially’ announced the recipients of the long awaited and highly sought Corridor Identification Program. The Schuylkill River Passenger Rail Authority’s (SRPRA) Reading – Philadelphia - New York Corridor is one of 34 ‘New Conventional Rail’ projects nation wide to receive up to \$500,000. The Scranton to New York Penn Station Corridor submitted by PennDOT also received funding through this program. The SRPRA will use this funding along with previously obtained earmark funding from US Rep. Houlahan to hire a consultant toward the preparation of a Service Development Plan, the next step in moving the project forward.



Trails and Transit Public Meeting

On Tuesday December 12th, a public meeting was held to present the DRAFT recommendations for both the **Chester County Public Transportation Plan Update** and **Trails Master Plan** at the Downingtown Borough Hall. Due to pre-registration exceeding the Annex (original venue) capacity, Downingtown Mayor Phil Dague volunteered to stay afterward to close the building which allowed us to use the larger Council Chambers. The event saw approximately 100 people in attendance nearly evenly split between in-person and virtual. Both Alex Sankaran and Steve Buck delivered excellent presentations for their respective plans and effectively addressed participant questions and suggestions. Director O’Leary addressed the small contingent of attendees who were there to express their concerns about the recent tragedies associated with the Downingtown Trestle. DRAFT versions of both plans will be available for review in early 2024.



Rail Freight Awards Announced

On December 13th, PA Governor Shapiro announced that 25 projects across the Commonwealth would receive a portion of the \$42.5 Million made available through the Rail Transportation Assistance and the Rail Freight Assistance Programs (RTAP & RFAP). Chester County recipients include:

- Cleveland-Cliffs – Brandywine Valley Railroad: \$1.2 million to rehabilitate tracks and a rail scale in the Ritchey Yard; and
- East Penn Railroad LLC: \$626,000 to rehabilitate a 1,200-foot storage trackage, extend an 800-foot siding, and install an at-grade trail crossing on the Octoraro Branch.

Please refer to the [press release](#) for more information and a complete list of awards.



Director's Report