



# 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  
May 8, 2024

## AGENDA

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

A. Chair's Welcome

*Chair*

2. PUBLIC COMMENT

*Chair*

3. PRESENTATION

B. <i>Landscapes3</i> Five Year Assessment	<i>Chester County Planning Commission</i>
1) L3 Implementation	<i>Brian O'Leary</i>
2) Measuring Change	<i>Jake Michael</i>
3) Growth and Development	<i>Paul Fritz</i>
4) Recent Trends and Looking Ahead	<i>Carol Stauffer</i>

2:25 p.m. 4. ACTION ITEMS

C. Approval of Commission Meeting Minutes – April 10, 2024 *Commission*

D. Act 247 Reviews – April 2024 Applications *Act 247 Team*

1) Subdivision and Land Development Plan Reviews (16)

1. East Brandywine Township	SD-03-24-18049
2. East Caln Township	LD-03-24-18043
3. East Caln Township	LD-03-24-18045
4. East Fallowfield Township	LD-03-24-18035
5. East Pikeland Township	SD-03-24-18032
6. East Whiteland Township	LD-03-24-18013
7. Honey Brook Township	LD-03-24-18028
8. London Britain Township	SD-01-24-17970
9. London Grove Township	SD-03-24-18022
10. Penn Township	SD-03-24-18012
11. Phoenixville Borough	LD-03-24-18020
12. Upper Uwchlan Township	LD-03-24-18046
13. Valley Township	SD-03-24-18024
14. West Goshen Township	LD-03-24-18018
15. West Goshen Township	LD-03-24-18019
16. West Goshen Township	LD-03-24-18038

2) Comprehensive Plan, Zoning and Subdivision Ordinance  
Amendment, Miscellaneous Reviews (10)

1. East Pikeland Township	MU-04-24-18053
---------------------------	----------------



# Action Items



# 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

**MINUTES:** Regular Monthly Meeting  
Chester County Planning Commission

Hybrid – GSC Suite 270  
April 10, 2024

MEMBERS PRESENT IN PERSON: Michael Heaberg, Chair; Roberta Cosentino; Matt Hammond; Molly Morrison; Andrew Wright.

MEMBERS PRESENT VIA ZOOM: Doug Fasic; Frank Furman.

STAFF PRESENT IN PERSON: Brian O’Leary, Executive Director; Carol Stauffer, Assistant Director; Carrie Conwell; Beth Cunliffe; Angela Dracup; Paul Fritz; Rachael Griffith; Gene Huller; Jake Michael; Kevin Myers; Nancy Shields; Brian Styche.

STAFF PRESENT VIA ZOOM: Glenn Bentley; Chris Bittle; Steve Buck; Richard Drake; Gwen Duli; Carolyn Oakley; Chris Patriarca; Patty Quinn; Sally Warren; Diana Zak.

VISITORS PRESENT IN PERSON: Todd Wilson.

VISITORS PRESENT VIA ZOOM: Scott Dickinson; Carrie S.

CALL TO ORDER:

The regular monthly meeting of the Chester County Planning Commission held in person at the Government Services Center Suite 270 East and via Zoom audio/video on Wednesday, April 10, 2024, was called to order at 2:01 P.M. by Chair Michael Heaberg.

PUBLIC COMMENT: None.

ACTION ITEMS:

Approval of Meeting Minutes:

A MOTION TO APPROVE THE MINUTES FOR THE MARCH 13, 2024, MEETING OF THE CHESTER COUNTY PLANNING COMMISSION WAS MADE BY MR. WRIGHT, SECONDED BY MR. HAMMOND, AND PASSED BY UNANIMOUS VOTE OF THE COMMISSION.

Act 247 Reviews:

Subdivision and Land Development Reviews:

There were sixteen (16) Subdivision and Land Development Reviews prepared in March 2024.

A MOTION TO APPROVE THE SIXTEEN (16) SUBDIVISION AND LAND DEVELOPMENT REVIEWS WAS MADE BY MS. MORRISON, SECONDED BY MS. COSENTINO, AND PASSED BY UNANIMOUS VOTE OF THE COMMISSION.

Mr. Hammond recused himself from the following applications: SD-02-24-17991; SD-02-24-17989.

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 March 2024.

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. MORRISON, AND PASSED BY UNANIMOUS VOTE OF THE COMMISSION.

Ms. Cosentino recused herself from the following application: ZA-02-24-17994.

Act 537 Reviews:

Ms. Conwell presented the Commission with two (2) major Act 537 reviews for the month of March 2024.

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

Mr. Heaberg recused himself from the following application: Valley Forge Sewer Authority Special Study.

Ms. Conwell presented the Commission with two (2) minor Act 537 reviews for the month of March 2024.

A MOTION TO APPROVE THE TWO (2) MINOR ACT 537 REVIEWS WAS MADE BY MS. MORRISON, SECONDED BY MS. COSENTINO, AND PASSED BY UNANIMOUS VOTE OF THE COMMISSION.

## DISCUSSION AND INFORMATION ITEMS:

### Sustainability Division Update:

Ms. Griffith reported that Chester County has been awarded a SolSmart Gold designation from ICMA, which is funded by the U.S. Department of Energy. The following programs contributed to attaining this award: solar ordinance inventory and outreach; solar power guide; solar adopters' conference; solar webpage and map; EEAB programs; and the community revitalization program allowing solar as an eligible use to be consistent with the climate action plan.

Next, Ms. Griffith reported that DVRPC completed the priority climate action plan for the Philadelphia MSA region. The first deliverable was a one-million-dollar planning grant from EPA's climate pollution reduction program. Chester County applied for a two-million-dollar implementation grant to reduce carbon pollution by constructing a net zero bus depot consisting of solar canopies for the county's Chesco Connect service.

Ms. Griffith reported that a DEP technical assistance grant helped finance a food waste diversion study at the Pocopson Home by assessing on-site and off-site composting.

Keep PA Beautiful, an affiliate of Keep Chester County Beautiful, choose Kelly McDowell as the Volunteer of the Year. Ms. McDowell coordinates litter clean up on Route 1.

Lastly, Ms. Griffith reported that the next step to the open space outreach will be the development of an open space accelerator program which will help and encourage municipalities to move their open space opportunities forward. A DCNR grant has been applied for along with a partnership grant to create a mini-grant program. Municipalities who apply for this program will have an assessment of their previous plans and priorities, an implementation plan, and a community event. CCPC will provide on-going support for implementation. A pilot program will take place later this year.

### Multimodal Transportation Division Update:

Mr. Styche reported that the Commonwealth Financing Authority announced the approved project awards for the PA DCED multimodal transportation fund program. Chester County received a \$907,000 award for the one-mile extension of the Enola Low Grade trail into Atglen Borough as part of the Chester Valley Trail. Nine Chester County recipients received awards totaling \$4,951,730.

Next, Mr. Styche reported that he and Mr. Buck conducted a field view of the P&T corridor. They reviewed the exclusionary fencing at both ends of the Downingtown Trestle bridge and investigated potential connections to the Oak Ridge development, the East Branch Brandywine trail, and into the borough of Downingtown. Next, they visited the Skelp Level bridge, which will be replaced under the municipal bridge retro reimbursement program.

Mr. Michael reported on the 2023 Protected Open Space. As of December 31, 2023, there were 151,000 acres of protected open space in the county, representing 31.1% of the county as permanently preserved.

Design and Technology Division Update:

Mr. Fritz reported that the 247 planners reviewed and processed plan and ordinance submittals, as usual. Research on agricultural-related zoning for the county's municipalities continued. To date, thirty municipalities have been sent letters with information on how to make their zoning ordinances more ag-friendly.

The GIS staff assisted the Community Planning and Sustainability Divisions with mapping and analysis requests for work program projects. Staff also addressed data and map requests for *Landscapes3* metrics. The Graphics team assisted with various ongoing projects, including the Village Preservation Design Guide executive summary, 2024 Farm Guide, and the 2024 Town Tours and Village Walks brochure.

Mr. Fritz highlighted the following from the quarterly report: proposed townhouses have made up almost half of the proposed residential units; and twenty-five ordinance reviews, including comprehensive plan reviews, have been completed.

Community Planning Division Update:

Mr. Myers reported on the 2024 VPP grant round 1 timeline: March 22 – grant applications were due by 4pm; April 10 – the VPP subcommittee meets to recommend round 1 grant recipients; and May 8 – grant recipient recommendations are presented to the CCPC board for approval.

Active VPP projects consist of 19 single municipal projects and five multi-municipal projects. Active VPP projects nearing completion or hitting major milestones include: City of Coatesville zoning amendments and maps; East Caln comprehensive plan update; East Vincent zoning amendments; Penn Township comprehensive plan update; and West Sadsbury comprehensive plan update. Awarded VPP projects that will begin soon include: Pennsbury Township - ordinance update; West Chester Borough – parks, recreation, and open space master plan update; West Goshen Township – parks, recreation, and open space update; Harriet Tubman Underground Railroad – heritage interpretation plan; and West Nantmeal Township – comprehensive plan update.

Ms. Horwitz gave an update on the 2023 Housing Report. Housing report numbers are based on assessment data. Major takeaways include: median housing prices rose from \$466,480 in 2022 to \$492,000 in 2023; after adjusting for inflation, this is the highest median sale price in 33 years; new home sales decreased by 32%, while the median sales price increased to \$596,938; the median price for single-family detached homes of \$552,815 was significantly higher than attached sales prices of \$410,000; the number of both total and affordable sales decreased; 1,637 units were built during 2023; and an apartment construction decline resulted in a 35% drop in new unit construction.

Director's Report:

Mr. O'Leary introduced Angela Dracup, the newest member of the CCPC administration team.

Next, Mr. O'Leary reported that CCPC is hosting an in-person event on May 14, 2024 at the GSC, titled *A Changing World and Chester County*, which include a presentation of CCPC's five-year assessment of *Landscapes3* and a discussion about current trends. Throughout the summer, *Landscapes 3* recommendations and how they have been implemented will be highlighted at the CCPC board meetings.

Lastly, Mr. O'Leary introduced a potential rolling VPP mini-grant program . The rolling VPP program would consist of small mini grants for a maximum of \$10,000 and the projects must be completed within a year. There was a CCPC board consensus to move forward with the rolling VPP program. The next step will be to share the concept with the County Commissioners' office for input.

ADJOURNMENT

THERE BEING NO FURTHER BUSINESS, A MOTION TO ADJOURN AT 3:24 PM WAS MADE BY MR. WRIGHT, SECONDED BY MS. COSENTINO, AND PASSED BY UNANIMOUS VOTE OF THE COMMISSION.

Respectfully submitted,



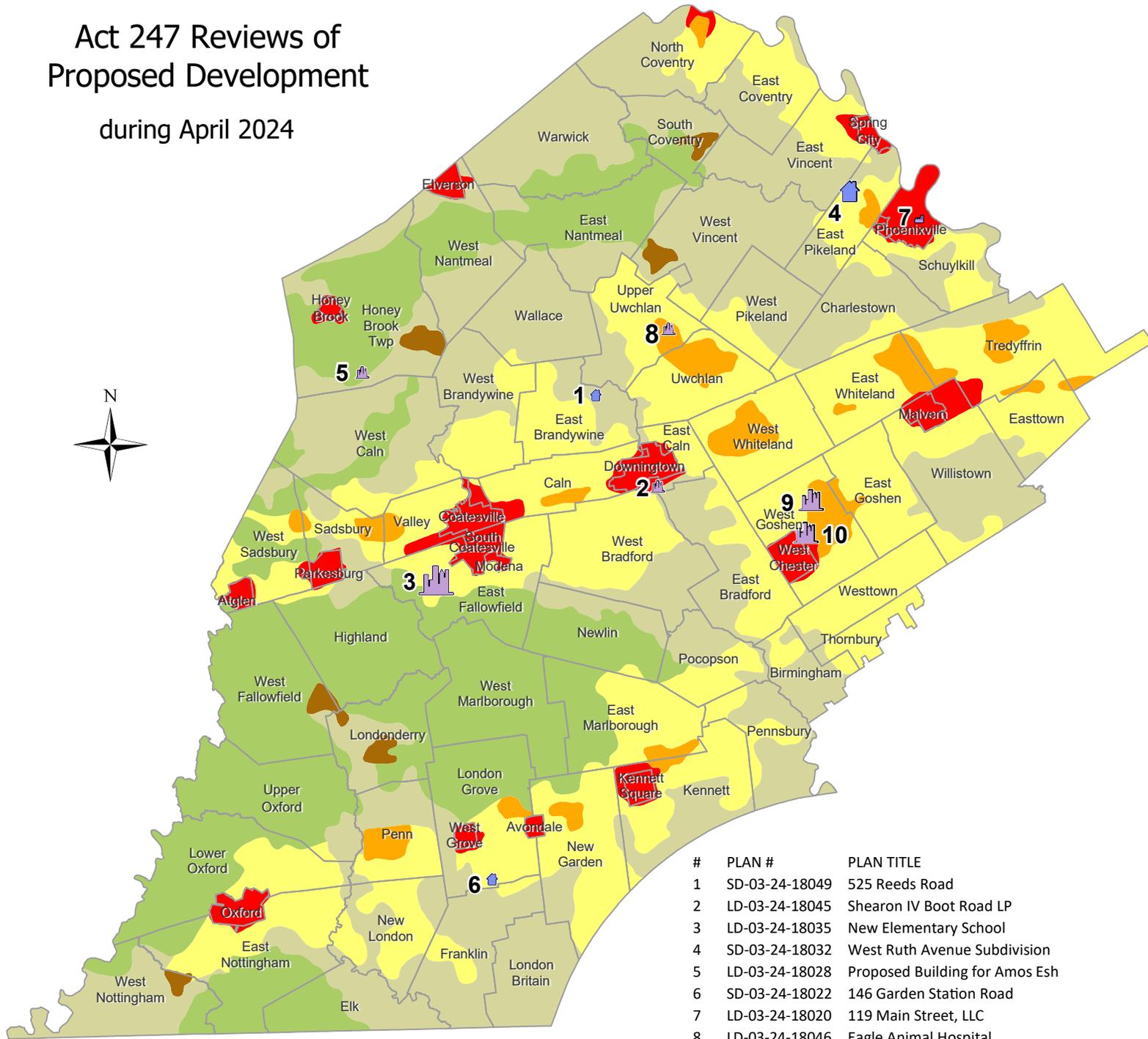
Brian N. O'Leary, AICP  
Secretary

BNO/ncs

# Act 247 Reviews

# Subdivision & Land Development

# Act 247 Reviews of Proposed Development during April 2024



### 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<sup>3</sup>**

- Urban Center
- Suburban Center
- Suburban
- Rural Center

**Growth Areas**

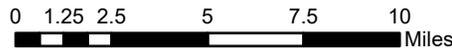
- Rural
- Agricultural

**Rural Resource Areas**

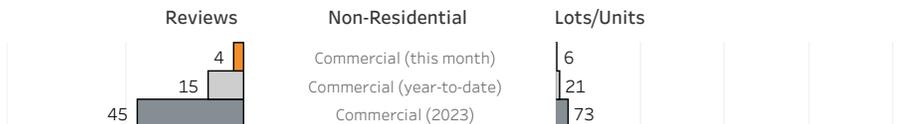
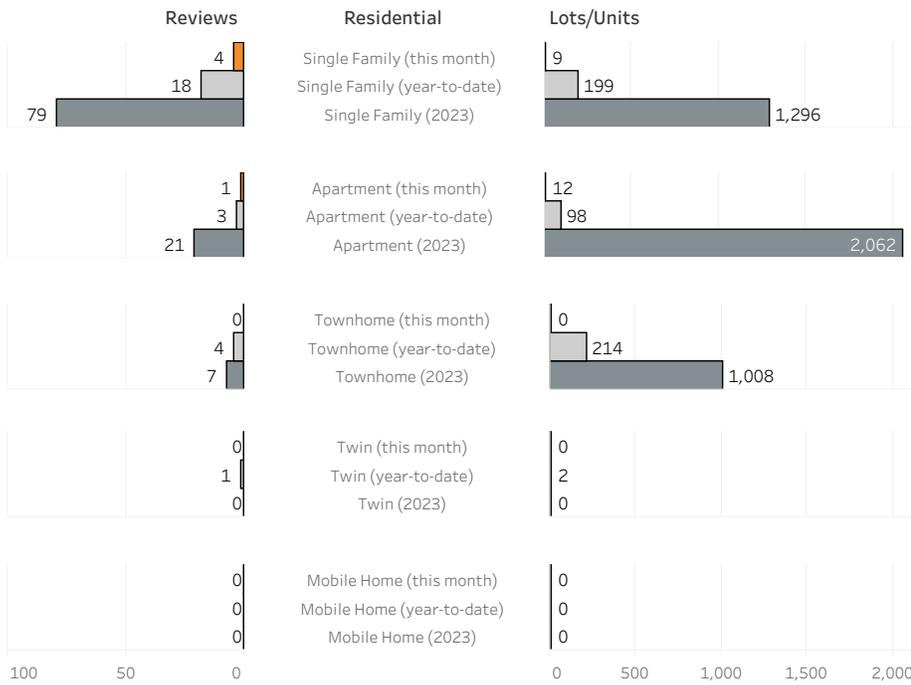
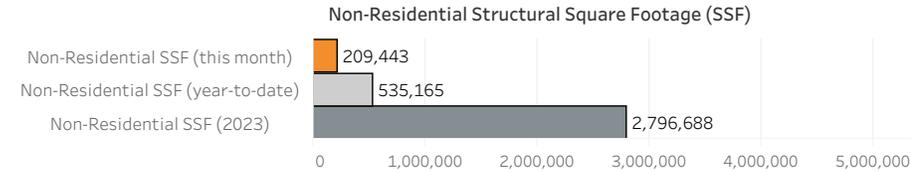
- Rural
- Agricultural

*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-03-24-18049	525 Reeds Road
2	LD-03-24-18045	Shearon IV Boot Road LP
3	LD-03-24-18035	New Elementary School
4	SD-03-24-18032	West Ruth Avenue Subdivision
5	LD-03-24-18028	Proposed Building for Amos Esh
6	SD-03-24-18022	146 Garden Station Road
7	LD-03-24-18020	119 Main Street, LLC
8	LD-03-24-18046	Eagle Animal Hospital
9	LD-03-24-18018	1052 Andrew Drive
10	LD-03-24-18038	Lands of Schramm, Inc.



## April 2024



## Subdivision and Land Development Reviews 4/1/2024 to 4/30/2024

Municipality	Plan #	Title	Review Date	Acreage	Land Use	Lots/Units	Non-Res. Sq. Footage	Structure Use	Non-Res. Bldgs.	Roads (L. Feet)	Landscapes <sup>3</sup> (Yes, No, N/R)
East Brandywine Township	SD-03-24-18049	525 Reeds Road	4/2/2024	21.16	Single Family Residential	2		Residential Single Family Residential			Yes
East Caln Township	LD-03-24-18043	Chick-Fil-A, Inc. - Drive-Thru Redevelopment - Store #0265	4/24/2024	48.20	Commercial	1		Commercial Parking Lot/Garage			Yes
East Caln Township	LD-03-24-18045	Shearon IV Boot Road LP	4/17/2024	9.92	Industrial	1	2,000	Industrial Warehouse	1		Yes
East Fallowfield Township	LD-03-24-18035	New Elementary School	4/25/2024	52.20	Institutional	1	115,780	Institutional School	1	0	Yes
East Pikeland Township	SD-03-24-18032	West Ruth Avenue Subdivision	4/3/2024	4.40	Single Family Residential	4		Residential Single Family Residential			Yes
Honey Brook Township	LD-03-24-18028	Proposed Building for Amos Esh	4/15/2024	15.14	Commercial	1	5,384	Commercial Unique	1	0	Yes
London Britain Township	SD-01-24-17970	Windsor Open Space	4/5/2024	8.44	Agricultural	3		Agricultural Open Space Conservation			Yes
London Grove Township	SD-03-24-18022	146 Garden Station Road	4/3/2024	4.22	Single Family Residential	2		Residential Single Family Residential			Yes
Penn Township	SD-03-24-18012	Cord of Three Strands, LP	4/1/2024	66.09	Industrial	3		Industrial			Yes
Phoenixville Borough	LD-03-24-18020	119 Main Street, LLC	4/9/2024	0.18	Apartment Commercial	13	7,620	Residential Apartment Commercial	1		Yes
Upper Uwchlan Township	LD-03-24-18046	Eagle Animal Hospital	4/24/2024	1.10	Commercial	1	5,334	Commercial	1	0	Yes
Valley Township	SD-03-24-18024	1331 Valley Road Tract	4/2/2024	2.26	Single Family Residential Commercial	2		Residential Single Family Residential Commercial			Yes
West Goshen Township	LD-03-24-18018	1052 Andrew Drive	4/5/2024	2.27	Industrial	1	16,925	Industrial Warehouse	1		Yes

## Subdivision and Land Development Reviews 4/1/2024 to 4/30/2024

Municipality	Plan #	Title	Review Date	Acreage	Land Use	Lots/Units	Non-Res. Sq. Footage	Structure Use	Non-Res. Bldgs.	Roads (L. Feet)	Landscapes3 (Yes, No, N/R)
West Goshen Township	LD-03-24-18019	Goshen Leisure Development	4/19/2024	14.09	Commercial	1		Commercial Office Building			Yes
West Goshen Township	LD-03-24-18038	Lands of Schramm, Inc.	4/19/2024	26.12	Industrial	1	56,400	Industrial Warehouse	1		Yes
<b>Grand Totals of Subdivision and Land Development Reviews</b>		<b>15 Reviews</b>		<b>275.79 Acres</b>		<b>37 Lots/Units</b>	<b>209,443 Non-Res. Sq. Feet</b>		<b>7 Non-Res. Bldgs.</b>	<b>0 Linear Feet Roadway</b>	

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

## Unofficial Sketch Plan Evaluations 4/1/2024 to 4/30/2024

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 Whiteland Township	LD-03-24-18013	Malvern Educational Properties, LLC	4/24/2024	0.97	Institutional	1	10,608	Institutional Child Daycare	1		Yes
<b>Grand Totals of Unofficial Sketch Evaluations</b>		<b>1 Reviews</b>		<b>0.97 Acres</b>		<b>1 Lots/Units</b>	<b>10,608 Non-Res. Sq. Feet</b>		<b>1 Non-Res. Bldgs.</b>	<b>Linear Feet Roadway</b>	

There are **1** sketch plans consistent, **0** sketch plans inconsistent, and **0** sketch plans with no relevance to **Landscapes3**.

### Conditional Use Reviews 4/1/2024 to 4/30/2024

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)
--------------	--------	-------	-------------	---------	----------	------------	----------------------	---------------	-----------------	-----------------	----------------------------

No Conditional Use Reviews were conducted during this timeframe.

# Subdivision & Land Development Letters



# 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

April 2, 2024

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

Re: Preliminary Subdivision Plan - 525 Reeds Road  
# East Brandywine Township - SD-03-24-18049

Dear Mr. Reven:

A preliminary subdivision plan entitled "525 Reeds Road", prepared by Edward B. Walsh & Associates, Inc. and dated April 4, 2022, was received by this office on March 18, 2024. This plan is reviewed by the Chester County Planning Commission in accord with the provisions of Section 502 of the Pennsylvania Municipalities Planning Code. We offer the following comments on the proposed subdivision for your consideration.

**PROJECT SUMMARY:**

Location: East side of Reeds Road, west side of Crawford Road  
Site Acreage: 21.16 acres  
Lots: 2 lots  
Proposed Land Use: Residential  
Municipal Land Use Plan Designation: Residential  
UPI#: 30-3-16

**PROPOSAL:**

The applicant proposes the subdivision of a tract into two lots and the construction of two dwellings. The site, which will be served by on-site water and sewer facilities, is located in the East Brandywine Township R-1 Residential zoning district.

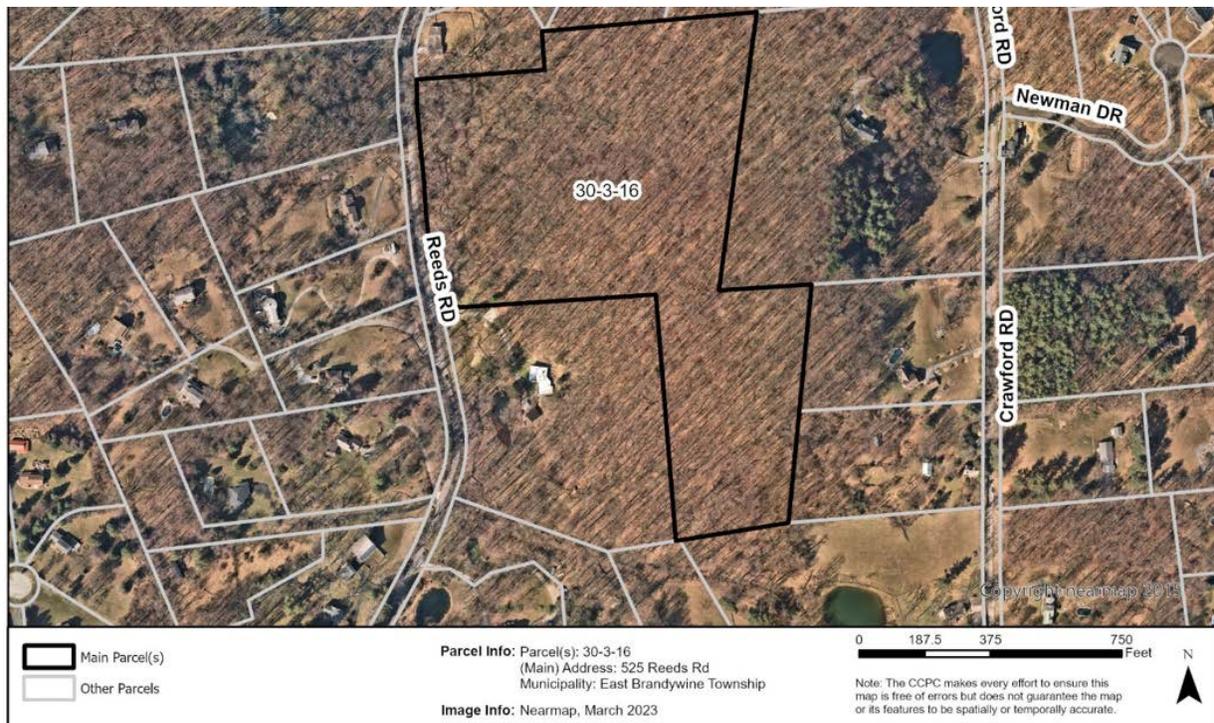
**RECOMMENDATION: The County Planning Commission recommends that the issues raised in this letter should be addressed and all East Brandywine Township issues should be resolved before action is taken on this subdivision plan.**

Page: 2  
 Preliminary Subdivision Plan - 525 Reeds Road  
 East Brandywine Township - SD-03-24-18049

## COUNTY POLICY:

### LANDSCAPES:

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



### WATERSHEDS 2045:

2. *Watersheds 2045*, the County-wide integrated water resources plan and Act 167 Stormwater Management Plan, indicates the proposed development is located within the Upper Brandywine Creek watershed. The *Watersheds 2045* plan's highest priority objectives within this watershed are:
  - protecting first order streams, riparian corridors, and existing woodlands;
  - reducing stormwater runoff; mitigating flood risks; implementing source water protection measures; and
  - promoting and expanding water-based recreational opportunities and access.

*Watersheds 2045* can be accessed at [www.chesco.org/watersheds2045](http://www.chesco.org/watersheds2045).



Page: 4  
 Preliminary Subdivision Plan - 525 Reeds Road  
 East Brandywine Township - SD-03-24-18049

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.

5. Due to the site's steep slopes, a stream at the western portion of the site, wooded areas and other sensitive environmental features, we suggest that the applicant consider deed-restricting this site from further development. We recommend that the applicant contact Chester County Parks + Preservation (telephone #610-344-5656) for information on the advantages of being in the County Agricultural Land Preservation Program and how lands under the agricultural conservation easement are protected. If the applicant is interested in participating in the County Land Preservation Program, they should initially contact the Township to add the parcel to the Township's Agricultural Security Area Program; this is a prerequisite to participation in the County Program.

ADMINISTRATIVE ISSUES:

6. The applicant should contact the office of the Chester County Conservation District (telephone #610-455-1360) for information and clarification on erosion control measures. The provisions of the Commonwealth Erosion Control Regulations may apply to the project and may require an Earth Disturbance Permit or a National Pollutant Discharge Elimination System permit for discharge of stormwater from construction activities. Additional information on this topic is provided online at: <https://www.chesco.org/284/ErosionStormwater>.
7. A minimum of 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, 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 East Brandywine Township. However, we appreciate the opportunity to review and comment on this plan. The staff of the Chester County Planning Commission is available to you to discuss this and other matters in more detail.

Sincerely,



Wes Bruckno, AICP  
 Senior Review Planner

cc: Edward B. Walsh & Associates, Inc.  
 Blake Krapf  
 Chester County Health Department  
 Chester County Parks + Preservation  
 Chester County Conservation District



# 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

April 24, 2024

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

Re: Preliminary/Final Land Development - Chick-Fil-A, Inc. - Drive-Thru Redevelopment - Store #0265  
 # East Caln Township - LD-03-24-18043

Dear Ms. Kelly:

A preliminary/final land development plan entitled "Chick-Fil-A, Inc. - Drive-Thru Redevelopment - Store #0265", prepared by Bohler Engineering, dated December 1, 2023 and revised March 31, 2024, was received by this office on March 27, 2024. 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 East Lancaster Avenue (Business Route 30), east of Azalea Drive
Site Acreage:	48.20 acres (total shopping center acreage)
Units:	1 unit
Non-Res. Square Footage:	0 square feet
Proposed Land Use:	Parking area
New Parking Spaces:	No additional parking spaces
Municipal Land Use Plan Designation:	Town Center
UPI#:	40-2-72

## **PROPOSAL:**

The applicant proposes the reconstruction of the parking and driveway area at a commercial restaurant. The site, which is served by public water and sewer facilities, is located in the East Caln Township OC-5 zoning district.

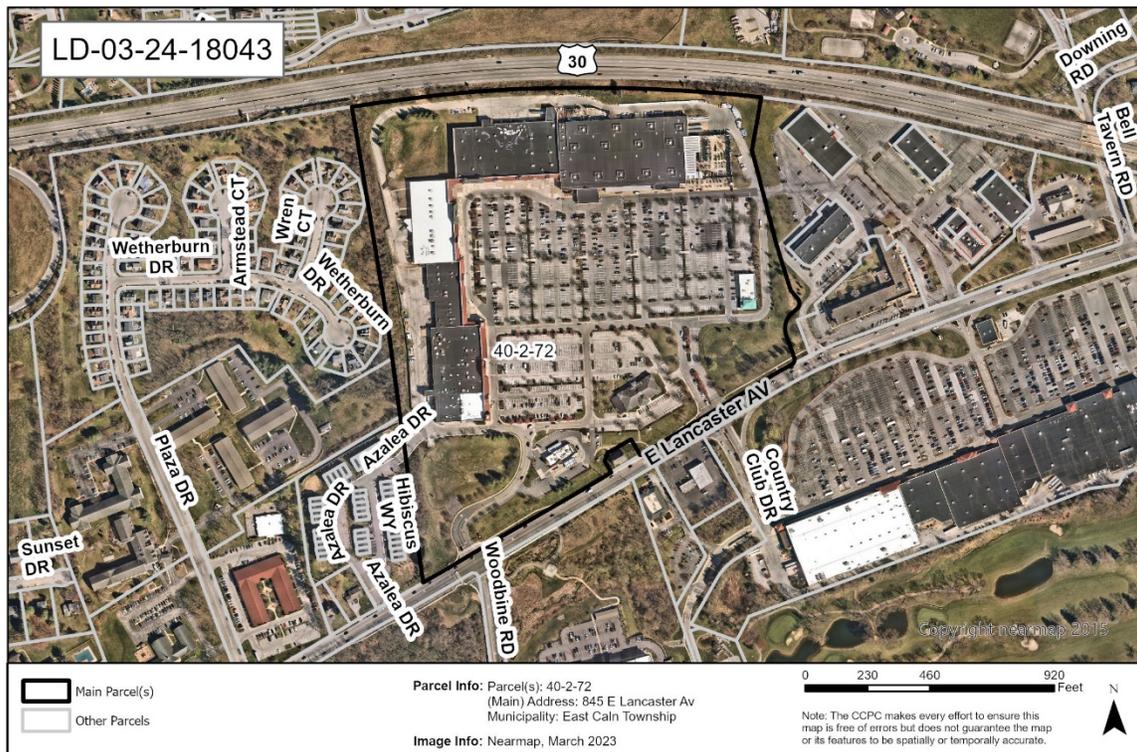
**RECOMMENDATION: The County Planning Commission recommends that the issues raised in this letter should be addressed and all East Caln Township issues should be resolved before action is taken on this land development plan.**

Page: 2  
 Re: Preliminary/Final Land Development - Chick-Fil-A, Inc. - Drive-Thru Redevelopment - Store #0265  
 # East Caln Township - LD-03-24-18043

## COUNTY POLICY:

### LANDSCAPES:

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

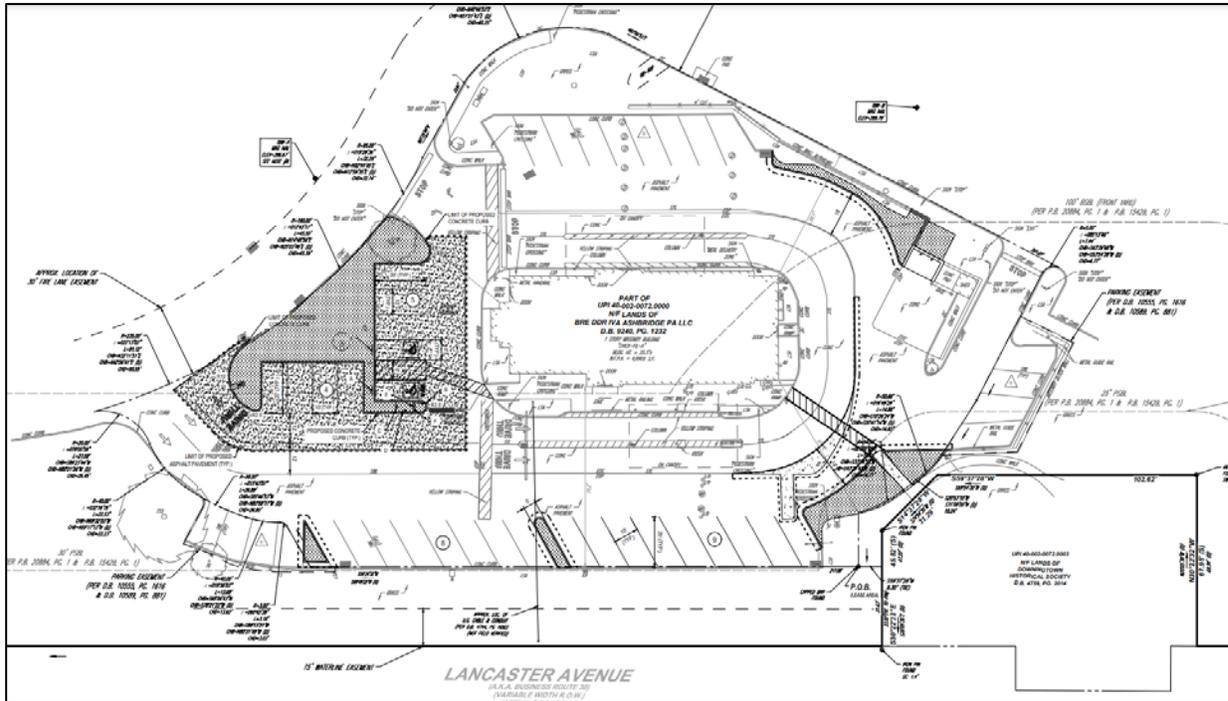


### WATERSHEDS 2045:

2. **Watersheds 2045**, the County-wide integrated water resources plan and Act 167 Stormwater Management Plan, indicates the proposed development is located within the Upper Brandywine Creek watershed. The **Watersheds 2045** plan's highest priority objective within this watershed are:
  - protecting first order streams, riparian corridors, and existing woodlands;
  - reducing stormwater runoff; mitigating flood risks; implementing source water protection measures; and
  - promoting and expanding water-based recreational opportunities and access.

**Watersheds 2045** can be accessed at [www.chesco.org/watersheds2045](http://www.chesco.org/watersheds2045).

Page: 3  
 Re: Preliminary/Final Land Development - Chick-Fil-A, Inc. - Drive-Thru Redevelopment - Store #0265  
 # East Caln Township - LD-03-24-18043



*Detail of Chick-Fil-A, Inc. - Drive-Thru Redevelopment - Store #0265  
 Preliminary/Final Land Development Plan*

PRIMARY ISSUES:

3. The County Planning Commission's Multimodal Circulation Handbook (2016 Update), which is available online at [www.chescoplanning.org/resources/PubsTransportation.cfm](http://www.chescoplanning.org/resources/PubsTransportation.cfm), classifies East Lancaster Avenue (Business Route 30) as a minor arterial. The Handbook (page 183) recommends a 100 foot-wide right-of-way for minor arterial roads to accommodate future road and infrastructure improvements. We recommend that the applicant and the Township contact PennDOT to determine the appropriate right-of-way to be reserved for this section of East Lancaster Avenue. We suggest that this area be identified as a dedicated right-of-way and be offered for dedication to PennDOT.
4. 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, especially when a significant number of vehicles are queued in the drive-up lane.
5. The applicant and the Township should consider whether a significant number of patrons may choose to park in areas within the shopping center near this site and walk to the building during times of peak usage. We recommend that direct pedestrian access, including crosswalk areas, be provided from the adjacent parking areas to the building. Pedestrian connectivity between sidewalks and buildings is an important component of a complete sidewalk system in the **Suburban Center**. PennDOT's Design Manual 2-Chapter 6: Pedestrian Facilities and the Americans with Disabilities Act (ADA) recommend that sidewalks be a minimum of five feet in width. Additional information on this topic is provided in the Pedestrian Facilities Design Element of the County Planning Commission's Multimodal Circulation Handbook (2016 Update), which is available online at: [www.chescoplanning.org/MuniCorner/MultiModal/02-PedFacs.cfm](http://www.chescoplanning.org/MuniCorner/MultiModal/02-PedFacs.cfm).

Page: 4  
Re: Preliminary/Final Land Development - Chick-Fil-A, Inc. - Drive-Thru Redevelopment - Store #0265  
# East Caln Township - LD-03-24-18043

6. The Township should verify that the proposed landscaping plan conforms to the Township Ordinance landscape and screening requirements; the Township should consider whether more trees should be planted along Lancaster Avenue. *Landscapes3* recommends that developments in the **Suburban Center Landscape** include extensive landscaping in parking areas (page 37). We suggest that the applicant maximize the use of native tree, shrub, and herbaceous species in the planting area(s).

ADMINISTRATIVE ISSUES:

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

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

Sincerely,



Wes Bruckno, AICP  
Senior Review Planner

cc: Bohler Engineering  
Chester County Conservation District  
Chick-Fil-A, Inc., Attn: Chad Baker



# 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

April 17, 2024

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

Re: Preliminary/Final Land Development - Shearon IV Boot Road LP  
# East Caln Township - LD-03-24-18045

Dear Ms. Kelly:

A preliminary/final land development plan entitled "Shearon IV Boot Road LP", prepared by Shearon Environmental Design Company, Inc. and dated March 22, 2024, was received by this office on March 22, 2024. This plan is reviewed by the Chester County Planning Commission in accord with the provisions of Section 502 of the Pennsylvania Municipalities Planning Code. We offer the following comments on the proposed land development for your consideration.

### **PROJECT SUMMARY:**

Location:	South side of Boot Road (State Route 2020), east of Robbins Road
Site Acreage:	9.92 acres
Units:	1 unit
Non-Res. Square Footage:	2,000 square feet
Proposed Land Use:	Warehouse
New Parking Spaces:	No new spaces
Municipal Land Use Plan Designation:	Industrial
UPI#:	40-4-12

### **PROPOSAL:**

The applicant proposes the construction of a 2,000 square foot industrial building and an expanded material holding area. The site is served by public water and public sewer facilities and is located in the East Caln Township I-1 Industrial zoning district.

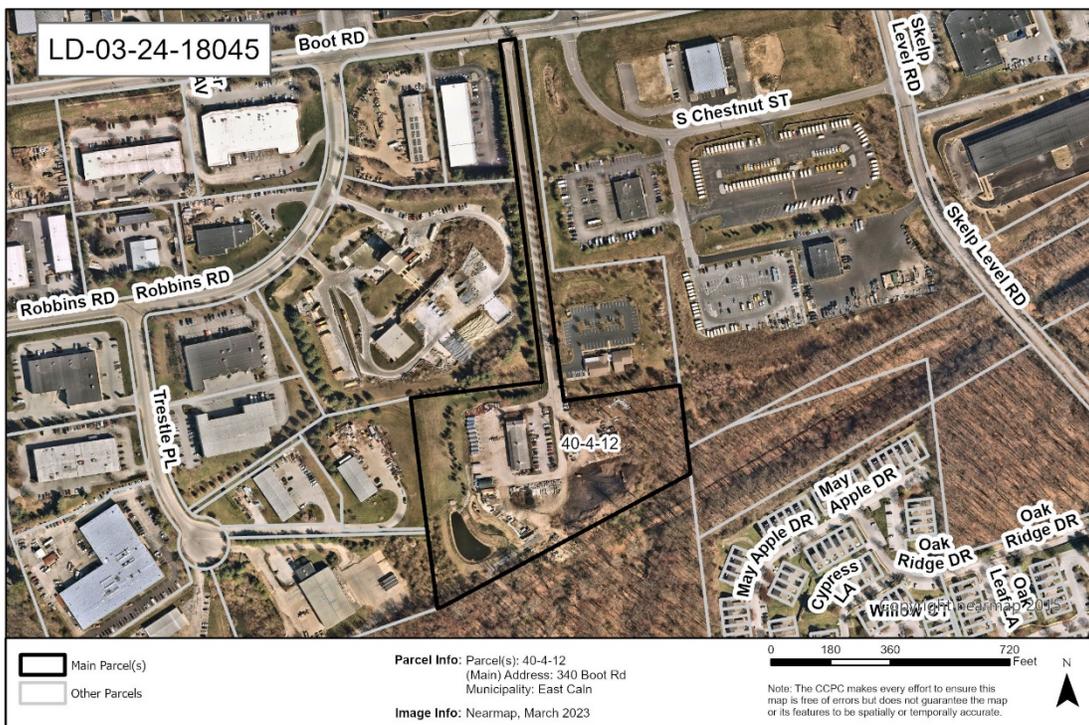
**RECOMMENDATION: The County Planning Commission recommends that the issues raised in this letter should be addressed, particularly the issue discussed in comment 3, and all East Caln Township issues should be resolved before action is taken on this land development plan.**

Page: 2  
 Re: Preliminary/Final Land Development - Shearon IV Boot Road LP  
 # East Caln Township - LD-03-24-18045

## COUNTY POLICY:

### LANDSCAPES:

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



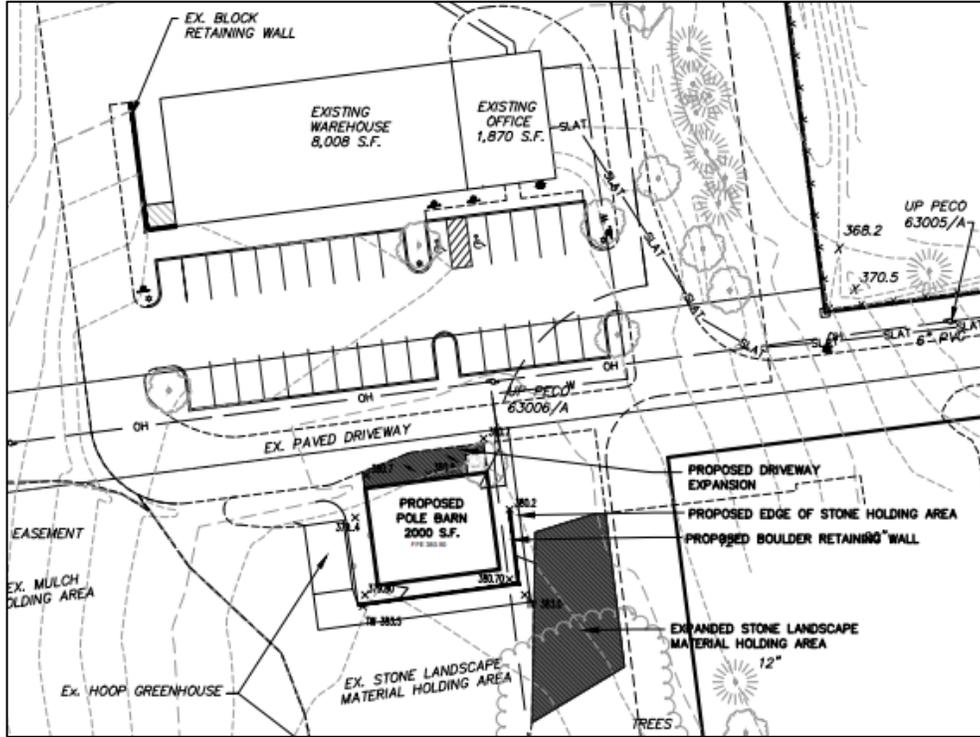
### WATERSHEDS 2045:

2. **Watersheds 2045**, the County-wide integrated water resources plan and Act 167 Stormwater Management Plan, indicates the proposed development is located within the Upper Brandywine Creek watershed. The **Watersheds 2045** plan's highest priority objectives within this watershed are:

- protecting first order streams, riparian corridors, and existing woodlands;
- reducing stormwater runoff; mitigating flood risks; implementing source water protection measures; and
- promoting and expanding water-based recreational opportunities and access.

**Watersheds 2045** can be accessed at [www.chesco.org/watersheds2045](http://www.chesco.org/watersheds2045).

Page: 3  
Re: Preliminary/Final Land Development - Shearon IV Boot Road LP  
# East Caln Township - LD-03-24-18045



*Detail of Shearon IV Boot Road LP  
Preliminary/Final Land Development Plan*

PRIMARY ISSUES:

3. The conceptual general alignment of the Chester Valley Trail corridor passes nearby, and this site could represent a valuable link in the completion of the Trail. The Trail would require an easement from the applicant along their southwest boundary nearest their fire pond for a connection to Downtontown from the railroad corridor. The graphic below illustrates this connection:



*Oblique aerial of proposed connection between the P&T corridor and Robbins Road.*

Page: 4  
Re: Preliminary/Final Land Development - Shearon IV Boot Road LP  
# East Caln Township - LD-03-24-18045

We strongly recommend that the applicant and the Township contact the Chester County Department of Parks and Preservation (telephone # 610-344-5656) regarding this trail connection prior to the Township taking official action on the subdivision plan.

4. The County Planning Commission's Multimodal Circulation Handbook (2016 Update), which is available online at [www.chescoplanning.org/resources/PubsTransportation.cfm](http://www.chescoplanning.org/resources/PubsTransportation.cfm), classifies Boot Road (State Route 2020) as a minor arterial. The Handbook (page 183) recommends an 80 foot-wide right-of-way for minor arterial roads to accommodate future road and infrastructure improvements. We recommend that the applicant and the Township contact PennDOT to determine the appropriate right-of-way to be reserved for this section of Boot Road and that it be identified as a dedicated right-of-way and offered for dedication to PennDOT.

ADMINISTRATIVE ISSUES:

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

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

Sincerely,



Wes Bruckno, AICP  
Senior Review Planner

cc: Shearon Environmental Design Company, Inc.  
Chester County Department of Parks and Preservation  
Anthony Antonelli, District Permits Manager, PennDOT  
Francis J. Hanney, PennDOT  
Chester County Conservation District



# 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

April 25, 2024

Scott M. Swichar, Secretary  
 East Fallowfield Township  
 2264 Strasburg Road  
 East Fallowfield, 19320-4437

Re: Preliminary/Final Land Development - New Elementary School  
 # East Fallowfield Township - LD-03-24-18035

Dear Mr. Swichar:

A preliminary/final land development plan entitled "New Elementary School", prepared by T&M Associates and dated March 1, 2024, was received by this office on March 22, 2024. This plan is reviewed by the Chester County Planning Commission in accord with the provisions of Section 502 of the Pennsylvania Municipalities Planning Code. We offer the following comments on the proposed land development for your consideration.

## **PROJECT SUMMARY:**

Location:	Southwest corner of Strasburg Road (State Route 162) and Doe Run Road State Route 82)
Site Acreage:	52.20 acres
Lots/Units:	1 lot
Non-Res. Square Footage:	115,780 square feet
Proposed Land Use:	School
New Parking Spaces:	237 spaces
Municipal Land Use Plan Designation:	Public Lands
UPI#:	47-4-133-E

## **PROPOSAL:**

The applicant proposes the reconstruction of the South Brandywine Middle School, totaling 115,780 square feet and 237 parking spaces. The site, which is served by public water and public sewer facilities, is located in the East Fallowfield Township Public Facilities zoning district.

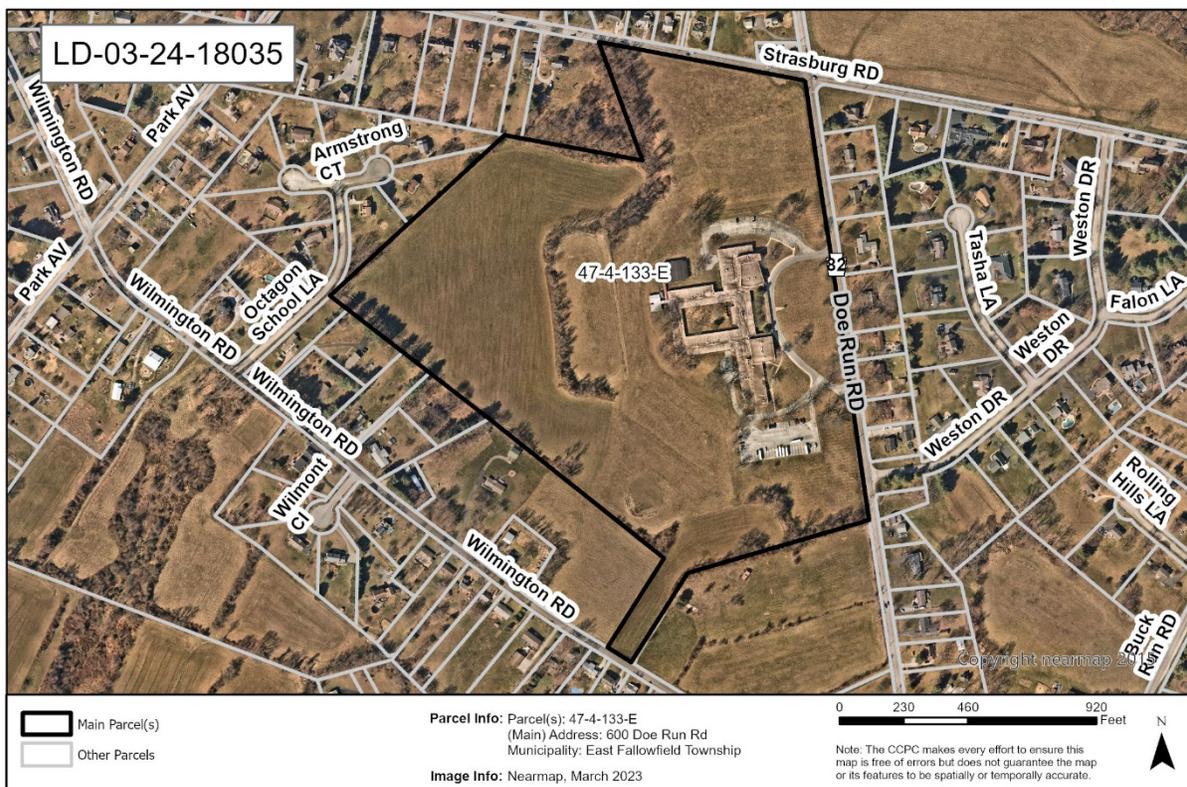
**RECOMMENDATION: The County Planning Commission recommends that the issues raised in this letter should be addressed and all East Fallowfield Township issues should be resolved before action is taken on this land development plan.**

Page: 2  
 Re: Preliminary/Final Land Development - New Elementary School  
 # East Fallowfield Township - LD-03-24-18035

## COUNTY POLICY:

### LANDSCAPES:

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

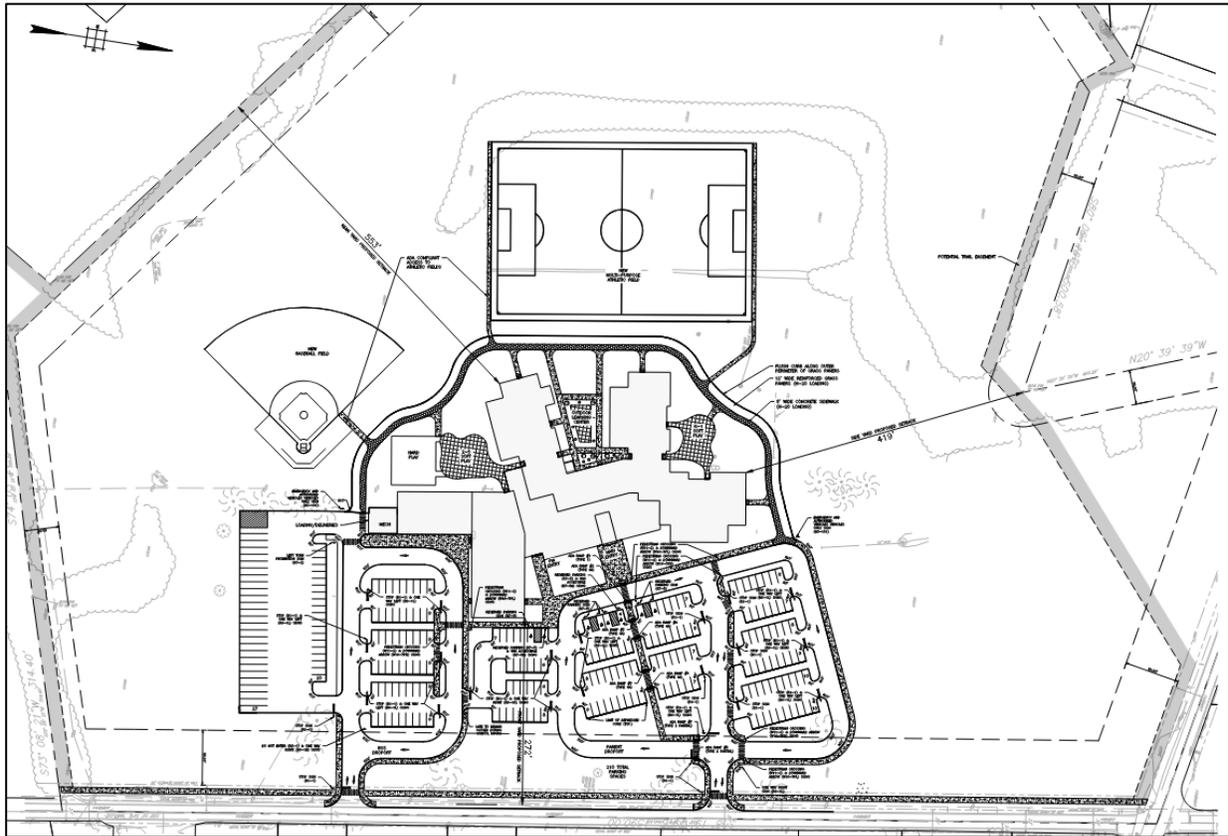


### WATERSHEDS 2045:

2. **Watersheds 2045**, the County-wide integrated water resources plan and Act 167 Stormwater Management Plan, indicates the proposed development is located within the Upper Brandywine Creek watershed. The **Watersheds 2045** plan's highest priority objectives within this watershed are:
  - protecting first order streams, riparian corridors, and existing woodlands;
  - reducing stormwater runoff; mitigating flood risks;
  - implementing source water protection measures; and
  - promoting and expanding water-based recreational opportunities and access.

**Watersheds 2045** can be accessed at [www.chesco.org/watersheds2045](http://www.chesco.org/watersheds2045).

Page: 3  
 Re: Preliminary/Final Land Development - New Elementary School  
 # East Fallowfield Township - LD-03-24-18035



*Detail of New Elementary School  
 Preliminary/Final Land Development Plan*

PRIMARY ISSUES:

3. The County Planning Commission's Multimodal Circulation Handbook (2016 Update), which is available online at [www.chescoplanning.org/resources/PubsTransportation.cfm](http://www.chescoplanning.org/resources/PubsTransportation.cfm), classifies Doe Run Road (State Route 82) as a minor arterial, and classifies Strasburg Road (State Route 162) as a minor collector. The Handbook (page 183) recommends a 100 foot-wide right-of-way for minor arterial roads and a 80-foot-wide right-of-way for minor collector roads to accommodate future road and infrastructure improvements. We recommend that the applicant and the Township contact PennDOT to determine the appropriate rights-of-way to be reserved for these sections of Doe Run Road and Strasburg Road and that they be identified as dedicated rights-of-way offered for dedication to PennDOT.
4. "Connect" Objective C of *Landscapes3*, the 2018 County Comprehensive Plan, is to provide universally accessible sidewalks, trails, and public transit connections to create a continuous active transportation network within designated growth areas. We endorse the incorporation of sidewalks into the plan. Sidewalks are an essential design element for new construction in the **Suburban Landscape**. We encourage the Township to consider expanding the sidewalks in the areas surrounding the Middle School.

Page: 4  
Re: Preliminary/Final Land Development - New Elementary School  
# East Fallowfield Township - LD-03-24-18035

5. The applicant and Township should consider providing dedicated bicycle parking. Bicycle racks should be located in visible areas near building entrances and/or areas of pedestrian activity such as bus shelters, and they should be located under a shelter or building overhang to provide shelter from the elements. Additional information on this topic is provided in the County Planning Commission's Multimodal Circulation Handbook (2016 Update), which is available online at: [www.chesco.org/documentcenter/view/27029](http://www.chesco.org/documentcenter/view/27029).
6. 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.
7. We endorse the extensive areas of proposed landscaping on the site. *Landscapes3* also recommends that developments in the **Suburban Landscape** include extensive landscaping in parking areas (page 39).
8. The proposed building includes large roof areas that may offer opportunities to improve the facility's long-term sustainability and reduce its reliance on energy from the grid, such as designs that incorporate "green roofs," "white roofs" and solar photovoltaic energy systems. Green roofs can reduce a building's stormwater runoff, improve insulation, increase the longevity of the roof system, and reduce heating and cooling costs. White roofs can help reflect solar radiation and also reduce cooling costs. Photovoltaic energy systems can improve the facility's long-term sustainability and reduce its reliance on energy from the grid. Additional information on green roofs is available at: <https://www.chescoplanning.org/MuniCorner/eTools/05-GreenRoofs.cfm>. Additional information on alternative energy systems such as photovoltaic systems is available at: <https://www.dvrpc.org/EnergyClimate/AEOWG/>.
9. To provide visual interest, the shape of the basins should be as natural looking as practical. The natural topography is usually curvilinear and less "boxy" or geometrically shaped. Creating a variety of slope changes so the sides of the basins undulate also mimics natural conditions. The appearance of the basins can be further enhanced with native trees, shrubs, grasses, and other flowering species to increase their water treatment functions and aesthetic value. To maximize opportunities for passive recreation, the perimeters of the basins should incorporate features such as trails, viewpoints, and seating areas.
10. The Township should verify that the design and location of any proposed outdoor lighting conforms to the Township's requirements, particularly around the playing fields. 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 endorse the requirement that all sign lighting should be downward-pointing to limit "skyglow" and reduce glare on surrounding roads. In general, the applicant should use the minimum amount of light intensity that is necessary to safely illuminate the facility.

#### ADMINISTRATIVE ISSUES:

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

Page: 5  
Re: Preliminary/Final Land Development - New Elementary School  
# East Fallowfield Township - LD-03-24-18035

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

Sincerely,



Wes Bruckno, AICP  
Senior Review Planner

cc: Coatesville Area School District  
T&M Associates  
Anthony Antonelli, District Permits Manager, PennDOT  
Francis J. Hanney, PennDOT  
Chester County Conservation District



# 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

April 3, 2024

Mark Donovan, Zoning Officer  
East Pikeland Township  
1158 Rapps Dam Road  
Phoenixville, PA 19460

Re: Preliminary/Final Subdivision - West Ruth Avenue Subdivision  
# East Pikeland Township - SD-03-24-18032

Dear Mr. Donovan:

A Preliminary/Final Subdivision Plan entitled "West Ruth Avenue Subdivision", prepared by The Crossroads Group, and dated February 7, 2024, was received by this office on March 13, 2024. This plan is reviewed by the Chester County Planning Commission in accord with the provisions of Section 502 of the Pennsylvania Municipalities Planning Code. We offer the following comments on the proposed Subdivision for your consideration.

**PROJECT SUMMARY:**

Location: north side of W. Ruth Avenue, west of Hares Hill Road  
Site Acreage: 4.40  
Lots/Units: 4 lots  
Proposed Land Use: Single Family Residential  
Municipal Land Use Plan Designation: Medium Density Residential  
UPI#: 26-2-31

**PROPOSAL:**

The applicant proposes the creation of 4 lots from a 4.40 acre parent parcel. The project site, which will be served by onsite water and public sewer, is located in the R-2 Residential zoning district.

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

Page: 2  
 Re: Preliminary/Final Subdivision - West Ruth Avenue Subdivision  
 # East Pikeland Township - SD-03-24-18032

## 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 2045:

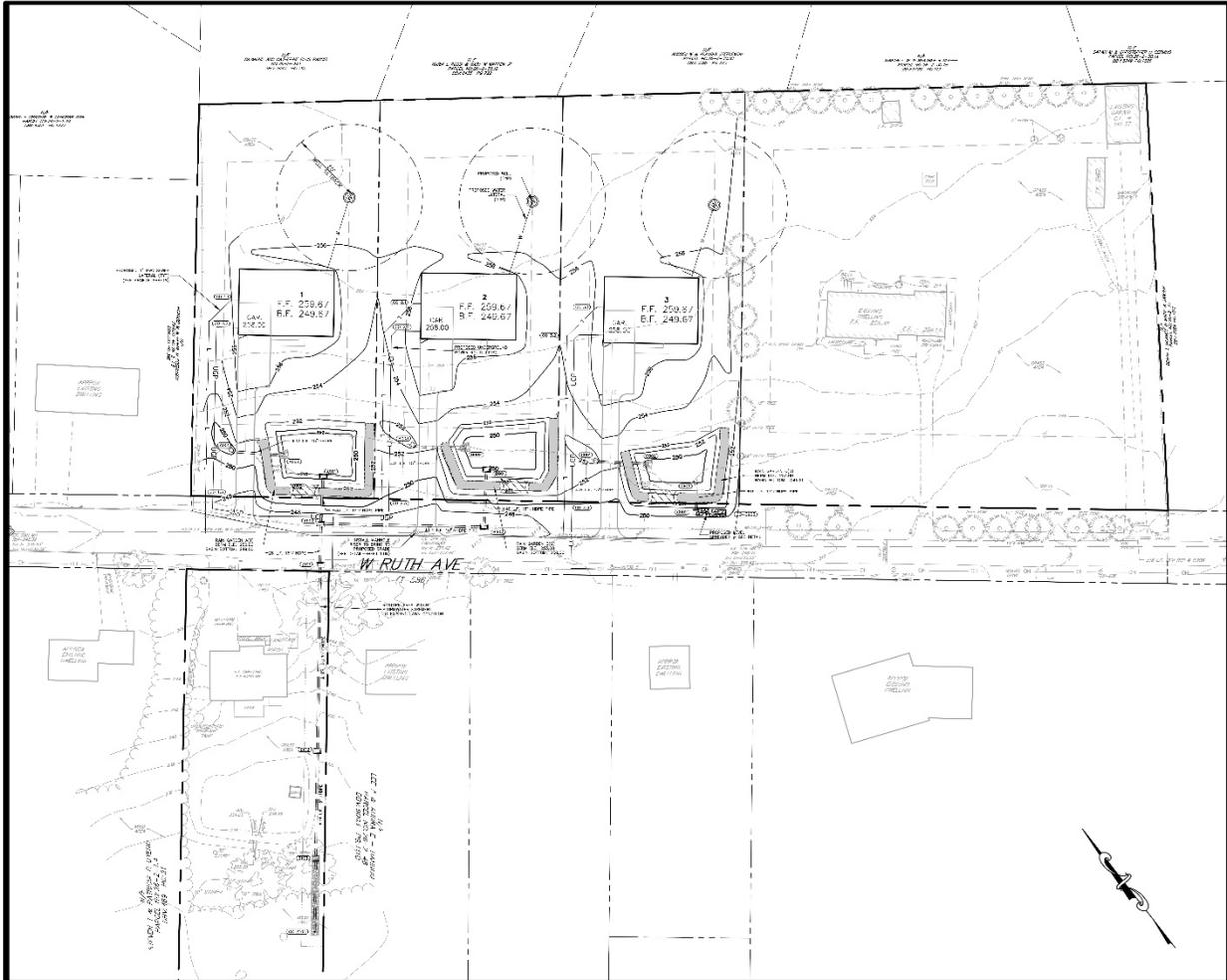
- Watersheds 2045*, the County-wide integrated water resources plan and Act 167 Stormwater Management Plan, indicates the proposed development is located within the French Creek watershed. The *Watersheds 2045* plan's highest priority objectives within this watershed are: addressing causes of stream impairments; maintaining water quality in high performing and critical habitat streams; continuing land preservation efforts; and restoring and enhancing vegetated riparian buffers and floodplains. *Watersheds 2045* can be accessed at [www.chesco.org/watersheds2045](http://www.chesco.org/watersheds2045).

### PRIMARY ISSUES:

- The Township and the applicant should discuss utilizing a shared driveway and side entry garages for two of the proposed lots. Shared driveways reduce impervious surface, construction costs and the stormwater runoff. Side entry garages increase the curb appeal of a dwelling's front façade.

Page: 3  
 Re: Preliminary/Final Subdivision - West Ruth Avenue Subdivision  
 # East Pikeland Township - SD-03-24-18032

4. Sidewalks are an essential design element for new construction in the **Suburban Landscape**. “Connect” Objective C of *Landscapes3*, the 2018 County Comprehensive Plan, is to provide universally accessible sidewalks, trails, and public transit connections to create a continuous active transportation network within designated growth areas.



*Detail of Sheet 1.04 of the Subdivision Plan*

**ADMINISTRATIVE ISSUES:**

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

Page: 4  
Re: Preliminary/Final Subdivision - West Ruth Avenue Subdivision  
# East Pikeland Township - SD-03-24-18032

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

Sincerely,

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

Glenn Bentley  
Senior Review Planner

cc: Bella C Properties, LLC  
The Crossroads Group, LLC  
Chester County Health Department  
Chester County Conservation District



# 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

April 24, 2024

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

Re: Sketch Plan - Malvern Educational Properties, LLC  
 # East Whiteland Township – LD-03-24-18013

Dear Mr. Barner:

An Unofficial Sketch Plan entitled "Malvern Educational Properties, LLC", prepared by Dynamic Engineering Consultants PC, and dated February 27, 2024, was received by this office on March 5, 2024. Although our review is not required by Act 247, the Pennsylvania Municipalities Planning Code (MPC) as amended, our comments are offered as a planning service at the request of East Whiteland Township. This review focuses primarily upon design and procedural-related issues and concerns to assist the applicant and East Whiteland Township in its review of this proposal prior to the official submission. This review does not replace the need for an official referral by East Whiteland Township of a preliminary or final plan, as required by the Pennsylvania Municipalities Planning Code.

## **PROJECT SUMMARY:**

Location:	the north side of Lancaster Avenue (Route 30), between Conestoga Road (Route 401) and Morehall Road (Route 29)
Site Acreage:	0.97
Lots/Units:	1 Lot
Non-Res. Square Footage:	10,608
Proposed Land Use:	Child Daycare
New Parking Spaces:	35
Municipal Land Use Plan Designation:	Office/Business Park; and Route 29 Growth Corridor
UPI#:	42-4-133.1

## **PROPOSAL:**

The applicant proposes the construction of a 10,608 square foot daycare center and 35 parking spaces. The existing building, which was previously a restaurant, will be removed. The project site, which will be served by public water and public sewer, is located in the O/BPS Office/Business Park Services zoning district.

**RECOMMENDATION:** The County Planning Commission recommends that the issues raised in this letter be addressed, particularly the access and circulation issues discussed in comments #2 and #3, and all Township issues should be resolved before action is taken on this plan.

Page: 2  
 Re: Sketch Plan - Malvern Educational Properties, LLC  
 # East Whiteland Township – LD-03-24-18013



### LANDSCAPES:

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

While the proposed use is appropriately located in a **Suburban Landscape** designation, the County Planning Commission has concerns about the proposed removal of a section of the existing median along Lancaster Avenue, along with shortening the two left-turn lanes for eastbound traffic at the Route 30/Route 29 intersection, in order to provide a left-turn lane for vehicular access to this site (this issue is further discussed in comment #2).

Page: 3  
 Re: Sketch Plan - Malvern Educational Properties, LLC  
 # East Whiteland Township – LD-03-24-18013



Sketch Plan Detail: Malvern Educational Properties, LLC

**PRIMARY ISSUES:**

2. The sketch plan indicates that, in order to provide a left-turn lane onto the project site, a section of the existing median along Route 30 will be removed, and the existing left-turn lanes on eastbound Route 30 at the Route 30/Route 29 intersection will be shortened. A site plan note indicates that these right-of-way improvements are shown per Highway Occupancy Permits Plans prepared by Kimley-Horn and Associates (no date provided). While Section 175-23.C(5) of the Township Subdivision and Land Development Ordinance states that a traffic impact study is required for non-residential development containing or proposing one or more buildings in excess of 5,000 square feet, it is our understanding that a traffic impact study has not yet been done for this project. The Township should not take action on this proposal, until a traffic impact study has been prepared, and the traffic study has also been reviewed by PennDOT and the Township engineer.

Page: 4  
Re: Sketch Plan - Malvern Educational Properties, LLC  
# East Whiteland Township – LD-03-24-18013

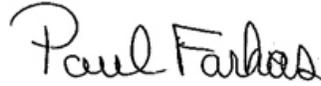
The County Planning Commission does not support the removal of a section of the existing median in order to provide a left-turn lane to the project site. In addition to potential sight distance issues at this proposed location, the Commission also has concerns about the impacts on traffic at the Route 29/Route 30 intersection brought about by shortening these two left-turn lanes.

3. We recommend that vehicular access to the site be provided from a single access point on Route 30, not two. We also recommend that the applicant and Township, in consultation with the adjoining property owner to the east, investigate the feasibility of a single access point for both properties.
4. The applicant should indicate whether any existing parking spaces will be utilized as a designated drop-off area for the daycare center. If not, consideration should be provided by the applicant for providing a designated drop-off area and associated signage in front of the building, in order to reduce conflicts between vehicular and pedestrian traffic.
5. We recommend that sidewalks be provided along the Route 30 corridor, which should extend to both adjoining parcels, and to the proposed facility itself. In addition to sidewalks being an essential design element in the **Suburban Landscape**, “Connect” Objective C of *Landscapes3*, the 2018 County Comprehensive Plan, is to provide universally accessible sidewalks, trails, and public transit connections to create a continuous active transportation network within designated growth areas. Furthermore, the Township’s 2016 Comprehensive Plan (page 28) recommends that sidewalks be provided along both sides of the Route 30 corridor.
6. The Township should receive written confirmation that the applicant meets all licensing and registration requirements regulated by the PA Department of Public Welfare - Office of Children, Youth and Families, and any other applicable state regulations pertaining to child daycare facilities.
7. While the sketch plan appears to depict the location of a fence around the outdoor play area on the north side of the building, it is not labeled. This should be clarified by the applicant. The location and design details of any proposed fencing should be provided by the applicant.
8. The applicant and Township should ensure that adequate buffering and landscaping/vegetative screening is provided for this site, particularly for the outdoor play area.
9. *Watersheds 2045*, the County-wide integrated water resources plan and Act 167 Stormwater Management Plan, indicates the proposed development is located within the Valley Creek watershed. The *Watersheds 2045* plan’s highest priority objectives within this watershed are: reducing stormwater runoff and mitigating flooding; addressing water quality impairments and emerging contaminants; restoring riparian corridors and cold water fish habitat; and implementing source water protection measures for groundwater wells. *Watersheds 2045* can be accessed at [www.chesco.org/watersheds2045](http://www.chesco.org/watersheds2045).

Page: 5  
Re: Sketch Plan - Malvern Educational Properties, LLC  
# East Whiteland Township – LD-03-24-18013

We appreciate the opportunity to be a party to the design process prior to engineering and the associated costs which may preclude design revisions. If you have any questions in regard to this review, we will be glad to discuss this project at your convenience. The County Planning Commission staff is also available to meet with the applicant and the Township to discuss this project in further detail.

Sincerely,

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

Paul Farkas  
Senior Review Planner

cc: Malvern Educational Properties, LLC  
Dynamic Engineering Consultants PC  
43 Lancaster Pike LLC



# 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

April 15, 2024

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

Re: Final Land Development - Proposed Building for Amos Esh  
# Honey Brook Township - LD-03-24-18028

Dear Mr. Obenski:

A final land development plan entitled "Proposed Building for Amos Esh", prepared by Team Ag Inc. and dated March 8, 2024, was received by this office on March 20, 2024. 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 Beaver Dam Road, west side of Treeline Drive
Site Acreage:	15.14 acres
Lots/Units:	1 lot; 1 structure
Non-Res. Square Footage:	5,384 square feet
Proposed Land Use:	Commercial
New Parking Spaces:	No new parking spaces
Municipal Land Use Plan Designation:	Rural/Agriculture
UPI#:	22-10-9.3

**PROPOSAL:**

The applicant proposes the construction of a 5,384 square foot commercial building and office. The site, which will be served by on-site water and on-site sewer facilities, is located in the Honey Brook Township Agricultural zoning district. The tract contains a dwelling and additional structures.

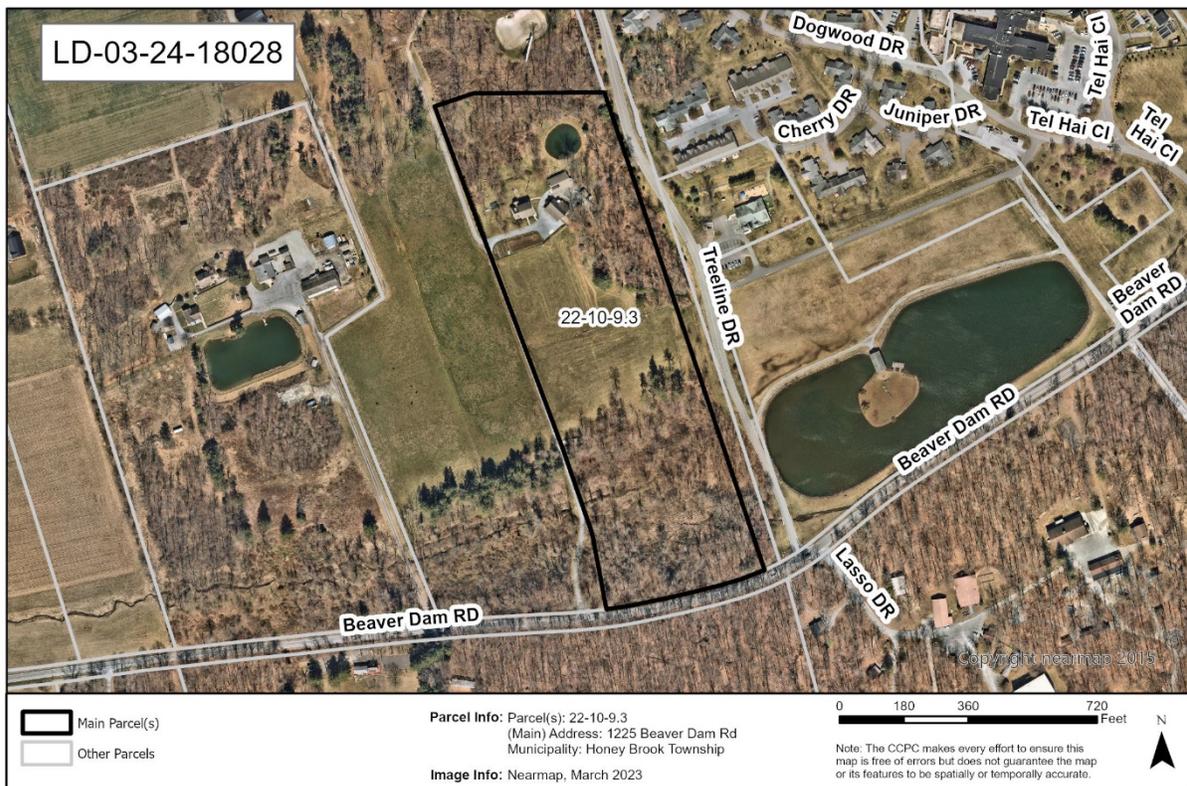
**RECOMMENDATION: The County Planning Commission recommends that the issues raised in this letter should be addressed and all Honey Brook Township issues should be resolved before action is taken on this land development plan.**

Page: 2  
 Re: Final Land Development - Proposed Building for Amos Esh  
 # Honey Brook Township - LD-03-24-18028

## COUNTY POLICY:

### LANDSCAPES:

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



### WATERSHEDS 2045:

2. **Watersheds 2045**, the County-wide integrated water resources plan and Act 167 Stormwater Management Plan, indicates the proposed development is located within the Upper Brandywine Creek watershed. The **Watersheds 2045** plan's highest priority objectives within this watershed are:
  - protecting first order streams, riparian corridors, and existing woodlands;
  - reducing stormwater runoff; mitigating flood risks; implementing source water protection measures; and
  - promoting and expanding water-based recreational opportunities and access.

**Watersheds 2045** can be accessed at [www.chesco.org/watersheds2045](http://www.chesco.org/watersheds2045).

Page: 3  
 Re: Final Land Development - Proposed Building for Amos Esh  
 # Honey Brook Township - LD-03-24-18028



*Detail of Proposed Building for Amos Esh  
 Final Land Development Plan*

PRIMARY ISSUES:

3. The proposed land development appears to be in proximity to a gas transmission pipeline operated by Sunoco Pipeline (Energy Transfer). Applicants should be aware that the actual location of the pipeline may not always be within the center of the easement or right-of-way. 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. More information about pipeline safety can be found at the Chester County Pipeline Information Center at: <https://www.chescoplanning.org/pic/mapping.cfm>
4. The applicant's plan shows a sewer line and an existing and proposed septic tanks, but the sanitary drainfield should also be shown. The applicant should also show the distance from the existing water well to the septic field to ensure that 100-foot isolation distance is provided.
5. The applicant and the Township should also take this opportunity to identify a location for an alternate sanitary sewer drainfield, which can be used in the event that the primary drainfield fails.

Page: 4  
Re: Final Land Development - Proposed Building for Amos Esh  
# Honey Brook Township - LD-03-24-18028

ADMINISTRATIVE ISSUES:

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

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

Sincerely,



Wes Bruckno, AICP  
Senior Review Planner

cc: Amos Esh  
Team Ag Inc.  
Chester County Health Department  
Chester County Conservation District



# 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

April 5, 2024

Carolyn Matalon, Township Secretary  
London Britain Township  
81 Good Hope Road  
Landenberg, PA 19350

Re: Final Subdivision - Windsor Open Space  
# London Britain Township - SD-01-24-17970

Dear Ms. Matalon:

A Final Subdivision Plan entitled "Windsor Open Space", prepared by Crossan Raimato, Inc., and dated December 1, 2022, was received by this office on February 27, 2024. This plan is reviewed by the Chester County Planning Commission in accord with the provisions of Section 502 of the Pennsylvania Municipalities Planning Code. We offer the following comments on the proposed Subdivision for your consideration.

### **PROJECT SUMMARY:**

Location:	west of Arc Corner Road, south of Chambers Rock Road
Site Acreage:	8.44
Lots/Units:	3
Proposed Land Use:	Open Space Conservation
Municipal Land Use Plan Designation:	SRD - Site Responsive Development
UPI#:	73-6-60, 73-6-59-E, 73-6-58

### **PROPOSAL:**

The applicant proposes revising the lot lines between three existing open space lots. The project site is located in the R-A Rural-Agricultural Conservation Design Overlay zoning district. No new sewage disposal or water supply is proposed.

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

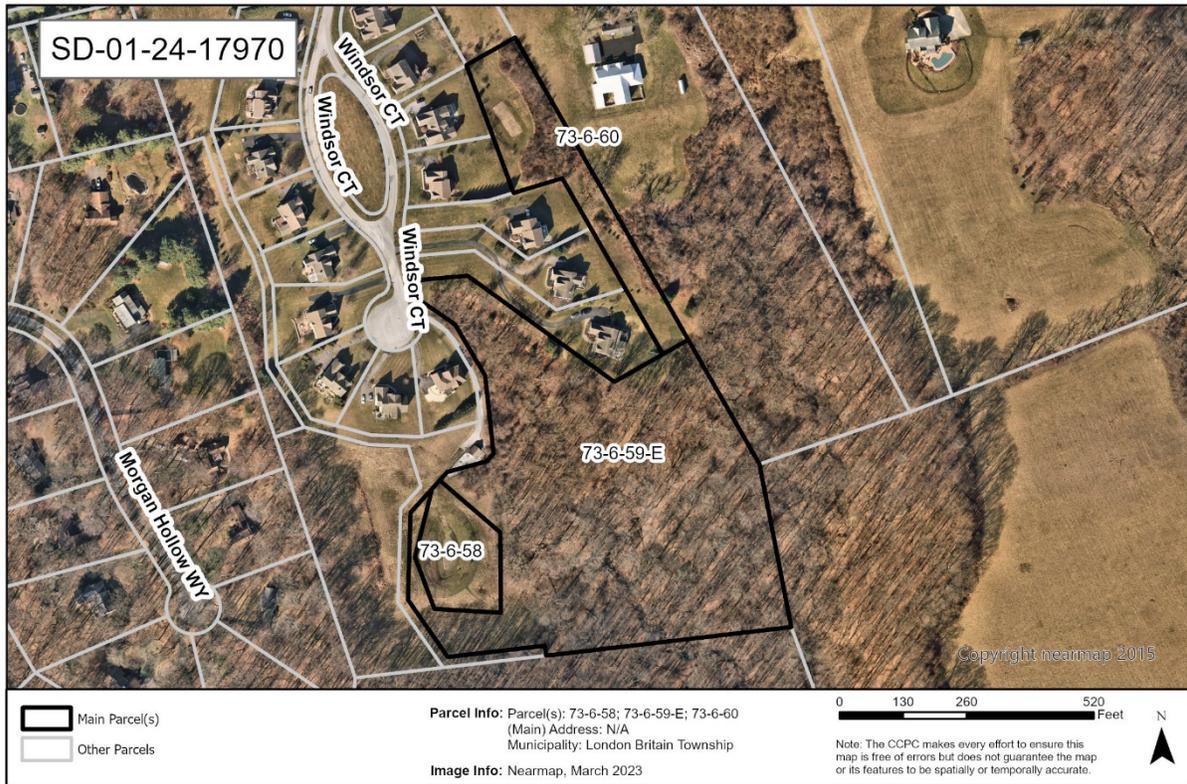
### **COUNTY POLICY:**

#### **LANDSCAPES:**

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

Page: 2  
 Re: Final Subdivision - Windsor Open Space  
 # London Britain Township - SD-01-24-17970

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



#### WATERSHEDS 2045:

2. *Watersheds 2045*, the County-wide integrated water resources plan and Act 167 Stormwater Management Plan, indicates the proposed development is located within the White Clay Creek watershed. The *Watersheds 2045* plan's highest priority objectives within this watershed are: protecting and restoring riparian corridors and first order streams; addressing sources of water quality impairments; reducing stormwater runoff and mitigating flooding; and promoting and expanding water-based recreational opportunities and access. *Watersheds 2045* can be accessed at [www.chesco.org/watersheds2045](http://www.chesco.org/watersheds2045).

#### PRIMARY ISSUES:

3. The Township and the applicant should discuss the need to preserve the open space in perpetuity. One method involves partnering with another conservation organization that would take over responsibility for the open space if the primary easement holder organization fails or becomes inactive.

#### ADMINISTRATIVE ISSUES:

4. The Township and the applicant should consider the need to remove the pins along the line that separate tax parcel 73-6-58 and the lot A addition.





# 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

April 3, 2024

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

Re: Final Subdivision - 146 Garden Station Road  
# London Grove Township - SD-03-24-18022

Dear Mr. Battin,

A Final Subdivision Plan entitled "146 Garden Station Road", prepared by Town Square Engineering, and dated January 15, 2024, was received by this office on March 13, 2024. 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 Garden Station Rd, east of East Avondale Rd.  
Site Acreage: 4.22  
Lots/Units: 2 lots  
Proposed Land Use: Single Family Residential  
Municipal Land Use Plan Designation: Residential Low Density  
UPI#: 59-11-23.6

**PROPOSAL:**

The applicant proposes the creation of 2 lots from a 4.22 acre parent parcel. The project site, which will be served by onsite water and onsite sewer, is located in the RR-Rural 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 - 146 Garden Station Road  
 # London Grove Township - SD-03-24-18022

### 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**.



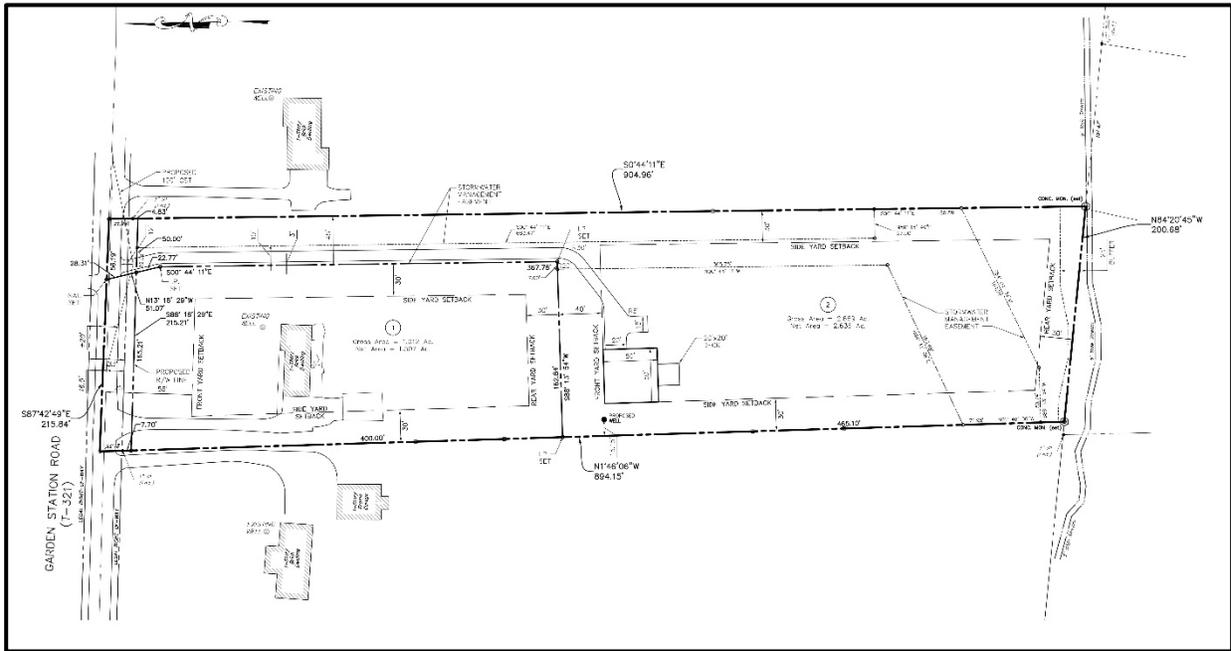
#### WATERSHEDS 2045:

- Watersheds 2045*, the County-wide integrated water resources plan and Act 167 Stormwater Management Plan, indicates the proposed development is located within the White Clay Creek watershed. The *Watersheds 2045* plan's highest priority objectives within this watershed are: protecting and restoring riparian corridors and first order streams; addressing sources of water quality impairments; reducing stormwater runoff and mitigating flooding; and promoting and expanding water-based recreational opportunities and access. *Watersheds 2045* can be accessed at [www.chesco.org/watersheds2045](http://www.chesco.org/watersheds2045).

Page: 3  
 Re: Final Subdivision - 146 Garden Station Road  
 # London Grove Township - SD-03-24-18022

**PRIMARY ISSUES:**

3. The applicant and the Township should review the proposed location of the well for lot 2. While we acknowledge that it is beyond the minimum isolation distance from the on-site septic system on lot 1, it is located directly down slope of that system.
4. The Township should verify that the sight distances at the proposed driveway location for lot 2 meets all ordinance requirements.



*Detail of Sheet LY-1 of the subdivision plan.*

**ADMINISTRATIVE ISSUES:**

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

Page: 4  
Re: Final Subdivision - 146 Garden Station Road  
# London Grove Township - SD-03-24-18022

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

Sincerely,

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

Glenn Bentley  
Senior Review Planner

cc: Keith A. Campbell  
Towne Square Engineering  
Chester County Health Department  
Chester County Conservation District



# 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

April 1, 2024

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

Re: Final Subdivision - Cord of Three Strands, LP  
# Penn Township - SD-03-24-18012

Dear Ms. Ianni:

A Final Subdivision Plan entitled "Cord of Three Strands, LP", prepared by Crossan Raimato, Inc., and dated February 2, 2024, was received by this office on March 13, 2024. This plan is reviewed by the Chester County Planning Commission in accord with the provisions of Section 502 of the Pennsylvania Municipalities Planning Code. We offer the following comments on the proposed Subdivision for your consideration.

**PROJECT SUMMARY:**

Location: on the east side of South Jennersville Road, at Five Star Drive  
Site Acreage: 66.09  
Lots/Units: 3 lots  
Proposed Land Use: Industrial  
Municipal Land Use Plan Designation: Suburban Center  
UPI#: 58-4-50.3

**PROPOSAL:**

The applicant proposes the creation of 3 lots from a 66.09 acre parent parcel. The project site is located in the LI-Limited Industrial zoning district. No new sewage disposal or water supply is proposed.

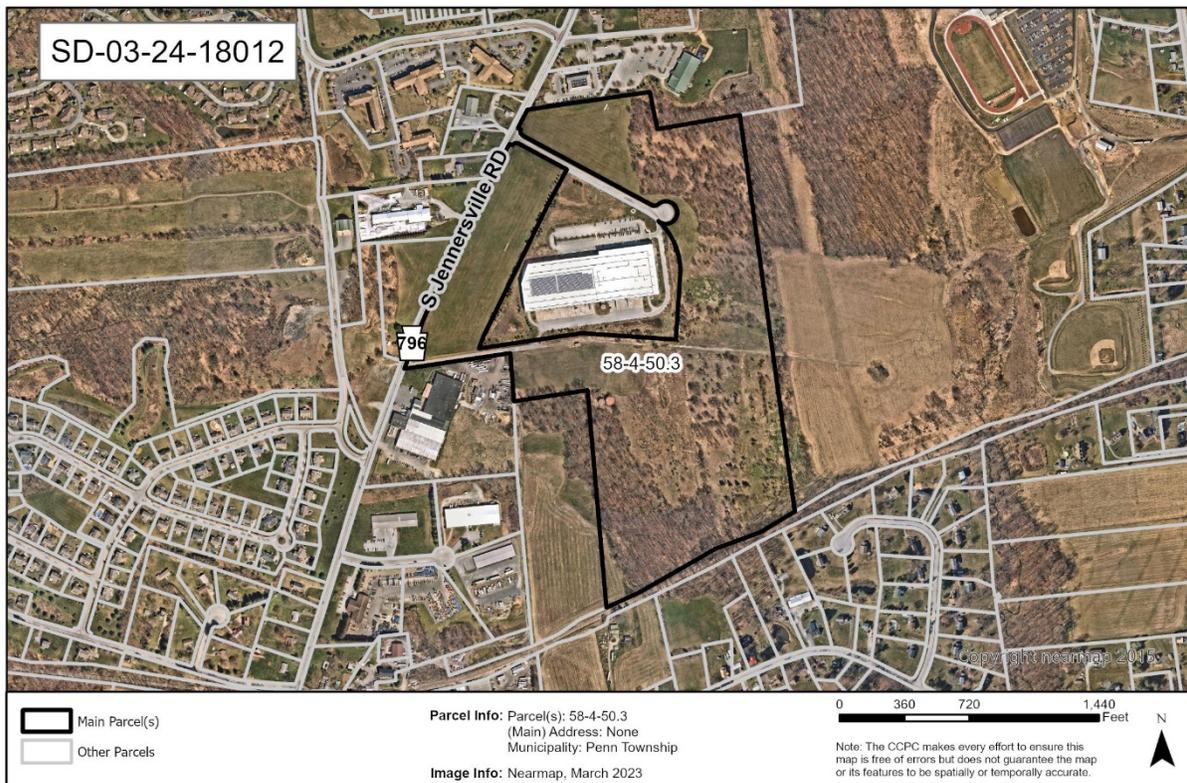
**RECOMMENDATION: The County Planning Commission recommends that the issues raised in this letter should be addressed, and all Township issues should be resolved before action is taken on this subdivision plan.**

Page: 2  
 Re: Final Subdivision - Cord of Three Strands, LP  
 # Penn Township - SD-03-24-18012

## COUNTY POLICY:

### LANDSCAPES:

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



### WATERSHEDS 2045:

2. *Watersheds 2045*, the County-wide integrated water resources plan and Act 167 Stormwater Management Plan, indicates the proposed development is located within the White Clay Creek watershed. The *Watersheds 2045* plan's highest priority objectives within this watershed are: protecting and restoring riparian corridors and first order streams; addressing sources of water quality impairments; reducing stormwater runoff and mitigating flooding; and promoting and expanding water-based recreational opportunities and access. *Watersheds 2045* can be accessed at [www.chesco.org/watersheds2045](http://www.chesco.org/watersheds2045).

### PRIMARY ISSUES:

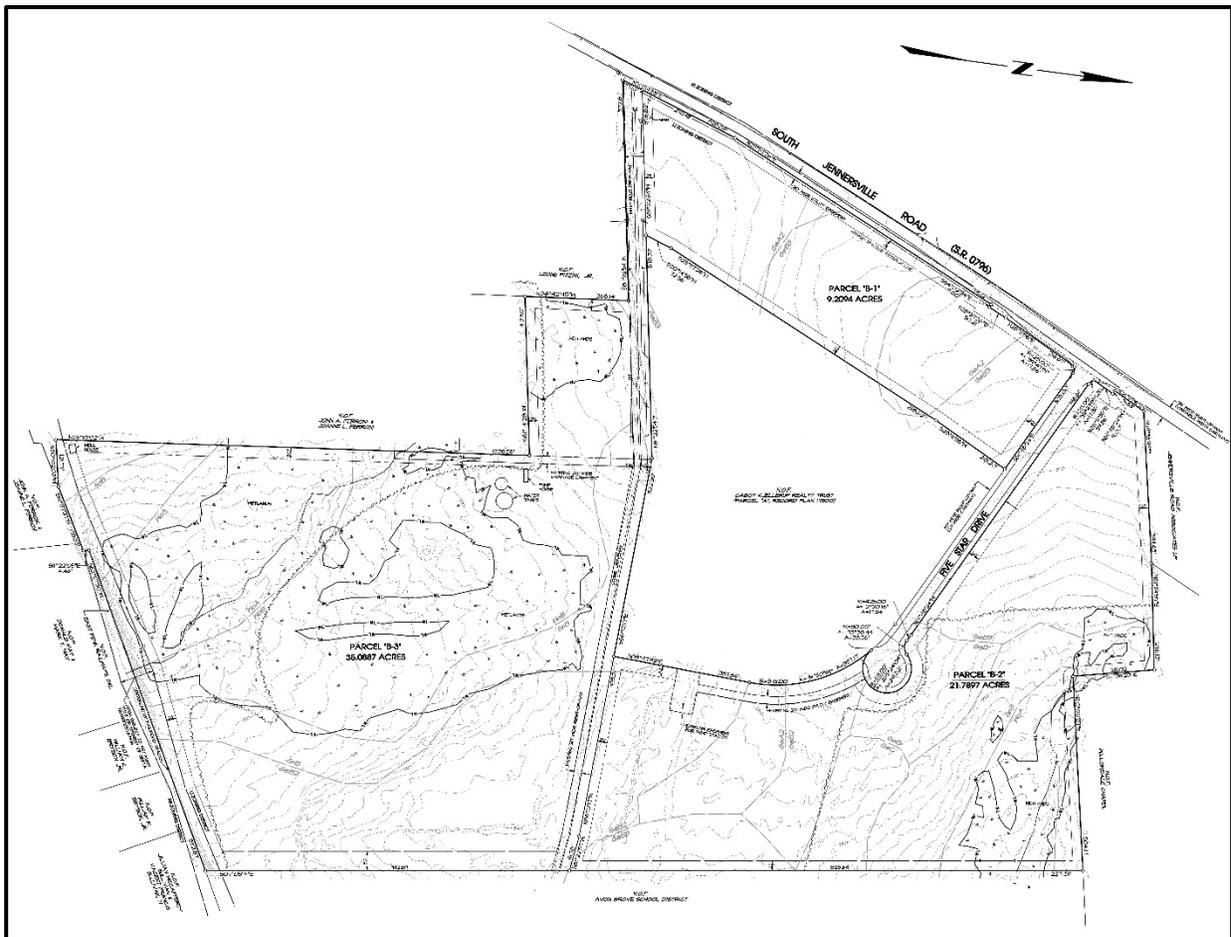
3. Because of the extensive degree of natural features occurring on two of the proposed parcels, the Township should consider requesting a sketch plan showing the potential development of this site. Location of the access points to the proposed parcels would be important, because access to proposed

Page: 3  
 Re: Final Subdivision - Cord of Three Strands, LP  
 # Penn Township - SD-03-24-18012

Lot 3 could involve extension of the cul-de-sac or use of the access easement from Route 796. Adding or expanding an access point for an industrial use on Route 796 could exacerbate safety and congestion issues on this section of the highway.

**ADMINISTRATIVE ISSUES:**

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



*Proposed subdivision plan*

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

Page: 4  
Re: Final Subdivision - Cord of Three Strands, LP  
# Penn Township - SD-03-24-18012

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

Sincerely,

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

Glenn Bentley  
Senior Review Planner

cc: Cord of Three Strands, LP  
Crossan-Raimato, Inc.  
Anthony Antonelli, District Permits Manager, PennDOT  
Francis J. Hanney, PennDOT  
Chester County Assessment Office



# 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

April 9, 2024

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

Re: Preliminary/Final Land Development - 119 Main Street, LLC  
# Phoenixville Borough - LD-03-24-18020

Dear Mr. Boelker:

A Preliminary/Final Land Development Plan entitled "119 Main Street, LLC", prepared by InLand Design LLC, and dated March 7, 2024, was received by this office on March 15, 2024. 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 Hall Street, east side of Main Street
Site Acreage:	0.18
Lots/Units:	13
Non-Res. Square Footage:	7,620
Proposed Land Use:	Apartment/Commercial
New Parking Spaces:	0
Municipal Land Use Plan Designation:	Mixed Use
UPI#:	15-9-433

**PROPOSAL:**

The applicant proposes the rehabilitation of an existing building to create a commercial space on the ground floor and 12 apartment units on the second and third floors. The project site, which will be served by public water and sewer, is located in the TC-Town Center zoning district.

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

Page: 2  
 Re: Preliminary/Final Land Development - 119 Main Street, LLC  
 # Phoenixville Borough - LD-03-24-18020

## COUNTY POLICY:

### LANDSCAPES:

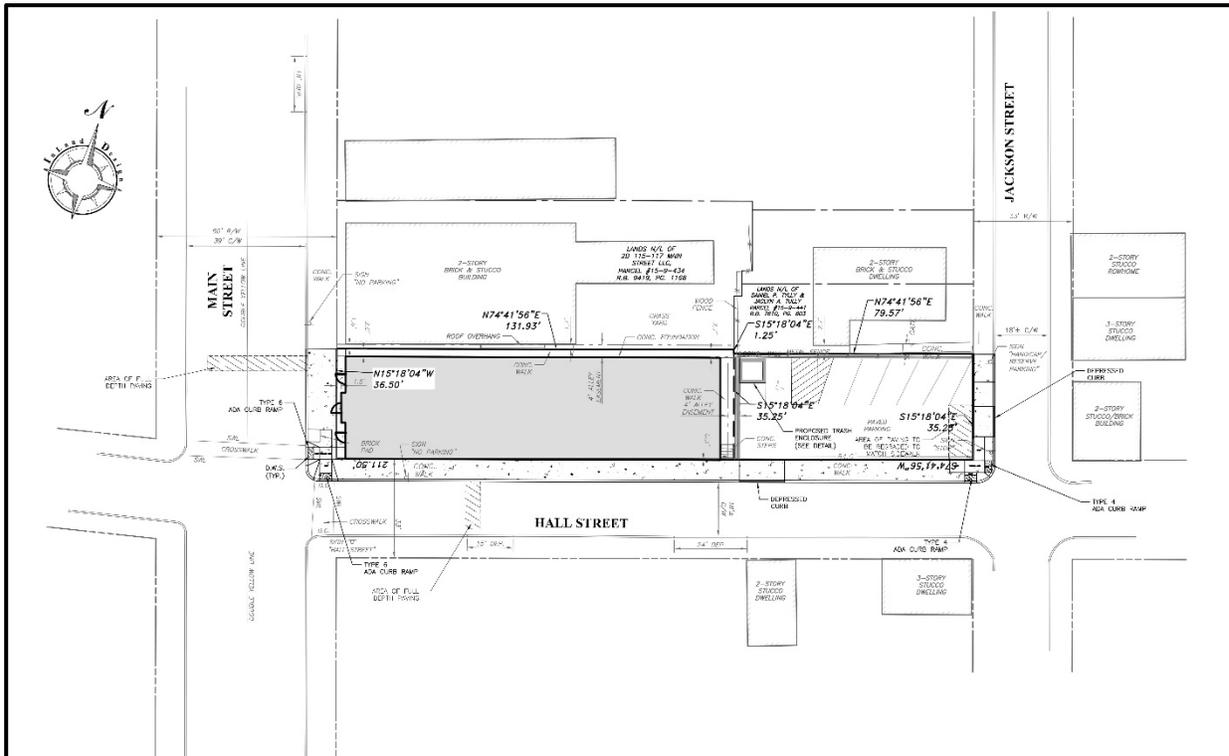
- The project site is located within the **Urban Center Landscape** designation of [Landscapes3](#), the 2018 County Comprehensive Plan. The vision for the **Urban Center Landscape** is historic downtown and established neighborhoods serving as civic, economic, and population centers with a traditional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



### WATERSHEDS 2045:

- Watersheds 2045*, the County-wide integrated water resources plan and Act 167 Stormwater Management Plan, indicates the proposed development is located within the Schuylkill River watershed. The *Watersheds 2045* plan's highest priority objectives within this watershed are: addressing causes of stream impairments; implementing comprehensive stormwater management; protecting vegetated riparian corridors and first order streams; and expanding water-based recreational opportunities and access. *Watersheds 2045* can be accessed at [www.chesco.org/watersheds2045](http://www.chesco.org/watersheds2045).

Page: 3  
 Re: Preliminary/Final Land Development - 119 Main Street, LLC  
 # Phoenixville Borough - LD-03-24-18020



Detail of Sheet 3 of the land development plan

**PRIMARY ISSUES:**

3. There is an empty tree pit in the sidewalk in front of this building. We recommend that the tree pit be updated to current standards and a new street tree be installed as part of this plan. Street trees provide a variety of ecosystem benefits to the urban landscape as outlined in Phoenixville's Urban Forest Hub located here: <https://phoenixvilleurbanforest-bufc.hub.arcgis.com/>
4. We commend the applicant for their investment in the **Urban Center Landscape** and careful consideration to the preservation of historic architecture in Phoenixville Borough. **Landscapes3**, promotes investment in our Urban Centers and this submission is representative of that policy.
5. The submission did not include any information related to the internal configuration of the proposed apartments. The Borough Engineer should verify that the submission meets all Building Code requirements, especially the life safety components, as well as compliance with all Americans with Disabilities Act (ADA) design requirements.
6. We note that a Certificate of Appropriateness may be required for the project from the Phoenixville Historical Architectural Review Board (HARB).
7. We suggest that the applicant and Borough consider providing a percentage of affordably priced housing units within the proposed apartment building. "Live" Objective B of *Landscapes3* is to accommodate housing at costs accessible to all residents. Additionally, the County 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>.

Page: 4  
Re: Preliminary/Final Land Development - 119 Main Street, LLC  
# Phoenixville Borough - LD-03-24-18020

ADMINISTRATIVE ISSUES:

8. The applicant is requesting five waivers from the provisions of the Borough Subdivision and Land Development Ordinance. Waiver requests should only be granted following the determination that the proposed project either meets the purpose of these requirements or does not create the impacts that these provisions are intended to manage.
9. A minimum of four (4) copies of the plan should be presented at the Chester County Planning Commission for endorsement to permit recording of the final plan in accord with the procedures of Act 247, the Pennsylvania Municipalities Planning Code, and to meet the requirements of the Recorder of Deeds, the Assessment Office 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 Phoenixville Borough. However, we appreciate the opportunity to review and comment on this plan. The staff of the Chester County Planning Commission is available to you to discuss this and other matters in more detail.

Sincerely,



Glenn Bentley  
Senior Review Planner

cc: 119 Main Street, LLC  
InLand Design, LLC  
Chester County Conservation District



# 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

April 24, 2024

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

Re: Preliminary Land Development - Eagle Animal Hospital  
# Upper Uwchlan Township - LD-03-24-18046

Dear Mr. Scheivert:

A preliminary land development plan entitled "Eagle Animal Hospital", prepared by Linn Architects and dated March 4, 2024, was received by this office on March 29, 2024. 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 Byers Road (State Route 1022), east of Graphite Mine Road
Site Acreage:	1.10 acres
Lots/Units:	1 lot/1 structure
Non-Res. Square Footage:	5,334 square feet
Proposed Land Use:	Commercial
New Parking Spaces:	9 additional spaces; total 36 spaces
Municipal Land Use Plan Designation:	Single Family Residential
UPI#:	32-4K-4

**PROPOSAL:**

The applicant proposes the construction of a 5,334 square foot commercial building and nine additional parking spaces for a total of 36 spaces. The site, which will be served by public water and sewer facilities, is located in the Upper Uwchlan Township C-1 Village zoning district. The site had contained a structure that was removed within the last year due to fire damage.

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

Page: 2  
 Re: Preliminary Land Development - Eagle Animal Hospital  
 # Upper Uwchlan Township - LD-03-24-18046

## COUNTY POLICY:

### LANDSCAPES:

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



### WATERSHEDS 2045:

2. **Watersheds 2045**, the County-wide integrated water resources plan and Act 167 Stormwater Management Plan, indicates the proposed development is located within the Pickering Creek watershed. The **Watersheds 2045** plan's highest priority objectives within this watershed are:
  - protecting and restoring vegetated riparian buffers, first order streams, and floodplain connectivity;
  - reducing storm water runoff and mitigating flooding;
  - implementing source water protection measures; and
  - encouraging holistic planning to reduce potential conflict between development and natural resources.

**Watersheds 2045** can be accessed at [www.chesco.org/watersheds2045](http://www.chesco.org/watersheds2045).



Page: 4  
 Re: Preliminary Land Development - Eagle Animal Hospital  
 # Upper Uwchlan Township - LD-03-24-18046

PennDOT's Design Manual 2-Chapter 6: Pedestrian Facilities and the Americans with Disabilities Act (ADA) recommend that sidewalks be a minimum of five feet in width. Additional information on this topic is provided in the Pedestrian Facilities Design Element of the County Planning Commission's Multimodal Circulation Handbook (2016 Update), which is available online at: [www.chescoplanning.org/MuniCorner/MultiModal/02-PedFacs.cfm](http://www.chescoplanning.org/MuniCorner/MultiModal/02-PedFacs.cfm). The Township Engineer should also decide whether curbing should be provided along this portion of Byers Road.

The applicant and the Township can review additional recommendations to help preserve the character of this portion of the Byers Road area in the Chester County Planning Commission's *Village Preservation Guide*, at: <https://www.chescoplanning.org/Historic/Guides-VillagePreservation.cfm>

7. The applicant should indicate if overnight facilities will be provided for animals, and whether there will be an outdoor area to walk dogs.
8. The County Planning Commission's Multimodal Circulation Handbook (2016 Update), which is available online at [www.chescoplanning.org/resources/PubsTransportation.cfm](http://www.chescoplanning.org/resources/PubsTransportation.cfm), classifies Byers Road (State Route 1022) as a minor collector. The Handbook (page 183) recommends an 80 foot-wide right-of-way for minor collector roads to accommodate future road and infrastructure improvements. We recommend that the applicant and the Township contact PennDOT to determine the appropriate right-of-way to be reserved for this section of Byers Road. We suggest that this area be identified as a dedicated right-of-way and be offered for dedication to PennDOT.
9. We suggest that the applicant and the Township approach the owner of the site to the west (Byers Road Properties LP, UPI # 32-4K-4.1) to consider using that site's driveway to jointly serve the applicant's site. Shared driveways can reduce the number of new access points on public roads, limit impervious coverage, reduce earth disturbance and lower construction costs.
10. The plan includes a "SKETCH PLAN STATEMENT OF INTENT"; the applicant should clarify whether this is a formal submission or a sketch plan.
11. The Post Construction Stormwater Management Plans indicate that subsurface infiltration practices will be utilized to manage a portion of the site's stormwater runoff. The applicant should submit the Operations and Management Plan for the stormwater facilities to the Township, which should be reviewed by the municipal engineer. To ensure this system continues to function as designed, the applicant and/or those responsible for future maintenance should strictly adhere to the inspection schedule included in the Operation and Maintenance Plan. Appropriate pre-treatment Best Management Practices (BMPs) should be installed to remove sediment and other debris from runoff before it discharges to the planned subsurface infiltration system. Sediment, oil, grease, or other debris should be regularly removed from these pretreatment BMPs.
12. Subsurface infiltration stormwater management practices are not appropriate for areas that will receive runoff with high sediment loads. Particular care should be taken during construction to prevent compaction of the soil below the system and to minimize the delivery of sediment to this system from construction runoff. The applicant should ensure that sufficient observation wells and access points are incorporated into the design and are located in areas that will remain easily accessible. These access points should be designed to allow for the occasional removal of accumulated sediment.

Page: 5  
Re: Preliminary Land Development - Eagle Animal Hospital  
# Upper Uwchlan Township - LD-03-24-18046

ADMINISTRATIVE ISSUES:

13. The applicant should contact the office of the Chester County Conservation District (telephone #610-455-1360) for information and clarification on erosion control measures. The provisions of the Commonwealth Erosion Control Regulations may apply to the project and may require an Earth Disturbance Permit or a National Pollutant Discharge Elimination System permit for discharge of stormwater from construction activities. Additional information on this topic is provided online at: <https://www.chesco.org/284/ErosionStormwater>.
14. A minimum of four 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 Upper Uwchlan Township. However, we appreciate the opportunity to review and comment on this plan. The staff of the Chester County Planning Commission is available to you to discuss this and other matters in more detail.

Sincerely,



Wes Bruckno, AICP  
Senior Review Planner

cc: Linn Architects  
9 Coffman Associates LP  
Anthony Antonelli, District Permits Manager, PennDOT  
Francis J. Hanney, PennDOT  
Chester County Conservation District



# 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

April 2, 2024

Janis A. Rambo, Secretary/Treasurer  
Valley Township  
1145 West Lincoln Highway  
Coatesville, PA 19320

Re: Final Subdivision - 1331 Valley Road Tract  
# Valley Township - SD-03-24-18024

Dear Ms. Rambo:

A final subdivision plan entitled "1331 Valley Road Tract", prepared by Pioneer Management, LLC and dated February 28, 2024, was received by this office on March 15, 2024. This plan is reviewed by the Chester County Planning Commission in accord with the provisions of Section 502 of the Pennsylvania Municipalities Planning Code. We offer the following comments on the proposed subdivision for your consideration.

**PROJECT SUMMARY:**

Location: North side of Valley Road (State Route 372), west of Seneca Avenue  
Site Acreage: 2.26 acres  
Lots: 2 lots  
Proposed Land Use: Single Family Residential  
Municipal Land Use Plan Designation: Neighborhood Reinvestment  
UPI#: 38-5-13.1, 38-5-13

**PROPOSAL:**

The applicant proposes the adjustment of the lot line separating two lots. The site is served by public water and public sewer facilities and contains a residential structure on the eastern lot and a commercial structure on the western lot. No additional construction is proposed by this plan. The eastern portion of the site is within the Valley Township R-2 Residential zoning district and the western portion of the site is located in the Valley Township HC Highway Commercial zoning district.

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

Page: 2  
 Re: Final Subdivision - 1331 Valley Road Tract  
 # Valley Township - SD-03-24-18024

## COUNTY POLICY:

### LANDSCAPES:

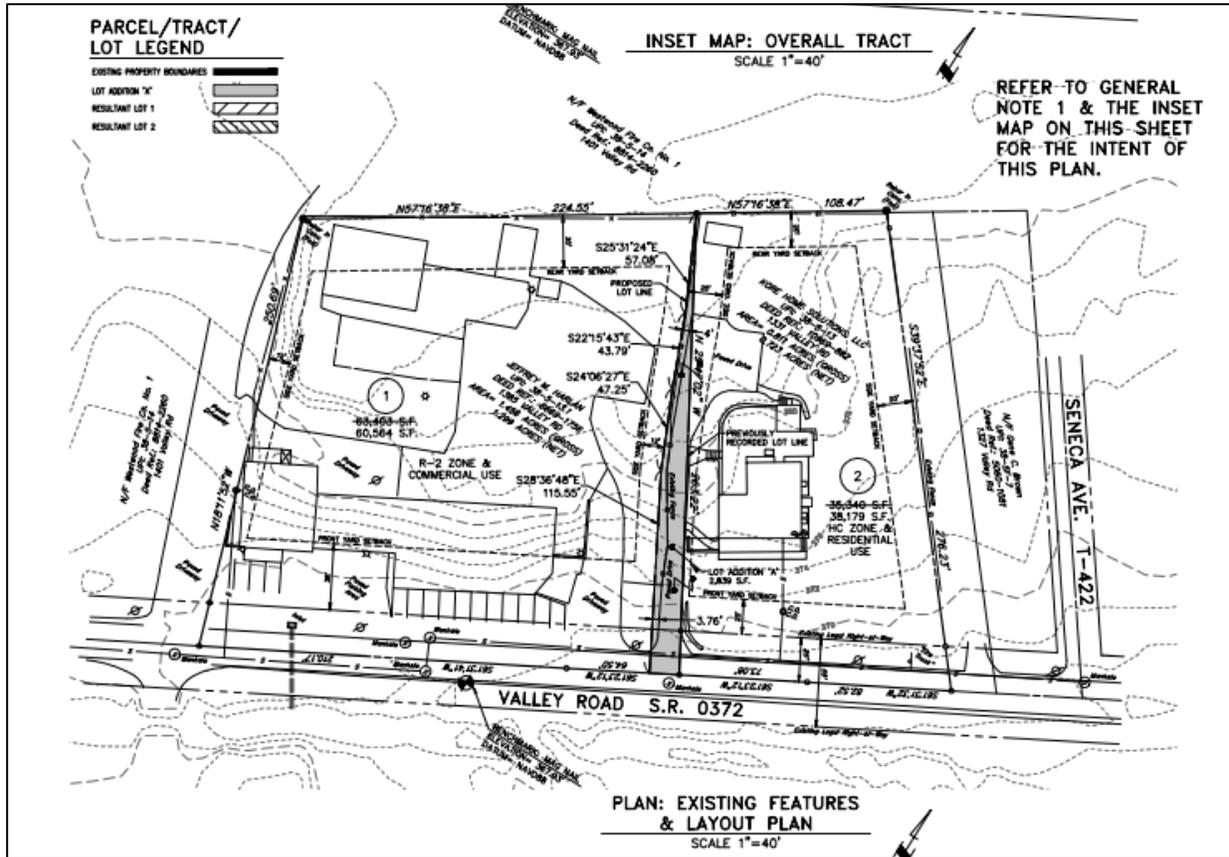
1. The site is located within the **Urban Center Landscape** designation of [Landscapes3](#), the 2018 County Comprehensive Plan. The vision for the **Urban Center Landscape** is historic downtown and established neighborhoods serving as civic, economic, and population centers with a traditional town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



### PRIMARY ISSUES:

2. If development plans for the western lot (UPI # 38-5-13.1) are proposed in the future, the applicant and the Township should work with PennDOT to create a parking and access design that will not require vehicles to use reverse movements to enter traffic on Valley Road (State Route 372).

Page: 3  
 Re: Final Subdivision - 1331 Valley Road Tract  
 # Valley Township - SD-03-24-18024



*Detail of 1331 Valley Road Tract  
 Final Subdivision Plan*

- The County Planning Commission's Multimodal Circulation Handbook (2016 Update), which is available online at [www.chescoplanning.org/resources/PubsTransportation.cfm](http://www.chescoplanning.org/resources/PubsTransportation.cfm), classifies Valley Road (State Route 372) as a major arterial. The Handbook (page 183) recommends 100 foot-wide rights-of-way for major arterial roads to accommodate future road and infrastructure improvements. We recommend that the applicant and Valley Township contact PennDOT to determine the appropriate right-of-way to be reserved for this section of Valley Road. We suggest that this area be identified as a dedicated right-of-way and be offered for dedication to PennDOT.

ADMINISTRATIVE ISSUE:

- 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 Valley Township.

Page: 4  
Re: Final Subdivision - 1331 Valley Road Tract  
# Valley Township - SD-03-24-18024

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

Sincerely,

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

Wes Bruckno, AICP  
Senior Review Planner

cc: Pioneer Management, LLC  
Kore Home Solutions, c/o Mr. Kerry Martin  
Anthony Antonelli, District Permits Manager, PennDOT  
Francis J. Hanney, PennDOT



# 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

April 5, 2024

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

Re: Preliminary/Final Land Development - 1052 Andrew Drive  
# West Goshen Township – LD-03-24-18018

Dear Mr. Bashore:

A Preliminary/Final Land Development Plan entitled "1052 Andrew Drive", prepared by Howell Engineering, and dated February 14, 2024, was received by this office on March 18, 2024. This plan is reviewed by the Chester County Planning Commission in accord with the provisions of Section 502 of the Pennsylvania Municipalities Planning Code. We offer the following comments on the proposed land development for your consideration.

### **PROJECT SUMMARY:**

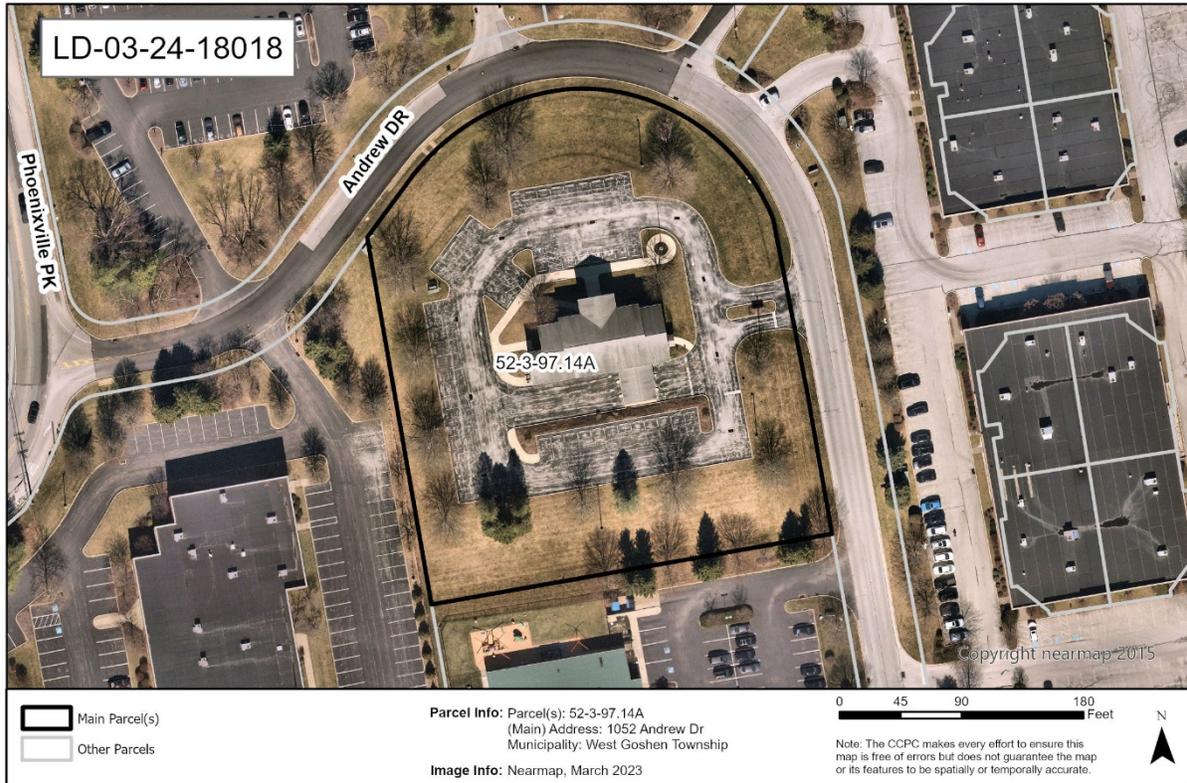
Location:	south side of Andrew Drive, east of Phoenixville Pike
Site Acreage:	2.27
Lots/Units:	1 Lot
Non-Res. Square Footage:	16,925
Proposed Land Use:	Industrial
New Parking Spaces:	49
Municipal Land Use Plan Designation:	Commercial, Office, Industrial Infill
UPI#:	52-3-97.14A

### **PROPOSAL:**

The applicant proposes the construction of a two-story 16,925 square foot building, and 49 parking spaces (it is our understanding that the site will be utilized by a landscaping company). The existing bank building on the site will be removed. The project site, which will be served by public water and public sewer, is located in the I-2-R Light Industrial District-Restricted.

**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 - 1052 Andrew Drive  
 # West Goshen Township – LD-03-24-18018



### COUNTY POLICY:

#### LANDSCAPES:

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

#### WATERSHEDS 2045:

2. *Watersheds 2045*, the County-wide integrated water resources plan and Act 167 Stormwater Management Plan, indicates the proposed development is located within the Chester Creek watershed. The *Watersheds 2045* plan's highest priority objectives within this watershed are: improving stormwater management to increase infiltration and protect baseflow; restoring stream channels and vegetated riparian corridors; addressing legacy and emerging contaminants; reducing nutrient pollution; and promoting source water protection methods. *Watersheds 2045* can be accessed at [www.chesco.org/watersheds2045](http://www.chesco.org/watersheds2045).



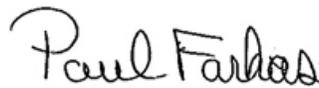
Page: 4  
Re: Preliminary/Final Land Development - 1052 Andrew Drive  
# West Goshen Township – LD-03-24-18018

ADMINISTRATIVE ISSUES:

5. Land disturbance and land development activities that occur within Chester County must comply with the *County-wide Act 167 Stormwater Management Plan for Chester County, PA* (August 2022) and the associated Act 167 stormwater management ordinance standards adopted by each municipality.
6. According to the Waiver Request table on Sheet 1, the applicant is requesting a waiver from the procedural requirements in Article IV of the Township Subdivision and Land Development Ordinance, which requires that preliminary and final plan submissions be made separately. Waiver requests should only be granted following the determination that the proposed project either meets the purpose of these requirements or does not create the impacts that these provisions are intended to manage.
7. The applicant should contact the office of the Chester County Conservation District (telephone #610-455-1360) for information and clarification on erosion control measures. The provisions of the Commonwealth Erosion Control Regulations may apply to the project and may require an Earth Disturbance Permit or a National Pollutant Discharge Elimination System permit for discharge of stormwater from construction activities. Additional information on this topic is provided online at: <https://www.chesco.org/284/ErosionStormwater>.
8. A minimum of four (4) copies of the plan should be presented at the Chester County Planning Commission for endorsement to permit recording of the final plan in accord with the procedures of Act 247, the Pennsylvania Municipalities Planning Code, and to meet the requirements of the Recorder of Deeds and the Assessment Office, 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: Sabot Properties, LLC  
Finnerty, LLC  
Howell Engineering  
Chester County Conservation District



# 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

April 19, 2024

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

Re: Final Land Development - Goshen Leisure Development  
 # West Goshen Township – LD-03-24-18019

Dear Mr. Bashore:

A Final Land Development Plan entitled "Goshen Leisure Development", prepared by Edward B. Walsh and Associates, Inc., and dated March 10, 2004, and last revised on August 10, 2023, was received by this office on April 9, 2024. 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 Hagerty Boulevard, north of South Matlack Street
Site Acreage:	14.09
Lots/Units:	1 Lot
Non-Res. Square Footage:	0
Proposed Land Use:	Parking for previously approved commercial building
New Parking Spaces:	108
Municipal Land Use Plan Designation:	Commercial, Office, Industrial Infill
UPI#:	52-7-32.1

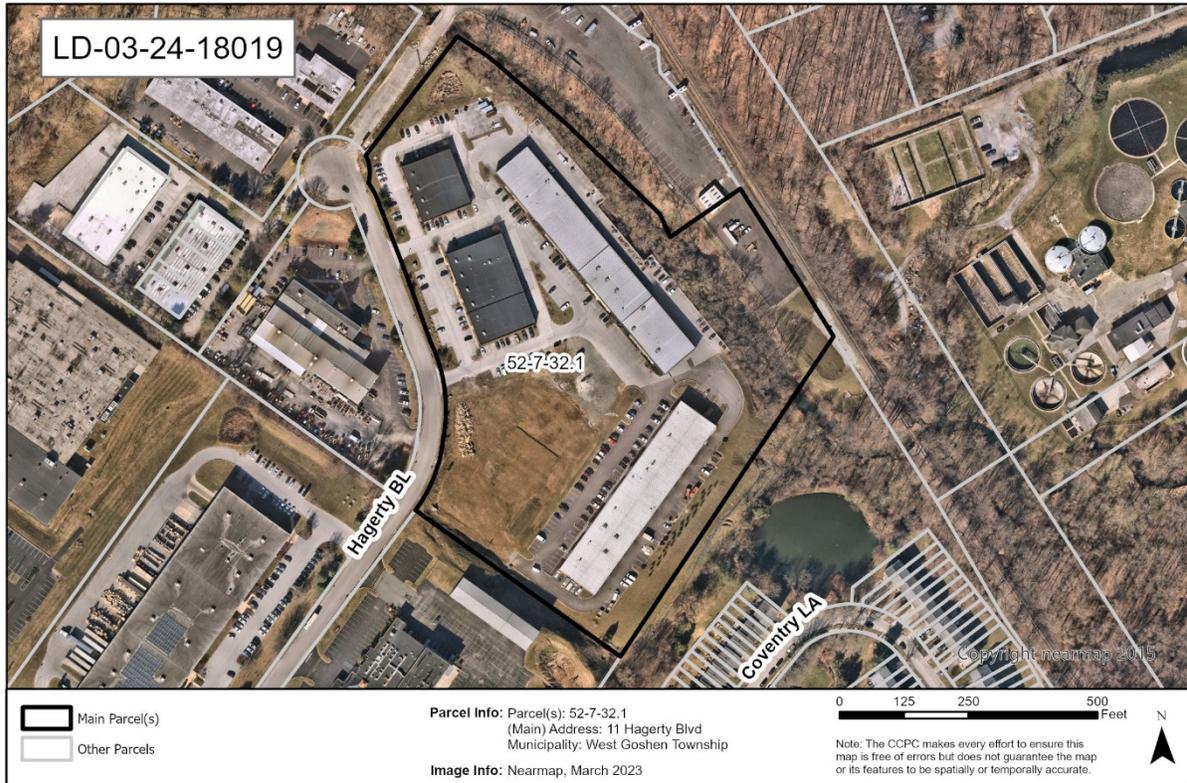
## **PROPOSAL:**

The County Planning Commission initially reviewed a preliminary land development plan for this site which addressed the construction of five office/warehouse buildings totaling 136,575 square feet (CCPC# 9415-5, dated July 5, 2005). According to our records, this plan was approved by the Township on June 27, 2007. Subsequently, the Commission reviewed a final land development plan which proposed revisions to the size and configuration of Building #3, along with revisions to the configuration of the parking areas around the perimeter of Building #3 (CCPC# LD-11-20-16534, dated December 4, 2020). According to our records, this plan was approved by the Township on December 4, 2020.

The current plan submission proposes revisions to the configuration of the parking areas around the perimeter of Building #3 (Buildings #1, #2, #4 and #5 have been constructed). The project site, which is served by public water and public sewer, is located in the I-2 Light Industrial zoning district.

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

Page: 2  
 Re: Final Land Development - Goshen Leisure Development  
 # West Goshen Township – LD-03-24-18019



### COUNTY POLICY:

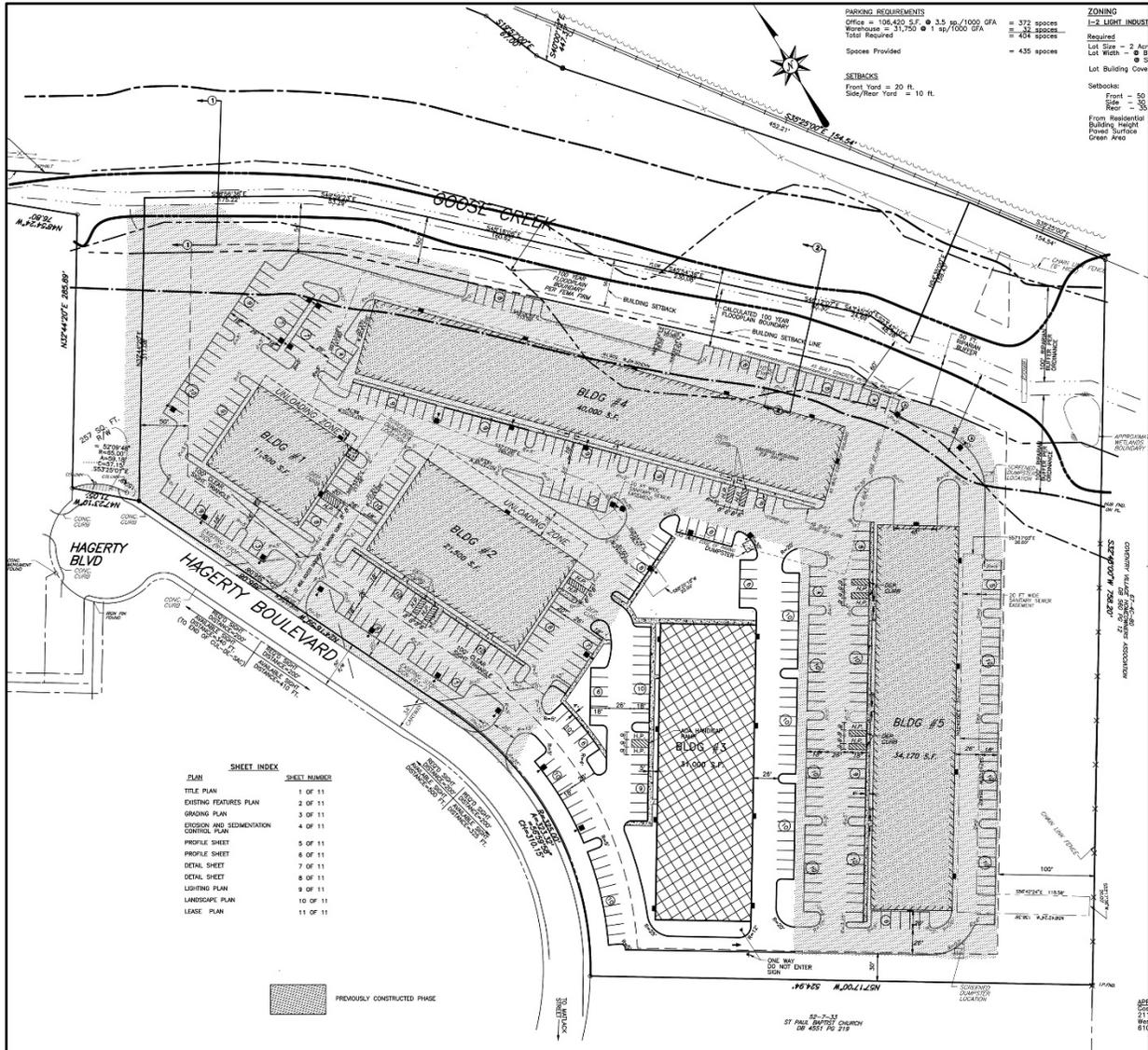
#### LANDSCAPES:

- The project site is located within the **Suburban Landscape** and **Natural Landscape** designations of [Landscapes3](#), the 2018 County Comprehensive Plan. The vision for the **Suburban Landscape** is predominantly residential communities with locally-oriented commercial uses and facilities, accommodating growth at a medium density that retains a focus on residential neighborhoods, with enhancements in housing diversity and affordability. As an overlay of all other landscapes, the county's **Natural Landscapes** consist of a network of streams, wetlands, floodplains, and forests that are protected by regulations or should be subject to limited disturbance. Conservation practices should protect and restore these natural resources. The proposed land development is consistent with the objectives of the **Suburban Landscape**.

#### WATERSHEDS:

- Watersheds 2045*, the County-wide integrated water resources plan and Act 167 Stormwater Management Plan, indicates the proposed development is located within the Chester Creek watershed. The *Watersheds 2045* plan's highest priority objectives within this watershed are: improving stormwater management to increase infiltration and protect baseflow; restoring stream channels and vegetated riparian corridors; addressing legacy and emerging contaminants; reducing nutrient pollution; and promoting source water protection methods. *Watersheds 2045* can be accessed at [www.chesco.org/watersheds2045](http://www.chesco.org/watersheds2045).

Page: 3  
 Re: Final Land Development - Goshen Leisure Development  
 # West Goshen Township – LD-03-24-18019



Site Plan Detail, Sheet 1: Final Land Development - Goshen Leisure Development

**PRIMARY ISSUES:**

- The Township should verify that the design of the proposed outdoor lighting plan (Sheet 10) 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.

**ADMINISTRATIVE ISSUES:**

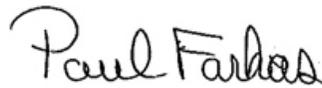
- Land disturbance and land development activities that occur within Chester County must comply with the **County-wide Act 167 Stormwater Management Plan for Chester County, PA** (August 2022) and the associated Act 167 stormwater management ordinance standards adopted by each municipality.

Page: 4  
Re: Final Land Development - Goshen Leisure Development  
# West Goshen Township – LD-03-24-18019

5. A minimum of four (4) copies of the plan should be presented at the Chester County Planning Commission for endorsement to permit recording of the final plan in accord with the procedures of Act 247, the Pennsylvania Municipalities Planning Code, and to meet the requirements of the Recorder of Deeds, 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: Goshen Leisure - Hagerty  
Edward B. Walsh and Associates, Inc.  
Chester County Conservation District



# 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

April 19, 2024

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

Re: Preliminary/Final Land Development - Lands of Schramm, Inc.  
 # West Goshen Township – LD-03-24-18038

Dear Mr. Bashore:

A Preliminary/Final Land Development Plan entitled "Lands of Schramm, Inc.", prepared by Edward B. Walsh and Associates, Inc., and dated February 20, 2024, was received by this office on March 20, 2024. This plan is reviewed by the Chester County Planning Commission in accord with the provisions of Section 502 of the Pennsylvania Municipalities Planning Code. We offer the following comments on the proposed land development for your consideration.

## **PROJECT SUMMARY:**

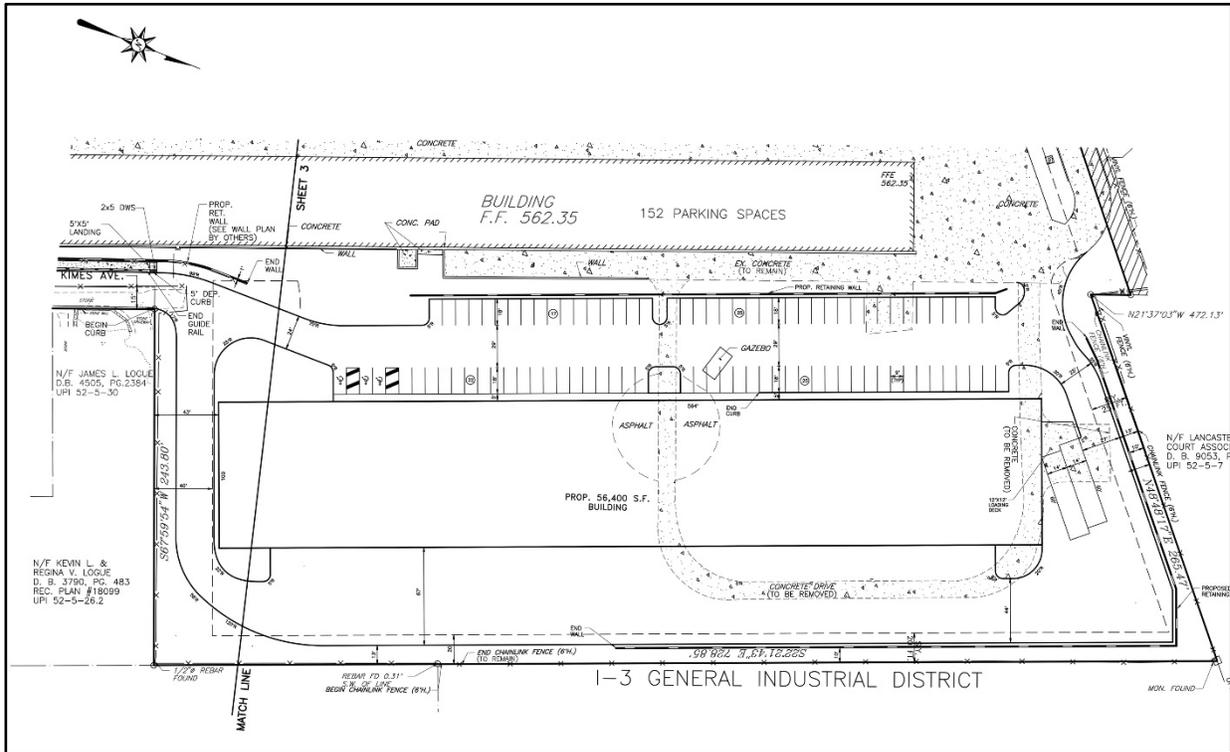
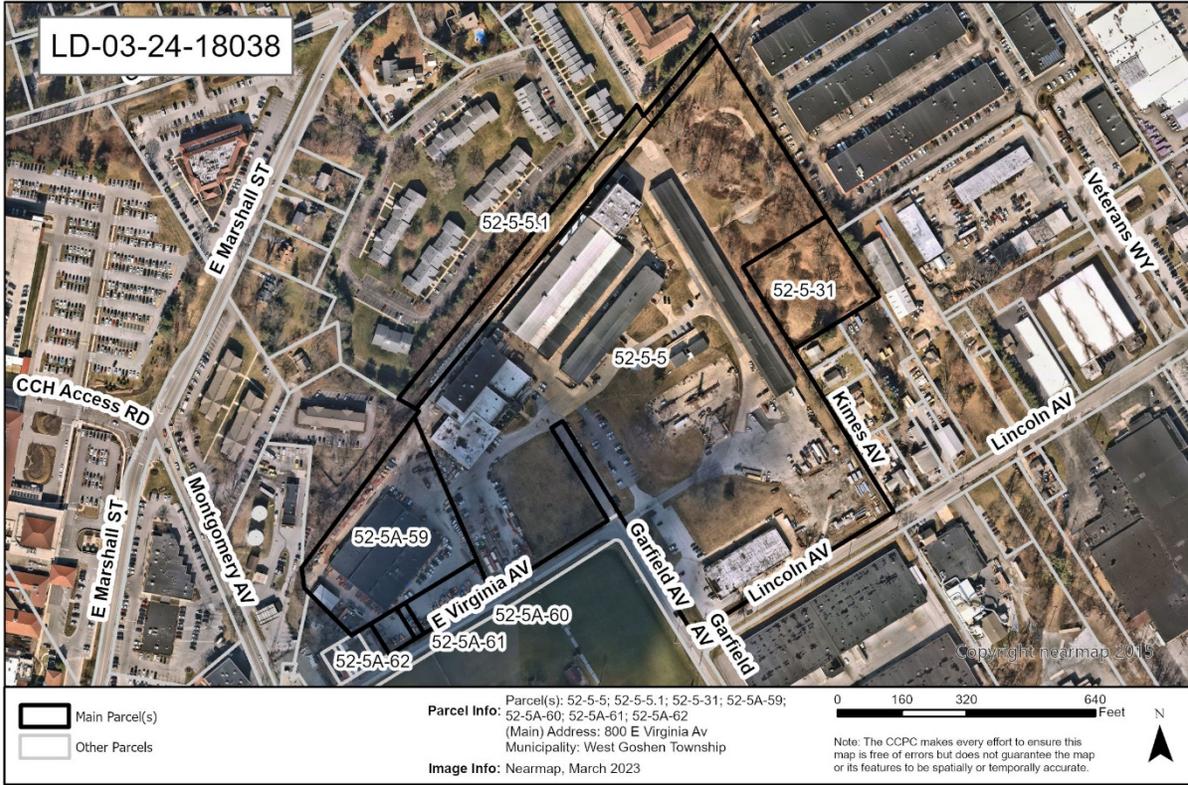
Location:	north side of Lincoln Avenue, east of Montgomery Avenue
Site Acreage:	26.12
Non-Res. Square Footage:	56,400
Proposed Land Use:	Industrial
New Parking Spaces:	89
Municipal Land Use Plan Designation:	Commercial, Office, Industrial Infill
UPI#:	52-5-5, 52-5-5.1, 52-5-31, 52-5A-59, 52-5A-60, 52-5A-61, 52-5A-62

## **PROPOSAL:**

The applicant proposes the construction of a 56,400 square foot industrial building, and 89 parking spaces. The existing buildings on the site will remain. The project site, which will be served by public water and public sewer, is located in the I-3 General Industrial zoning district.

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

Page: 2  
Re: Preliminary/Final Land Development - Lands of Schramm, Inc.  
# West Goshen Township – LD-03-24-18038



Site Plan Detail, Sheet 4: Preliminary/Final Land Development - Lands of Schramm, Inc.

Page: 3  
Re: Preliminary/Final Land Development - Lands of Schramm, Inc.  
# West Goshen Township – LD-03-24-18038

#### BACKGROUND:

1. The Chester County Planning Commission previously reviewed a land development proposal for this site. That review, CCPC# LD-04-21-16699, dated May 12, 2021, which addressed the construction of a 51,200 square foot industrial building, was approved by the Township on October 18, 2022. The current plan submission addresses revisions to the proposed building, parking, loading and stormwater management facilities located in the northeast corner of the project site.

#### COUNTY POLICY:

##### LANDSCAPES:

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

##### WATERSHEDS 2045:

3. *Watersheds 2045*, the County-wide integrated water resources plan and Act 167 Stormwater Management Plan, indicates the proposed development is located within the Chester Creek and Upper Brandywine Creek watersheds. The *Watersheds 2045* plan's highest priority objectives within the Chester Creek watershed are: improving stormwater management to increase infiltration and protect baseflow; restoring stream channels and vegetated riparian corridors; addressing legacy and emerging contaminants; reducing nutrient pollution; and promoting source water protection methods. The *Watersheds 2045* plan's highest priority objectives within the Upper Brandywine Creek watershed are: protecting first order streams, riparian corridors, and existing woodlands; reducing stormwater runoff; mitigating flood risks; implementing source water protection measures; and promoting and expanding water-based recreational opportunities and access. *Watersheds 2045* can be accessed at [www.chesco.org/watersheds2045](http://www.chesco.org/watersheds2045).

##### PRIMARY ISSUES:

4. We suggest that the applicant and Township consider providing additional landscaping/buffer areas on the project site between the proposed development activity and the adjoining parcels, which include existing residential uses.
5. The Township should verify that the design of the proposed outdoor lighting plan (Sheets 26 and 26A) conforms to Township ordinance requirements. The illumination should be directed inward from the periphery of the site and be oriented to reduce glare and visual impact on the adjoining roadways and land uses.

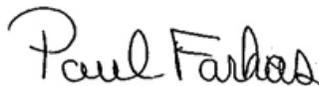
Page: 4  
Re: Preliminary/Final Land Development - Lands of Schramm, Inc.  
# West Goshen Township – LD-03-24-18038

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 should contact the office of the Chester County Conservation District (telephone #610-455-1360) for information and clarification on erosion control measures. The provisions of the Commonwealth Erosion Control Regulations may apply to the project and may require an Earth Disturbance Permit or a National Pollutant Discharge Elimination System permit for discharge of stormwater from construction activities. Additional information on this topic is provided online at: <https://www.chesco.org/284/ErosionStormwater>.
8. While the proposed parking figures provided in a parking table on Sheets 1 and 4 appear to be consistent with the proposed parking depicted on the site plan, there is a separate parking table on Sheet 3 which provides a different proposed parking figure. This should be clarified by the applicant.
9. The applicant should verify the accuracy of the plan sheet numbers provided in the Plan List on Sheet 1. For instance, while the lighting plan sheets are identified as Sheets 26 and 26A, this plan list indicates that Sheets 26 and 26A are the landscape plans instead.
10. 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: E. Kahn Development Corporation  
Edward B. Walsh and Associates, Inc.  
920 S. Bolmar Associates, LP  
Chester County Conservation District

# Proposed Plan and Ordinance Reviews



# ORDINANCE PROPOSALS

4/1/2024 to 4/30/2024

The staff reviewed proposals for:

	Total
Miscellaneous Ordinance (Misc.) Amendments	1
Miscellaneous Ordinance (Misc.) Updates	1
Official Maps	1
Subdivision and Land Development Ordinance (SLDO) Amendments	2
Zoning Ordinance Amendments	5
<b>TOTAL REVIEWS</b>	<b>10</b>

MUNICIPALITY	FILE NO.	REVIEW DATE	TOPIC	LANDSCAPES3 CONSISTENCY
East Pikeland Township	MU-04-24-18053	4/17/2024	<b>Proposed - Misc Update</b> Phoenixville Area School District (PASD) is proposing to sell a 6.0 acre parcel at the east corner of West Seven Stars Road and Hares Hill Road. This parcel was part of the site of the former East Pikeland Elementary School.	Not Relevant
Lower Oxford Township	ZA-03-24-18029	4/1/2024	<b>Proposed - Zoning Ordinance Amendment</b> Single-family detached dwellings are added as a use in the R-4 District and the Area and Bulk provisions for them are added.	Not Relevant
Phoenixville Borough	SA-03-24-18031	4/1/2024	<b>Proposed - SLDO Amendment</b> The parking provisions of Section 22.417.2.E.2 Vehicular Parking (Design Standards for Parking Lots) are revised to delete the phrase "Perpendicular parking stalls designated for compact cars may be reduced to eight feet in width." and the phrase "Compact spaces are not permitted" is added.	Not Relevant

MUNICIPALITY	FILE NO.	REVIEW DATE	TOPIC	LANDSCAPES3 CONSISTENCY
Phoenixville Borough	ZA-04-24-18056	4/25/2024	<b>Proposed - Zoning Ordinance Amendment</b> Convert a series of uses currently permitted by Conditional Use to being permitted by Special Exception; Converting associated Additional Conditional Use Standards applicable to Specific Uses to Additional Standards for Special Exceptions for Specific Uses.	Not Relevant
Schuylkill Township	SA-03-24-18039	4/17/2024	<b>Proposed - SLDO Amendment</b> Schuylkill Township is adopting a new Township Code and as part of the adoption the Subdivision and Land Development Ordinance and the Zoning Ordinance are also being revised. Those revisions are reviewed per the requirements of the Pennsylvania MPC in this review.	Consistent
Schuylkill Township	ZA-03-24-18040	4/17/2024	<b>Proposed - Zoning Ordinance Amendment</b> Schuylkill Township is adopting a new Township Code and as part of the adoption the Subdivision and Land Development Ordinance and the Zoning Ordinance are also being revised. Those revisions are reviewed per the requirements of the Pennsylvania MPC in this review.	Consistent
Uwchlan Township	MA-04-24-18060	4/24/2024	<b>Proposed - Misc Amendment</b> dog ordinance	Not Relevant
West Brandywine Township	OM-03-24-18015	4/24/2024	<b>Proposed - Official Map</b> official map	Consistent
West Goshen Township	ZA-03-24-18051	4/24/2024	<b>Proposed - Zoning Ordinance Amendment</b> The Township proposes to remove convenience stores from the list of uses permitted by conditional use in the C-1 Neighborhood Commercial District.	Not Relevant
West Nottingham Township	ZA-03-24-18052	4/24/2024	<b>Proposed - Zoning Ordinance Amendment</b> The proposed zoning ordinance amendment adds a definition for "Truck Stop" and revises the definitions for "Convenience Store" and "Gasoline Service Station". Truck Stops are added to the uses permitted by Conditional Use in the I-Industrial zoning district and a new subsection is added to the Supplemental Use Regulations.	Consistent

**TOTAL NUMBER OF ORDINANCE PROPOSALS WITH RELEVANCE TO LANDSCAPES3: 4**

**TOTAL NUMBER OF ORDINANCE PROPOSALS CONSISTENT WITH LANDSCAPES3: 4**

# Ordinance Review Letters



# 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

April 17, 2024

David H. Comer, Esquire  
Fox Rothschild, LLP  
980 Jolly Road, Suite 110  
Blue Bell, PA 19422-3001

Re: Phoenixville Area School District – Sale of District Property  
# East Pikeland Township - MU-04-24-18053

Dear Mr. Comer:

The Chester County Planning Commission has reviewed the proposal you submitted on March 18, 2024, as required by Section 305 of Act 247, the Pennsylvania Municipalities Planning Code. We offer the following comments on this proposal.

**PROJECT SUMMARY:**

Location:	East corner of West Seven Stars Road and Hares Hill Road
Site Acreage:	6.00
Lots/Units	1 lot
Proposed Use:	Unknown
Site Zoning:	MR-Medium Density Residential
Municipal Land Use Plan Designation:	R-2- Community Residential
UPI#	26-2-132.1

**PROPOSAL:**

1. The Phoenixville Area School District proposes the sale of a six acre parcel with an address of 1191 Hares Hill Road, being Tax Parcel 26-2-132.1 located in East Pikeland Township. The property had previously been part of the lands of the East Pikeland Elementary School and is improved with a portion of the two-story elementary school structure.

**LANDSCAPES:**

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

Page: 2  
 Re: Phoenixville Area School District – Sale of District Property  
 # East Pikeland Township - MU-04-24-18053



**COMMENTS:**

3. A portion of the structure on this parcel is identified as historic resource #277 in East Pikeland Township. We understand that the Township's Historic Commission has concerns related to the ongoing maintenance of this resource and the attached structures. The School District should ensure that any future owner of the parcel is aware of this designation and the ongoing responsibility for upkeep of the resource as specified in Article 16 of the East Pikeland Township Zoning Ordinance. We also note that Township has recently acquired an open space easement on an adjoining parcel at this location.
4. It is our understanding that the facility is currently being used as a school for emotionally challenged youth. We understand that it is the Township view this use of the former elementary school as appropriate, but any future improvements should be consistent with the Township's ordinances and adopted policies.

**RECOMMENDATION:** The School District should consider the comments contained in this review prior to taking action on this proposal.

Page: 3  
Re: Phoenixville Area School District – Sale of District Property  
# East Pikeland Township - MU-04-24-18053

We appreciate the opportunity to comment on this proposal. This review does not imply approval of any proposed subdivision and/or land development, nor release the requirement of any future applicant to submit a land development plan under other Township ordinances and the Pennsylvania Municipalities Planning Code. We request an official copy of the decision made by the School District. This will allow us to maintain a current file of School District property.

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: Kim Moretti, Manager, East Pikeland Township  
Colleen Frens, County Solicitor  
Susan Turner, Phoenixville Area School District, Board President



# 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

April 1, 2024

Deborah Kinney, Secretary  
Lower Oxford Township  
220 Township Road  
Oxford, PA 19363

Re: Zoning Ordinance Amendment – Single-family detached dwellings in the R-4 District  
# Lower Oxford Township - ZA-03-24-18029

Dear Ms. Kinney:

The Chester County Planning Commission has reviewed the proposed Zoning Ordinance Amendment as submitted pursuant to the provisions of the Pennsylvania Municipalities Planning Code, Section 609(e). The referral for review was received by this office on March 8, 2024. We offer the following comments to assist in your review of the proposed Zoning Ordinance Amendment.

DESCRIPTION:

1. The Township proposes the following amendments to its Zoning Ordinance:
  - A. Section 27-700 is revised to add a phrase relating to regulation of Uses Permitted in the R-3 district that are also permitted in the R-4 district.
  - B. Single-family detached dwellings are added as a by-right use in the R-4 in Section 27-700.13.
  - C. The Area and Design Requirements Table of Section 27-702 is revised to include the requirements for a Single-Family Dwelling.
  - D. Side yard requirements are for a Single-Family Dwelling are added as Section 27-702.C.
  - E. In Section 27-1404.1.A Projection into Required Yards, is revised to add unroofed residential decks to those features that shall be permitted with no restriction with the exception noted in the following new subsection.
  - F. In the following section, Section 27-1404.1.B, unroofed residential decks must maintain a 10 foot minimum setback from the rear property line of the parcel and comply with the side yard setbacks for Single-Family detached dwellings.

BACKGROUND:

2. The County Planning Commission has reviewed a previous version of this amendment, that review, CCPC# ZA-07-23-17738 was dated July 21, 2023.

Page: 2  
Re: Zoning Ordinance Amendment – Single-family detached dwellings in the R-4 District  
# Lower Oxford Township - ZA-03-24-18029

COMMENTS:

3. We note that the e-code version of the Zoning Ordinance does not contain a Section codified as 27-700.12, Single-family detached dwellings are proposed to be added in Section 27-700.13. The Township should verify the codification or update the online version of their Zoning Ordinance as applicable.

We also note that the codification of Part IV of the amendment does not match the numbering system used in the other amendments or the e-code version of the Zoning Ordinance available online. As submitted the new subsection is codified as Section 27-702.C. The subsections of Section 27-702 are numbered, which are followed by capital letters. The Township should verify the codification prior to taking action on this amendment.

4. While we acknowledge that the R-4 is the Township’s High Density Residential district, the 5 foot minimum side yard width would permit single-family detached dwellings to be sited as close to each other as 10 feet. We recommend that the Township contact the local fire companies to verify whether this separation distance is sufficient from a fire safety perspective. We suggest that a 10 foot side yard dimension (both sides) would provide greater dwelling separation without decreasing the buildable area on each lot.

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

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

Sincerely,



Glenn Bentley  
Senior Review Planner



# 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

April 1, 2024

Dave Boelker, Director of Planning and Code Enforcement  
Phoenixville Borough  
351 Bridge Street  
Phoenixville, PA 19460

Re: Subdivision and Land Development Ordinance Amendment – Design Standards for Parking  
Lots  
# Phoenixville Borough - SA-03-24-18031

Dear Mr. Boelker:

The Chester County Planning Commission has reviewed the proposed Subdivision and Land Development Ordinance Amendment as submitted pursuant to the provisions of the Pennsylvania Municipalities Planning Code, Section 505(a). The referral for review was received by this office on March 12, 2024. We offer the following comments to assist in your review of the proposed Subdivision and Land Development Ordinance Amendment.

**DESCRIPTION:**

1. Phoenixville Borough proposes the following amendments to its Subdivision and Land Development Ordinance:
  - A. The Parking Area Dimensions of the Design Standards for Parking Lots of Section 22-417.2.E.2 is revised by removing the phrase “Perpendicular parking stalls designated for compact vehicles may be reduced to eight feet in width.” and adding the phrase “Compact spaces are not permitted.”

**COMMENTS:**

2. We understand that vehicles meeting the definition of a “compact car” are increasingly rare and that the Borough has reviewed proposals where the compact car provisions have been overutilized. The proposed amendment is appropriate.

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

Page: 2

Re: Subdivision and Land Development Ordinance Amendment – Design Standards for Parking  
Lots

# Phoenixville Borough - SA-03-24-18031

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

Sincerely,

A handwritten signature in black ink, 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



# 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

April 25, 2024

Dave Boelker, Director of Planning and Code Enforcement  
Phoenixville Borough  
351 Bridge Street  
Phoenixville, PA 19460

Re: Zoning Ordinance Amendment – Uses permitted by Conditional Use, to be permitted by Special Exception  
# Phoenixville Borough - ZA-04-24-18056

Dear Mr. Boelker:

The Chester County Planning Commission has reviewed the proposed Zoning Ordinance Amendment as submitted pursuant to the provisions of the Pennsylvania Municipalities Planning Code, Section 609(e). The referral for review was received by this office on April 3, 2024. We offer the following comments to assist in your review of the proposed Zoning Ordinance Amendment.

### DESCRIPTION:

1. The Borough proposes the following amendments to its Zoning Ordinance:
  - A. Convert a series of uses currently permitted by Conditional Use to being permitted by Special Exception.
  - B. Converting associated Additional Conditional Use Standards applicable to Specific Uses to Additional Standards for Special Exceptions for Specific Uses.

### COMMENTS:

2. It is our understanding that over the last few years Phoenixville Borough Council has reviewed numerous conditional use submissions, which has reduced their time to address other important issues in the Borough. They have acted to move the responsibility for the review of these type of submissions to the Zoning Hearing Board by permitting them by Special Exception rather than Conditional Use. The Planning Commission views this change as an appropriate reallocation of review responsibilities.

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

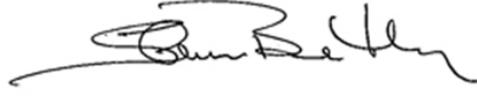
Page: 2

Re: Zoning Ordinance Amendment – Uses permitted by Conditional Use, to be permitted by Special Exception

# Phoenixville Borough - ZA-04-24-18056

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

Sincerely,

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

Glenn Bentley  
Senior Review Planner



# THE COUNTY OF CHESTER



## 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

April 17, 2024

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

Re: Subdivision and Land Development & Zoning Ordinance Amendments – Schedule A Revisions  
# Schuylkill Township - SA-03-24-18039 & ZA-03-24-18040

Dear Ms. Getz:

The Chester County Planning Commission has reviewed the proposed Subdivision and Land Development and Zoning Ordinance Amendments as submitted pursuant to the provisions of the Pennsylvania Municipalities Planning Code, Sections 505(a) & 609(e). The referral for review was received by this office on March 20, 2024. We offer the following comments to assist in your review of the proposed Subdivision and Land Development & Zoning Ordinance Amendments.

### BACKGROUND:

1. Schuylkill Township is adopting a new Township Code and as part of the adoption the Subdivision and Land Development Ordinance and the Zoning Ordinance are being amended. Only those amendments are the subject of this review per the requirements of the Pennsylvania Municipalities Planning Code, Act 247, as amended.

### DESCRIPTION:

2. The Township proposes the following amendments to its Subdivision and Land Development & Zoning Ordinance:

#### Chapter 320 Subdivision and Land Development Ordinance:

- A. A reference to the Pennsylvania Municipalities Planning Code, specifically the Act number, 247 is revised in Section 320-1 Adoption.
- B. A reference to the Township Comprehensive Plan is updated in Section 320.3.B.
- C. A reference in the definition of the term "Comprehensive Plan" is revised as is a reference to the term "Conservation Subdivision", both in Section 320-9 Definitions.
- D. The time limit pertaining to the life of a plan submission is reduced to three years in Section 320-12D(4)(f).
- E. A minor wording revision to Section 320-57I related to releasing financial security as required improvements are completed makes these requests the responsibility of the applicant and if the Township Supervisors fail to act within the 45 day period it shall be deemed to have approved release of the funds.

Page: 2  
 Re: Subdivision and Land Development & Zoning Ordinance Amendments – Schedule A Revisions  
 # Schuylkill Township - SA-03-24-18039 & ZA-03-24-18040

- F. In Section 320-59 Release from Improvement Bond, is revised in Subsection G(1) the time frame for an applicant to dispute a bill is extended to 100 days from the previous 30 day period. In Subsection G(2) the revision clarifies submission of the final bill to the applicant prior to final release of financial security, Subsection G(3) the time frame for applicant to request the appointment of another professional consultant to serve as an arbitrator to settle the sum of the final bill is extended from 45 days to 100 days. Subsection G(6) specifies what party pays the fee of the arbitrator, a new Subsection G(7) is added to further clarify certain outcomes based on the findings of the arbitrator and finally Subsection G(8) is added to specify the time frame for the Township or the applicant to dispute fees charged and paid as being unreasonable or excessive.

Chapter 370 Zoning Ordinance:

- A. In Section 370.7 Definitions, a reference in the definition of the term “Comprehensive Plan” is replaced, the reference in the definition of the term “constrained land” is revised to be more specific, an online link related to the definition of the term ”hydric soil” is updated and the wording of the definition of the term “public notice” is revised to clarify the timing of such notices.
- B. In Section 370-8A the table of zoning districts is revised to add the CO-Conservation Overlay district.
- C. Section 370-72C is revised to include the missing subject of the second sentence the “Floodplain Administrator”.
- D. The wording is revised relating to Convenience Stores as uses permitted by conditional use in the C-Commercial zoning district in Section 370-86(H). A similar revision is applied to Pharmacy/drugstore in the following subsection 370-86I. A new subsection 370-86J is added and addresses the establishment of any two uses on a single lot permitted in the C-Commercial Zoning district when authorized by Conditional Use, subject to the provision of Section 370-171.
- E. The references, applicability of other chapters and wording of the provision of Section 370-99 are revised to improve clarity.
- F. The references, applicability of other chapters and wording of the provision of Section 370-101 are revised to improve clarity.
- G. The reference in Section 370-121C is corrected.
- H. The term used for the Zoning Officer in Section 370-128H is revised.
- I. The time frame for the second notice of a public hearing is revised to “...not less than seven days prior to the meeting...”
- J. In Section 370-229E(2)(b) is revised to change the reference to the Table to Table 229B.

COMMENTS:

3. The proposed amendments to both ordinances revise references to other Township documents and State legislation to correct previous errors, revise the names of the documents, include references to new documents and to update versions of existing documents. The amendments also add new provisions and expand existing provisions to clarify the Township’s intent. The amendments to both ordinances are appropriate, particularly in light of the Township’s adoption of a new Code.

Page: 3

Re: Subdivision and Land Development & Zoning Ordinance Amendments – Schedule A Revisions  
# Schuylkill Township - SA-03-24-18039 & ZA-03-24-18040

**RECOMMENDATION: The County Planning Commission supports the adoption of the proposed subdivision and land development and zoning ordinance amendments.**

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

Sincerely,

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

Glenn Bentley  
Senior Review Planner



# THE COUNTY OF CHESTER



COMMISSIONERS  
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

April 24, 2024

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

Re: Miscellaneous Ordinance - Requirements for Dog Control by Specifying Leash Length  
# Uwchlan Township - MA-04-24-18060

Dear Ms. Giordano:

The Chester County Planning Commission has reviewed the proposal as submitted by Uwchlan Township. The referral for review was received by this office on April 4, 2024. While we have no official review comments under the provisions of the Pennsylvania Municipalities Planning Code, we offer the following comments to assist in your review of the submission.

**DESCRIPTION:**

1. Uwchlan Township proposes to amend Township Code Chapter 87, Section 1- “Unlawful to Allow Animals to Run at Large or Trespass”, to require the use of a leash “...not exceeding six (6) feet in length...”.

**COMMENTS:**

2. The ordinance should be reviewed for typos prior to adoption. The last sentence in Section 1 of the Ordinance uses “lease” when “leash” is the proper word, and “hater” when “halter” may be the correct word. The last phrase in the last sentence should also probably read, “...where hunting is not prohibited by the owner of the property or by law.” We also note that “trespass” has been misspelled as “tresspas”.

**RECOMMENDATION: Uwchlan Township should consider the comments contained in this review prior to taking action on this ordinance.**

Sincerely,

Wes Bruckno, AICP  
Senior Review Planner



# 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

April 24, 2024

Tracy Stairs, Township Secretary  
 West Brandywine Township  
 198 Lafayette Road  
 West Brandywine, PA 19320

Re: Official Map  
 # West Brandywine Township - OM-03-24-18015

Dear Ms. Stairs:

The Chester County Planning Commission has reviewed the proposed draft West Brandywine Township 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 March 5, 2024. We offer the following comments to assist in your review of the proposed draft Official Map.

## DESCRIPTION:

1. The proposed draft Official Map, dated January 2024, depicts basic information including parcel boundaries and roads, as well as the following:
  - A. Existing Parkland;
  - B. Conservation Easement;
  - C. Agricultural Easement;
  - D. Publicly Owned Lands;
  - E. Institutional Lands;
  - F. HOA Open Space;
  - G. Existing Trails, and
  - H. Agricultural Preservation.
2. The draft Official Map update also includes a "Future Interests" list, including:
  - A. Parkland;
  - B. Agricultural Easement;
  - C. Conservation Easement;
  - D. Future Trails; and
  - E. Future Intersection Improvement (seven specific locations are shown).
3. An Official Map update ordinance was also included with the submission.

## BACKGROUND:

4. The Chester County Planning Commission reviewed a previous version of this draft Official Map, dated May 2023, and our comments were forwarded to the Township in a letter dated December 15, 2023 (refer to CCPC # OM-11-23-17921). The current submission addresses several comments in our previous letter, and we have no further comments on the draft Official Map submission.

Page: 2  
Re: Official Map -  
# West Brandywine Township - OM-03-24-18015

**RECOMMENDATION: West Brandywine Township should be commended for their efforts in introducing the Official Map into their land use regulation system. The County Planning Commission supports the adoption of the proposed West Brandywine Township Official Map and ordinance.**

We request an official copy of the decision made by the West Brandywine Township 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,

A handwritten signature in black ink that reads "Wes Bruckno". The signature is written in a cursive style with a long horizontal stroke at the end.

Wes Bruckno, AICP  
Senior Review Planner



# 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

April 24, 2024

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

Re: Zoning Ordinance Amendment - Convenience Stores, C-1 Neighborhood Commercial District  
# West Goshen Township – ZA-03-24-18051

Dear Mr. Bashore:

The Chester County Planning Commission has reviewed the proposed Zoning Ordinance Amendment as submitted pursuant to the provisions of the Pennsylvania Municipalities Planning Code, Section 609(e). The referral for review was received by this office on March 28, 2024. We offer the following comments to assist in your review of the proposed amendment.

### DESCRIPTION:

1. The Township proposes to remove convenience stores from the list of uses permitted by conditional use in the C-1 Neighborhood Commercial District. The draft ordinance indicates that this section, Section 84-18(I)(4), shall be deleted and the section number reserved.
2. According to the online copy of the Township Zoning Ordinance located at <https://ecode360.com/10796167>, convenience stores are also currently permitted by conditional use in the Township's C-5 General Highway Commercial District.

### COMMENTS:

3. Prior to taking action on this amendment, the Township should assess whether the draft ordinance is generally consistent with its municipal Comprehensive Plan, as set forth in Section 603(j) of the PA Municipalities Planning Code (PA MPC). Our copy of the Township Zoning Map (adopted September 17, 2019) indicates that there are six C-1 zoning map designations in the Township, which appear to be located within the following land use areas depicted on the Future Development Plan map in the Township's Comprehensive Plan:
  - The C-1 zoning district on the northeast corner of Boot Road and Phoenixville Pike is located in a Neighborhood Commercial area. The Township's Comprehensive Plan (page 54) indicates that the intent of the Neighborhood Commercial area is to accommodate small-scale land uses that are compatible with the surrounding neighborhood.
  - The C-1 District on the southeast corner of Greenhill Road and Pottstown Pike is located in the Neighborhood Commercial area, and Existing Public Park/Open Space area (identified on the map as Lambert Park).

Page: 2  
 Re: Zoning Ordinance Amendment - Convenience Stores, C-1 Neighborhood Commercial District  
 # West Goshen Township – ZA-03-24-18051

- The C-1 District on the north side of Paoli Pike east of Garfield Avenue, and the C-1 District generally located on the north and south side of Paoli Pike west of North Concord Road, are both located in the Paoli Pike Corridor Mixed-Use/Redevelopment area.
- The C-1 District on the northeast corner of Route 3 and North Five Points Road is located in a Commercial, Office, High-Density Residential area.
- The C-1 District on the east side of South High Street north of the Route 202/High Street interchange is located in a Commercial, Office, Industrial Infill area. The Township's Comprehensive Plan (page 54) indicates that these areas in the Township are "intended for future infill development and redevelopment of commercial, office, and industrial uses, along with high-density workforce housing that is connected to employment centers via pedestrian and bicycle paths."

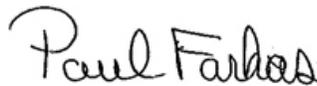
For reference purposes, we note that the five C-5 zoning designations shown on the Township's Zoning Map are generally located within either the Paoli Pike Corridor Mixed-Use/Redevelopment area or the Commercial, Office, High-Density Residential area, on the Township's Future Development Plan map.

4. The Township should consider in its review of the proposed ordinance that, if adopted, any existing convenience stores in the C-1 district would become non-conforming uses.
5. We note that convenience store is defined in Section 84-8 as a "retail store of not less than 3,000 square feet and not more than 5,500 square feet of gross floor area...", and we also note that the convenience store regulations in Section 84-57.12 indicate that the maximum permitted gross floor area is 5,500 square feet. We suggest that, rather than removing convenience stores from the list of uses permitted by conditional use in the C-1 District, the Township could consider revised standards that allow smaller convenience stores without the retail sale of automotive fuel in the C-1 district, while restricting larger stores to the C-5 district.

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

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

Sincerely,



Paul Farkas  
 Senior Review Planner



# 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

April 24, 2024

Candace Miller, Township Secretary  
West Nottingham Township  
100 Park Road  
Nottingham, PA 19362

Re: Zoning Ordinance Amendment – Truck Stops  
# West Nottingham Township - ZA-03-24-18052

Dear Ms. Miller:

The Chester County Planning Commission has reviewed the proposed Zoning Ordinance Amendment as submitted pursuant to the provisions of the Pennsylvania Municipalities Planning Code, Section 609(e). The referral for review was received by this office on March 28, 2024. We offer the following comments to assist in your review of the proposed Zoning Ordinance Amendment.

### DESCRIPTION:

1. The Township proposes the following amendments to its Zoning Ordinance:
  - A. The first section of the amendment adds a definition for “Truck Stop” to Section 202 of the zoning ordinance.
  - B. The definitions of “Convenience Store” and “Gasoline Service Station” are revised to indicate that Truck Stops are not permitted to be part of a Convenience Store, but Gasoline Service Stations may be permitted as part of a Truck Stop.
  - C. Truck Stops are added to those uses permitted by conditional use in the I-Industrial Zoning district in Section 702.B.35.
  - D. A new subsection (1121) addressing Truck Stops is added to the Supplemental Use Regulations of Part 11 of the ordinance. This subsection addresses: Minimum lot area (12 acres), maximum height, woodland disturbance, site access, adjoining uses, traffic impact study, neighborhood impact analysis, applicability of Subdivision and Land Development ordinance provisions and addressing potential environmental impacts of the use.
  - E. A new subsection is added to Part 16 Conditional Use Regulation (1607) to address Truck Stops.

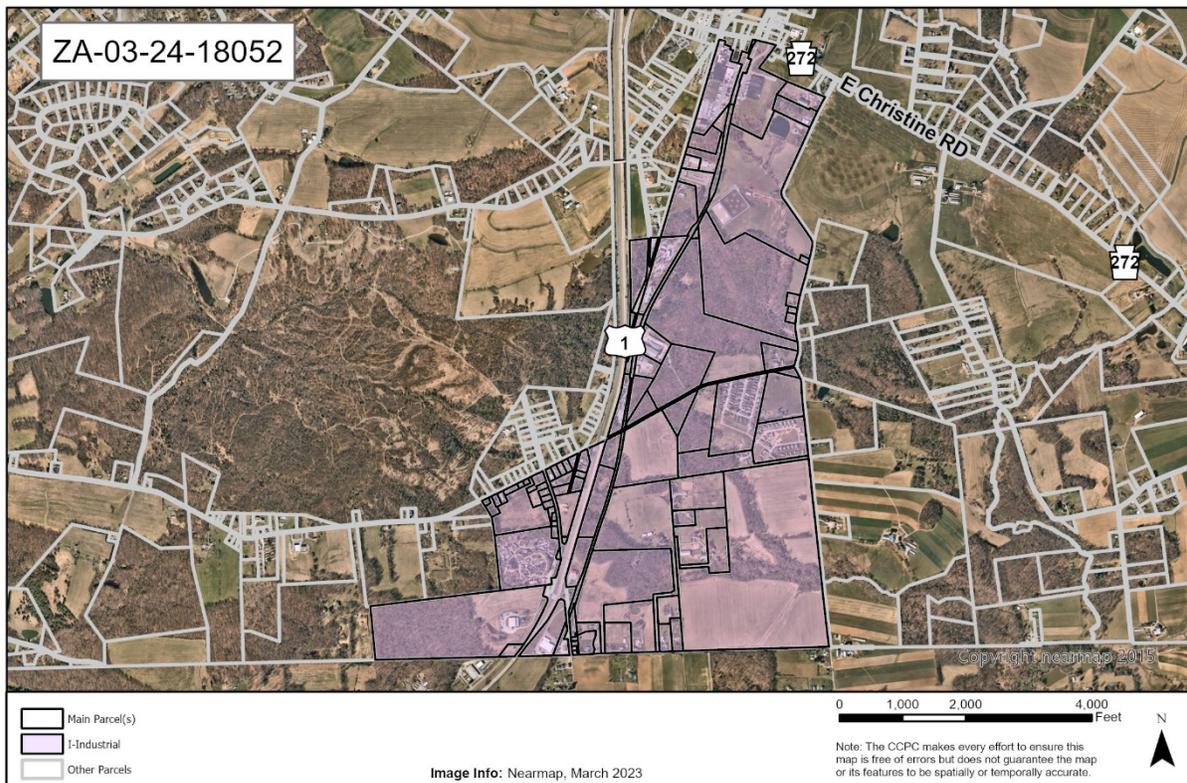
### BACKGROUND:

2. West Nottingham Township has seen an increase in proposals for the Village District that exceed the Township’s intent for the district in the form of extent of the development and intensity of the uses proposed, with Warehouses and Truck Stops being examples of those kinds of uses.

Page: 2  
 Re: Zoning Ordinance Amendment – Truck Stops  
 # West Nottingham Township - ZA-03-24-18052

**LANDSCAPES:**

3. The I-Industrial zoning district in West Nottingham Township is designated Rural and Agricultural in **Landscapes3**. A smaller portion of the I-Industrial zoning district is located within the **Agricultural Landscape** designation of **Landscapes3**, the 2018 County Comprehensive Plan. The vision for the **Agricultural Landscape** is very limited development occurring at very low densities to preserve prime agricultural soils and farm operations. The majority of the I-Industrial zoning district is located in the **Rural Landscape** designation of **Landscapes3**. 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 Industrial Zoning District in West Nottingham Township is shown in the shaded area*

**COMMENTS:**

4. We note there is a nation-wide shortage of parking for trucks, which is one of the factors driving the increasing costs of freight services and delays in the national supply chain. This issue has been identified as a priority by the Federal Transportation Department with potential grant funding made available to states to address it.
5. The Township's decision to permit Truck Stops by conditional use in the I-Industrial zoning district is appropriate as is the exclusion of truck stops at convenience stores. The Township should verify the availability of parcels of 12 acres or greater in area to accommodate this use, and also verify that none of the provisions of proposed Section 1121 would create a de facto exclusion of this use.

Page: 3  
Re: Zoning Ordinance Amendment – Truck Stops  
# West Nottingham Township - ZA-03-24-18052

6. The Township has crafted Supplemental Use Regulations pertaining to Truck Stops, that address most of the issues that accompany this use. The inclusion of a Traffic Impact Study, and a Neighborhood Impact Analysis should address issues common to Truck Stops across the country. Permitting the use by conditional use allows the Township to address issues that are specific to the proposed location or issues that arise in the future. We support the Township’s approach of placing the onus for administering the rules and regulations on the Truck Stop Operators, rather than Township staff.

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

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

Sincerely,



Glenn Bentley  
Senior Review Planner

# Act 537 Reviews

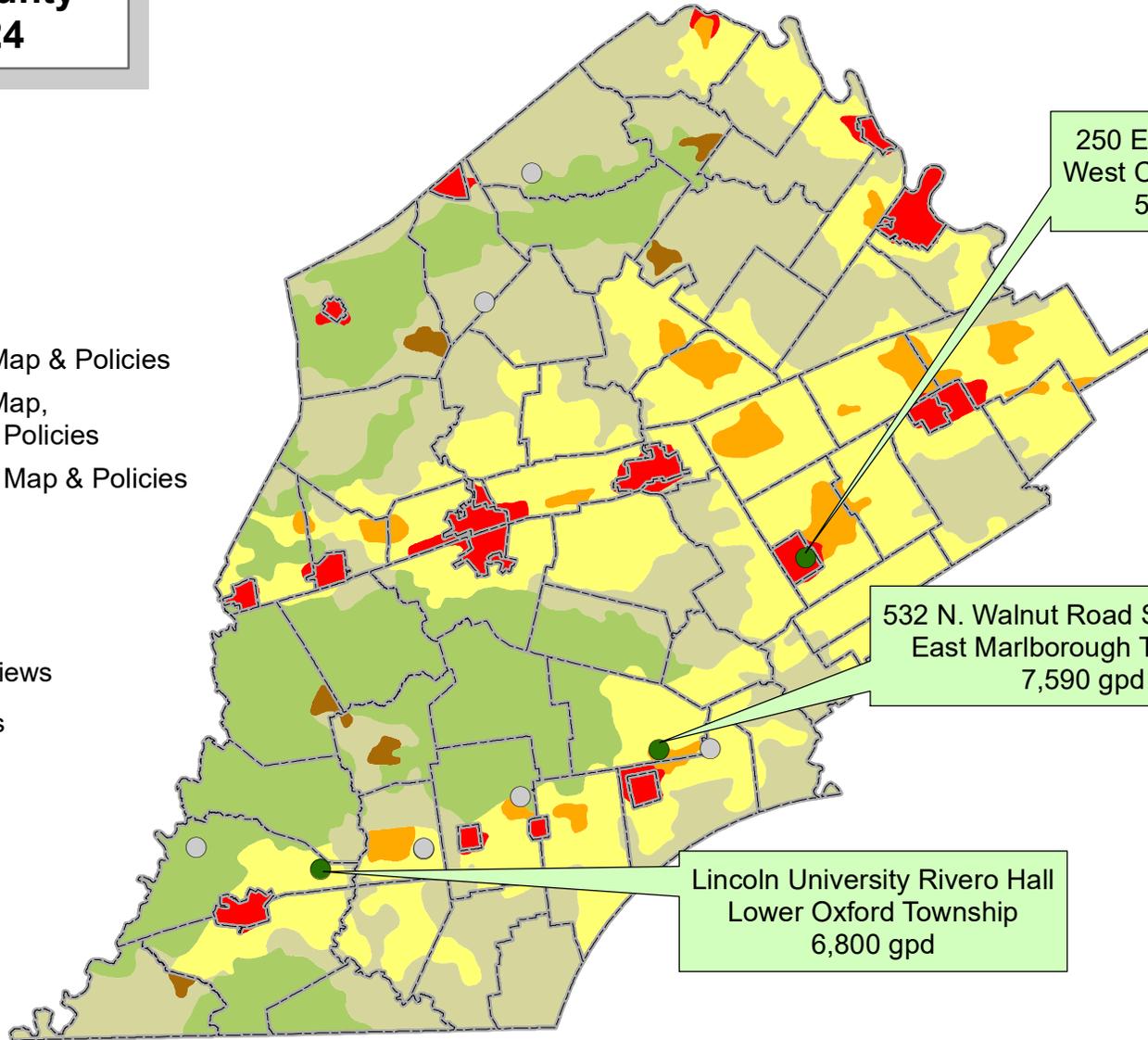


# Act 537 Reviews for Chester County April 2024

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

## Legend

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



250 E. Market Street  
West Chester Borough  
52,341 gpd

532 N. Walnut Road Subdivision  
East Marlborough Township  
7,590 gpd

Lincoln University Rivero Hall  
Lower Oxford Township  
6,800 gpd



Map prepared May 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  
May 8, 2024

**ENVIRONMENTAL PLANNING ACTIVITIES**

*Sewage Facilities Planning*

MAJOR REVISIONS TO MUNICIPAL PLANS:

None

MINOR REVISIONS TO MUNICIPAL PLANS:

**East Marlborough Township, 532 North Walnut Road Subdivision**

The applicant is proposing a residential subdivision of 33 lots on 9 acres. The site is located on North Walnut Road. The amount of wastewater for the project is 7,590 gpd. The project is to be served by a public sewage disposal system, managed by East Marlborough Township. This project is designated as a Suburban Center Landscape and is consistent with *Landscapes3*.

**Lower Oxford Township, Lincoln University – Rivero Hall**

The applicant is proposing additional 1,322-seat capacity to an existing athletic facility on 152.53 acres. The site is located on Maple Drive, south of Baltimore Pike. The amount of wastewater for the project is 6,800 gpd. The project is to be served by the existing sewage disposal system, managed by Lincoln University. This project is designated as a Suburban Landscape and is consistent with *Landscapes3*.

**West Chester Borough, 250 East Market Street**

The applicant is proposing a residential development of 219 apartments on approximately 2.55 acres. The site is located on Market Street, at the intersection with Franklin Street. The amount of wastewater for the project is 52,341 gpd. The project is to be served by a public sewage disposal system. This project is designated as a Rural Landscape and is consistent with *Landscapes3*.

Action Requested

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

5/8/2024

# 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 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 532 N. Walnut Road, East Marlborough Township

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

1. Date plan received by county planning agency. February 13, 2024
2. Date plan received by planning agency with areawide jurisdiction N/A Agency name N/A
3. Date review completed by agency April 03, 2024

**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. Watersheds2045, the Chester County Comprehensive Plan Integrated Water Resources Element, was adopted in 2024.</u>   |
| <input checked="" type="checkbox"/> | <input type="checkbox"/>            | 2. Is this proposal consistent with the comprehensive plan for land use?<br><u>According to the Landscapes map adopted in 2018, the proposed subdivision/land development includes land designated as the Suburban Center Landscape. The vision for the Suburban Center Landscape is regional economic, population and transportation centers with varying land uses, accommodating substantial future growth of medium to high intensity. Public sewer systems are supported in this landscape when available.</u>  |
| <input checked="" type="checkbox"/> | <input type="checkbox"/>            | 3. Does this proposal meet the goals and objectives of the plan?<br>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?<br>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?<br>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? <b>Not Known.</b><br>If yes, describe impacts  |
| <input type="checkbox"/>            | <input checked="" type="checkbox"/> | 8. Will any known endangered or threatened species of plant or animal be impacted by the development project?  |
| <input type="checkbox"/>            | <input checked="" type="checkbox"/> | 9. Is there a county or areawide zoning ordinance?   |
| <input type="checkbox"/>            | <input type="checkbox"/>            | 10. Does this proposal meet the zoning requirements of the ordinance? <b>N/A</b>   |

Yes No SECTION C. AGENCY REVIEW (continued)

- 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: 4/3/2024

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.

According to our records, the Planning Commission reviewed this project under Act 247, listed as Case LD-03-24-18014, which was consistent with Landscapes3.

PC53-04-24-18055

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 Jones, Montchanin Builders  
Neil Lovekin, East Marlborough Township  
Dan Hershey, Hershey 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 Lincoln University Rivero Hall, Lower Oxford Township

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

1. Date plan received by county planning agency. March 25, 2024
2. Date plan received by planning agency with areawide jurisdiction N/A Agency name N/A
3. Date review completed by agency March 29, 2024

**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. Watersheds2045, the Chester County Comprehensive Plan Integrated Water Resources Element, was adopted in 2024.</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?<br>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?<br>If no, describe inconsistency <u>Landscapes3 Protect Objective A states: "Guide development away from sensitive natural resources and toward areas appropriate for accommodating growth." According to PA Code Title 25, Chapter 93, this proposal is located in a watershed or sub-watershed that has a stream use designated as High Quality Waters, the Big Elk Creek. These streams are given high priority when</u>  |
| <input checked="" type="checkbox"/> | <input type="checkbox"/>            | 5. Is this proposal consistent with the county or areawide comprehensive land use planning relative to Prime Agricultural Land Preservation? If no, describe inconsistencies:   |
| <input type="checkbox"/>            | <input checked="" type="checkbox"/> | 6. Does this project propose encroachments, obstructions, or dams that will affect wetlands?<br>If yes, describe impact:  |
| <input type="checkbox"/>            | <input type="checkbox"/>            | 7. Will any known historical or archaeological resources be impacted by this project? <b>Not Known.</b><br>If yes, describe impacts   |
| <input type="checkbox"/>            | <input checked="" type="checkbox"/> | 8. Will any known endangered or threatened species of plant or animal be impacted by the development project?   |
| <input type="checkbox"/>            | <input checked="" type="checkbox"/> | 9. Is there a county or areawide zoning ordinance?  |
| <input type="checkbox"/>            | <input type="checkbox"/>            | 10. Does this proposal meet the zoning requirements of the ordinance? <b>N/A</b>  |

Yes No SECTION C. AGENCY REVIEW (continued)

- 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

Signature: 

Date: 3/28/2024

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.

PC53-03-24-18047

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  
Yeda Arscott, Lincoln University  
Deborah Kinney, Lower Oxford  
Marc Henderson, Meloria Environmental Design, 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 East Market Street Apartments, West Chester Borough

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

1. Date plan received by county planning agency. March 12, 2024
2. Date plan received by planning agency with areawide jurisdiction N/A Agency name N/A
3. Date review completed by agency April 12, 2024

**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. Watersheds2045, the Chester County Comprehensive Plan Integrated Water Resources Element, was adopted in 2024.</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 is located in the Urban Center Landscape. The vision for the Urban Center Landscape is historic downtown and established neighborhoods serving as civic, economic and population centers with a traditional town character, accommodating substantial future growth at a medium to high intensity. Public sewer systems are encouraged 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? <b>Not Known.</b> If yes, describe impacts
<input type="checkbox"/>	<input checked="" type="checkbox"/>	8. Will any known endangered or threatened species of plant or animal be impacted by the development project?
<input type="checkbox"/>	<input checked="" type="checkbox"/>	9. Is there a county or areawide zoning ordinance?
<input type="checkbox"/>	<input type="checkbox"/>	10. Does this proposal meet the zoning requirements of the ordinance? <b>N/A</b>

Yes No SECTION C. AGENCY REVIEW (continued)

- 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

Signature: 

Date: 4/12/2024

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 reviewed under PA Act 247 as Case Numbers SD-11-21-16983 and LD-11-21-16984 and was consistent with the Urban Landscape.

PC53-04-24-18071

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  
Eli Kahn, Site Contact  
Jason Birl, West Chester Borough  
Colen Sorber, Howell Engineering

# VPP Round I 2024 Grants



**Vision Partnership Program**  
**2024 Round 1 Cash Grant Requests - Project Descriptions**

<p><b>Kennett Square Borough</b> – <i>State Street Revitalization Study</i></p> <p>The Borough proposes to hire a planning and design consultant to help improve several sites along State Street. This street is the main commercial district in the borough and includes shops, restaurants, office spaces, the library, and more. These quality-of-life improvements to State Street will create a better space for both residents and visitors to enjoy. The Borough has chosen Derck &amp; Edson as their consultant.</p>	<table> <tr> <td>VPP Grant Request</td> <td>\$30,000.00 (60%)</td> </tr> <tr> <td><u>Municipal Match</u></td> <td><u>\$20,000.00 (40%)</u></td> </tr> <tr> <td>Total Project Cost</td> <td>\$50,000.00</td> </tr> </table>	VPP Grant Request	\$30,000.00 (60%)	<u>Municipal Match</u>	<u>\$20,000.00 (40%)</u>	Total Project Cost	\$50,000.00
VPP Grant Request	\$30,000.00 (60%)						
<u>Municipal Match</u>	<u>\$20,000.00 (40%)</u>						
Total Project Cost	\$50,000.00						
<p><b>Malvern Borough</b> – <i>Malvern Borough Zoning Ordinance Amendments</i></p> <p>The Borough proposes zoning ordinance text and map amendments to support implementation of the Malvern Borough Comprehensive Plan of 2022. Issues to be addressed include accessory dwelling units, open space regulation refinements, multi-family opportunities in the LI Limited Industrial district, business promotion and parking regulations in commercial districts, historic resource regulation refinements, riparian and woodland regulations, and climate resilient landscaping. The Borough has chosen Thomas Comitta Associates as their consultant.</p>	<table> <tr> <td>VPP Grant Request</td> <td>\$49,800.00 (60%)</td> </tr> <tr> <td><u>Municipal Match</u></td> <td><u>\$33,200.00 (40%)</u></td> </tr> <tr> <td>Total Project Cost</td> <td>\$83,000</td> </tr> </table>	VPP Grant Request	\$49,800.00 (60%)	<u>Municipal Match</u>	<u>\$33,200.00 (40%)</u>	Total Project Cost	\$83,000
VPP Grant Request	\$49,800.00 (60%)						
<u>Municipal Match</u>	<u>\$33,200.00 (40%)</u>						
Total Project Cost	\$83,000						
<p><b>Upper Uwchlan Township</b> – <i>Eagle Village Gateways and Mobility Plan</i></p> <p>The Eagle Village Gateways and Mobility Plan will build community and stakeholder consensus related to needed improvements at the two intersections of Pottstown Pike (Route 100) and Graphite Mine Road, which serve as the northern and southern gateways to the Village of Eagle. The gateway areas currently act as barriers to walking and biking in the township and village, which this plan will seek to address. In the context of a growing region and a corridor that is projected to see increasing vehicle trips in the coming years, the plan will advance several goals: build on efforts to make the Village of Eagle a thriving, attractive, and walkable destination; pursue the expansion of the township’s active transportation network; and move traffic into and through the area safely and efficiently. The Township has chosen Bowman (formerly McMahon) as their consultant.</p>	<table> <tr> <td>VPP Grant Request</td> <td>\$30,000.00 (23%)</td> </tr> <tr> <td><u>Municipal Match</u></td> <td><u>\$100,000.00 (77%)</u></td> </tr> <tr> <td>Total Project Cost</td> <td>\$130,000.00</td> </tr> </table>	VPP Grant Request	\$30,000.00 (23%)	<u>Municipal Match</u>	<u>\$100,000.00 (77%)</u>	Total Project Cost	\$130,000.00
VPP Grant Request	\$30,000.00 (23%)						
<u>Municipal Match</u>	<u>\$100,000.00 (77%)</u>						
Total Project Cost	\$130,000.00						
<p><b>New Garden Township</b> – <i>New Garden Township Zoning Ordinance Update</i></p> <p>The Township proposes to update their current zoning ordinance for consistency with the Township’s adopted Comprehensive Plan (2018), Village of Toughkenamon Streetscape and Transportation Improvement Plan (2020), and Official Map (2019). The Township intends to address a number of important planning issues including the County Planning Commission’s “Missing Middle” housing initiatives for attainable and affordable housing. The Township has chosen Michael Baker International as their consultant.</p>	<table> <tr> <td>VPP Grant Request</td> <td>\$50,000.00 (50%)</td> </tr> <tr> <td><u>Municipal Match</u></td> <td><u>\$50,000.00 (50%)</u></td> </tr> <tr> <td>Total Project Cost</td> <td>\$100,000.00</td> </tr> </table>	VPP Grant Request	\$50,000.00 (50%)	<u>Municipal Match</u>	<u>\$50,000.00 (50%)</u>	Total Project Cost	\$100,000.00
VPP Grant Request	\$50,000.00 (50%)						
<u>Municipal Match</u>	<u>\$50,000.00 (50%)</u>						
Total Project Cost	\$100,000.00						

2024 Round 1 VPP - Grants Committee Recommendations

4/10/2024 (rev. 4/26/24)

(in ranking order)

Rank	Municipality	Proposal	VPP Grant Request	Match Proposed**	Total Project Cost	% Match Proposed**	Recommended Award	Running Total
1	Malvern Borough	Zoning Ordinance Amendments	\$49,800.00	\$33,200.00	\$83,000.00	40%	\$49,800.00	\$49,800.00
2	Upper Uwchlan Township	Eagle Village Gateways and Mobility Plan	\$30,000.00	\$100,000.00	\$130,000.00	77%	\$30,000.00	\$79,800.00
3	New Garden Township	Zoning Ordinance Update	\$50,000.00	\$50,000.00	\$100,000.00	50%	\$50,000.00	\$129,800.00
4	Kennett Square Borough	State Street Revitalization Planning Study	\$30,000.00	\$20,000.00	\$50,000.00	40%	\$30,000.00	\$159,800.00
Totals			\$159,800.00	\$203,200.00	\$363,000.00	56%		

\*\*Includes municipal and other funds.

2024 Funding Available: \$250,000.00  
 Award Recommendation \$159,800.00 Fund All Projects  
 2024 Funding Remaining \$90,200.00

**Conditions:**

Kennett Square - Discuss proposed visual preference survey with borough prior to finalizing scope.  
 New Garden: Discuss proposed timeline and housing/zoning considerations prior to finalizing scope.

# Discussion and Information Items

# Multimodal Transportation Planning Division

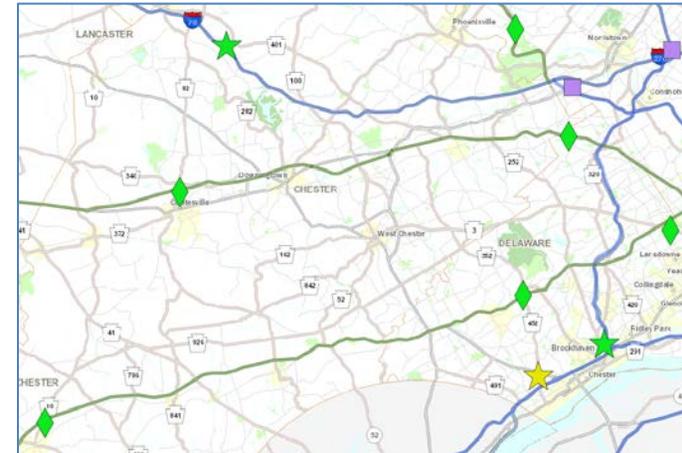
## Multimodal Transportation Planning Division

April 2024

### National Electric Vehicle Infrastructure (NEVI) Round 1A Awards

On April 4<sup>th</sup>, Governor Shapiro announced \$20 million in awards statewide for Round 1A of the federal National Electric Vehicle Infrastructure (NEVI) funding. Recipients in Chester County include:

- \$969,304 to CarCharge, LLC for a charging station at Marriot in Coatesville (US-30, Exit 293)
- \$667,936 to Landhope Corporation for a charging station at Landhope Farms in Oxford (US-1, Exit 7)
- \$907,508 to Wawa, Inc. for a charging station at Wawa in Phoenixville (US-422, Exit 347)
- **TOTAL: \$2,544,748**



*NEVI Round 1 & Round 1A interactive map*

You may also view the interactive [PennDOT NEVI Round 1 and Round 1A Active Projects Map](#). PennDOT simultaneously announced the [PennDOT NEVI Round 1B Eligible Locations Map](#). This targeted funding round is designed to fill Alternative Fuel Corridor gaps that remain after Round 1 and Round 1A. The full listing of approved projects / awards for Round 1A may be found in Gov. Shapiro's [press release](#).

### Transportation Alternative Set Aside (TASA) Awards

Following up on the January announcement of TASA awards where two Chester County TASA applications were recommended for funding through the Statewide selection process, one of those applications was successful. Upper Uwchlan Township was selected to receive an additional \$700,000 toward the Route 100 Pedestrian Path, thus fulfilling their total requested funding. The other Chester County application recommended – the Historic Building Renovation at Frick's Lock Village – did not receive funding. The entire listing of awards may be found [here](#).

## TMACC Transportation Breakfast Briefing

On Thursday, April 18<sup>th</sup>, Brian Styche participated in the TMACC Breakfast Briefing titled 'Building a Bicycle Culture in Chester County' at the West Whiteland Township Building. Brian delivered a presentation covering the county's current trail development initiatives including the Struble Trail extension and all three active Chester Valley Trail projects including the Enola Low Grade extension into Atglen, the Phase IVa extension to Oaklands Corporate Center, and development of the P&T Corridor.

Other speakers at the event included: Patrick Monahan representing the Greater Philadelphia Bicycle Coalition; Brad Flamm, Ph.D., Director, Office of Sustainability at West Chester University; John Weller, AICP, Director of Planning & Zoning at West Whiteland Township; and, a panel discussion of Chester County road cyclists moderated by PennDOT.



# 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:** April 30, 2024  
**Re:** Planning Commission Board Meeting Monthly Report

---

For the month of April, 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. The development of letters to municipalities with information on how to make their zoning ordinances more ag-friendly continued.

The GIS staff assisted the Community Planning and Sustainability Divisions with mapping and analysis requests for work program projects, such as the Oxford Region Comprehensive Plan update. Staff also continued to develop data and create mapping for Landscapes3 metrics and Lanscapes3’s five-year review.

The Graphics team assisted with various ongoing projects, including the program and survey summary for the Sustainability division’s HOA event and the initial report layout for the Public Transportation Plan update.

# Community Planning

# Community Planning Municipal Assistance Projects

May 2024

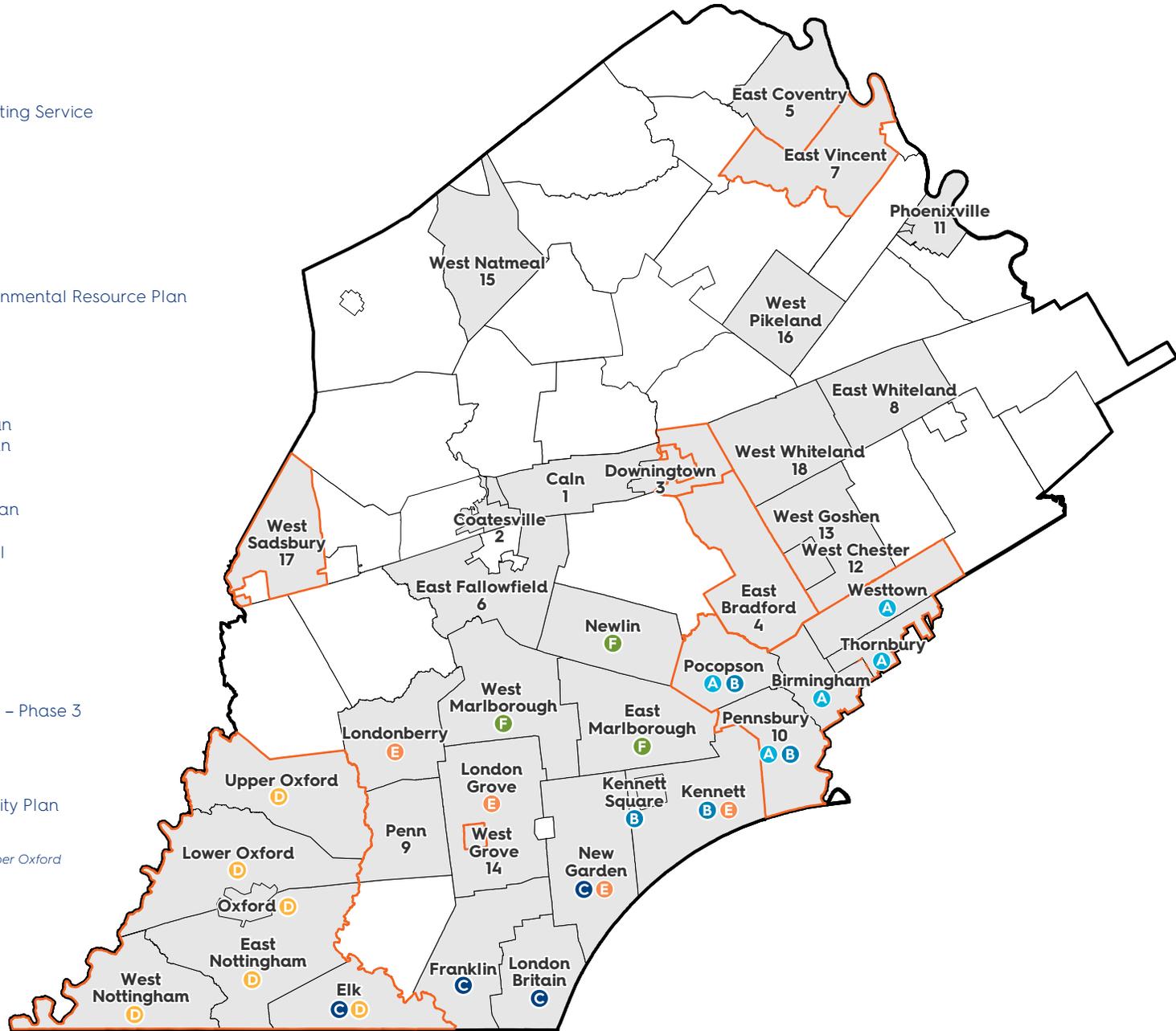
-  Municipality with Ongoing VPP Project
-  Municipality with Planning Commission Consulting Service

## Single-Municipality Projects

1. Caln Zoning Ordinance
2. Coatesville Zoning Ordinance
3. Downingtown Comprehensive Plan
4. East Bradford Zoning Ordinance
5. East Coventry Land Use Assumptions Report
6. East Fallowfield Open Space, Recreation, & Environmental Resource Plan
7. East Vincent Zoning Ordinance
8. East Whiteland Zoning Ordinance
9. Penn Comprehensive Plan
10. Pennsbury Ordinance Update
11. Phoenixville Zoning Ordinance
12. West Chester Parks, Recreation, & Open Space Plan
13. West Goshen Parks, Recreation, & Open Space Plan
14. West Grove Zoning Ordinance
15. West Nantmeal Comprehensive Plan
16. West Pikeland Parks, Recreation, & Open Space Plan
17. West Sadsbury Comprehensive Plan
18. 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, Londonberry, London Grove, New Garden*
- F** Unionville Area Regional Comprehensive Plan  
*East Marlborough, Newlin, West Marlborough*



## COMMUNITY PLANNING REPORT

May 2024 (Activities as of 4/30/24)

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.

### SINGLE MUNICIPALITY

#### 1. Caln Township – Zoning Ordinance Update

Percent Completed: 10%, 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. The kickoff meeting was held on February 15 with the Board of Commissioners serving as the Task Force. A general project overview was given as well as some general guidance from the Commissioners on specific areas of the ordinance to focus on as part of the update. The 2<sup>nd</sup> meeting took place on March 21<sup>st</sup> and the Task Force discussed remaining large developable parcels and in-fill parcels in the Township. The 3<sup>rd</sup> meeting was held on April 18<sup>th</sup> and the Task Force continued to discuss large developable parcels and other outstanding zoning inconsistencies.

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

Percent Completed: 99%, 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 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. A second time extension was granted for the adoption process and the updated deadline is May 31, 2024. The amendments have been submitted for a second and final Act 247 review and the review letter was sent 3/11/24. The city intends to adopt the ordinance as soon as possible.

#### 3. Downingtown – Comprehensive Plan

Percent Completed: 50%, 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 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 20<sup>th</sup>. The consultant team is now working to write/develop draft plan chapters over the next few months. The consultant has drafted plan chapters and the last task force meeting was March 18<sup>th</sup>. Comments on the draft chapters were sent prior to the meeting. The next meeting is May 20<sup>th</sup> and the consultant has provided a tentative schedule for plan adoption by the end of August 2024 (the contract end date is February 2025).

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

Percent Completed: 70%      Contract Term: 8/22 – 7/24      Consultant: Chester County Planning Commission      Monitor: Chris Patriarca

The April meeting covered the C-3 Historic Commercial District and numerous supplemental use standards.

**5. East Coventry Township – Land Use Assumptions Report**

Percent Completed: 40%      Contract Term: 8/23 – 7/25      Consultant: McMahon Associates, Inc.      Monitor: Kate Clark

The next Task Force meeting is scheduled in May to review transportation components of the report.

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

Percent Completed: 75%      Contract Term: 5/23 – 10/24      Consultant: Simone Collins      Monitor: Kate Clark

A Task Force meeting is scheduled for May 23<sup>rd</sup>, to review the full draft plan

**7. East Vincent – Zoning Ordinance**

Percent Completed: 80%      Contract Term: 4/22 – 9/24      Consultant: Chester County Planning Commission      Monitor: Kate Clark

The full draft ordinance was reviewed by the Task Force at the March meeting and the updated draft ordinance will be distributed to the Township in late April or early May. CCPC is awaiting the signed extension request for the ordinance update.

**8. East Whiteland Township – Zoning Ordinance**

Percent Completed: 10%      Contract Term: 9/23 – 8/25      Consultant: Bergmann      Monitor: Chris Patriarca

A public workshop was held at the Township Building in January to gain feedback directly from residents and businessowners on current zoning-related issues. The next Task Force meeting will occur in May.

**9. 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. The consultant presented a final draft of the Comprehensive Plan to the Board of Supervisors in late 2023. The Township applied for an extension (the first) to accommodate the review and adoption process and the Plan was submitted for VPP Review/official Act 247 review in mid-March. The public hearing to consider adoption of the proposed Comp Plan update is scheduled for May 7<sup>th</sup>.

**10. Pennsbury Township – Ordinance Updates**

Percent Completed: 0%      Contract Term: 5/24-10/25      Consultant: Brandywine Conservancy      Monitor: Kate Clark

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.

**11. Phoenixville Borough – Zoning Ordinance Update**

Percent Completed: 20%      Contract Term: 7/23 - 6/25      Consultant: Gilmore & Associates      Monitor: Chris Patriarca

The April meeting covered proposed changes to the zoning map and parking regulations.

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

Percent Completed: 0%      Contract Term: 5/24-4/26      Consultant: Johnson, Mirmiran & Thompson/ Toole Rec.      Monitor: Kevin Myers

West Chester Borough will update its 1986 PROS Plan which was last updated in 1992. It will focus on advancing the goals of Landscapes 3 in West Chester Borough. A project team of Johnson, Mirmiran & Thompson (JMT) and Toole Recreation Planning has been selected to complete this project.

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

Percent Completed: 0%      Contract Term: 5/24-4/26      Consultant: Toole Recreation Planning      Monitor: Mark Gallant

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.

**14. West Grove Borough – Zoning Amendments**

Percent Completed: 65%      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. The February 4, 2024 meeting covered the minor administrative articles. The March 4<sup>th</sup> and April 1<sup>st</sup> meetings covered Definitions which completed a full first review of the ordinance. The next step will develop a full 2<sup>nd</sup> draft documenting the proposed amendments to the full ordinance, in part for review and input by the Zoning Officer, Engineer, and Solicitor as necessary.

**15. West Nantmeal Township – Comprehensive Plan Update**

Percent Completed: 0%      Contract Term: 6/24-5/26 (tent.)      Consultant: Castle Valley Consultants      Monitor: Elise Davis/Mark Gallant

West Nantmeal Township will be updating 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 lead this effort. The VPP Grant Agreement has been forwarded to the Township for signatures.

**16. 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 March meeting was a joint one with the Township Open Space Advisory Committee to review the Township's open space priorities and how these will be incorporated into the plan.

**17. West Sadsbury Township – Comprehensive Plan**

Percent Completed: 75%      Contract Term: 2/23 – 1/25      Consultant: Chester County Planning Commission      Lead Planner: Kate Clark

The full draft plan was presented at the March Planning Commission meeting. The plan will be presented at the May 14<sup>th</sup> Board of Supervisors' meeting, where the Board may authorize of the Act 247 review of the plan.

**18. West Whiteland Township – Parks Wayfinding Signage Manual**

Percent Completed: 100%      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. The VPP review has been completed and the project has been accepted by the Board of Supervisors.

## **MULTI-MUNICIPAL**

**19. 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.

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

Percent Completed: 30%      Contract Term: 12/22 – 11/24      Consultant: Brandywine Conservancy      Monitor: Jeannine Speirs

The four townships are preparing a plan to 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. Consultant discussed how this Plan could interface with the County Heritage Tourism Plan in terms of possible overarching themes. Task Force provided feedback on thematic direction. David Blackburn is attending meetings of the group. Project themes have been vetted to focus on the Mason Dixon/Arc Corner as the primary theme. First public meeting for the

project is next, likely in May.

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

Percent Completed: 45%

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. The May Task Force meeting covered the initial draft recommendations of the plan. .

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

Percent Completed: 0%

Contract Term: 6/23-5/25

Consultant: National Travel Center

Monitor: Jeannine Speirs

Harriet Tubman Scenic Byway Commission member municipalities: Kennett Township (lead), Pennsbury Township, Pocopson Township, and Kennett Square Borough are completing a Heritage Interpretation Plan for the Harriet Tubman Underground Railroad – Path to Freedom. This grant will allow for an 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 heritage interpretation plan and tour for this important part of Chester County history.

**23. Oxford Region Comprehensive Plan Update**

Percent Completed: 5%

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 Multimunicipal Comprehensive Plan. The ORPC held their first meeting for the Plan update in January where they discussed a review of regional policy. The ORPC held a Public-Kick-off meeting on February 28<sup>th</sup> at the Herr's visitors center in West Nottingham and provided information stations for participants and a presentation that included the history of the ORPC, the Comp Plan process, and strategies for public outreach/feedback. 50 –70 members of the public attended. The February and March Task Force meetings focused on follow-up to the Public Meeting and a review of the draft Existing Land Use Map. We will continue to pull together and present existing conditions over the next few months.

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

Percent Completed: 70%

Contract Term: 4/22 – 09/24

Consultant: Brandywine Conservancy

Monitor: Kate Clark

The consultant team is finalizing a full draft plan and is expected to meet on May 29<sup>th</sup> to review the plan.

**OTHER PROJECTS**

- **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. Mark will continue to serve as the Region's secretary throughout the Plan update work program. Jeannine and David assist with historic resource and heritage interpretation network items.
- **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 Inquiries or Requests

1. East Caln (Zoning Ordinance Update)
2. Kennett Township (subdivision and land development ordinance) – Contract development underway
3. Spring City (comprehensive plan)
4. South Coatesville Borough (general planning assistance)
5. West Whiteland Township (comprehensive plan) – Contract development underway

### Cash Grant Inquiries (or VPP channel not established yet)

- Sadsbury Township – Comprehensive Plan Update (March 2024)
- West Nottingham Township – Corridor Study (November 2021)
- Charlestown Township – Traffic Impact Fee (December 2022)
- New Garden – Zoning (November 2023)
- East Pikeland Township – Parks & Recreation Plan (January 2024)
- Kennett Square – Selected infill/redevelopment sites and “main streets” redevelopment strategy.
- Kennett Township (lead), Pennsbury Township, Pocopson Township, and Kennett Square Borough – Phase 2 Path to Freedom Heritage Interpretation Plan (June 2025)

## HISTORIC PRESERVATION

- **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:  
David and Jeannine agreed to provide internal training for three planner’s meetings. In July Blackburn will provide an overview of the America250 Chester County Commission and a summary of the Heritage Tourism Plan. In August, with assistance from Blackburn and Speirs, there will be an overview of the Harriet Tubman Byway project. In November, there will be an overview of Mason-Dixon Arc Corner Heritage/Interpretive & Connectivity Plan in the context of the County Interpretive Network by the project's consultant team with the assistance of Jeannine.
- **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 Section 106 and reviews of ordinance language)  
External Partners: Vary by project

#### County associated Programs/Projects:

- County DCD: DCD is changing their Section 106 review process to have a greater reliance on the State and less on County review and committee consensus. DCD has relied on County level review/consensus for as much as 20 years.
- County-owned Bridges/Facilities: in coordination with CC Facilities Dept (Eric Quinn). David attended his second county bridge meeting with CC facilities lead Eric Quinn.
  - Continued to address potential right of way questions regarding homeowners adjacent to an abutment of Bridge #199.
  - Addressed final ROW package for homeowners at Bridge Creek Road #175.
  - Draft agreement with Brandywine Conservancy for Allerton Road Bridge #134.
  - Acquisition and transfer for Spring City Road #205
  - Reimbursement Agreement w/ PennDOT for Camp Bonsul Road #26
  - Agreement for pole relocation Mill Road #175
  - Multiple design projects are active:
    - Fremont Road #4; Wyebrook Road #143; Bertolet School Road #196; County Park Road #259; Hillendale Road #320; Elkview Road #35; Harvey's Bridge Road #92; Allerton Road #111; North Reeds Road #134; Dutton Mill Road #157, Mill Road #167; Creek Road #175; Seven Stars Road #190; Spring City Road #205; Old Schuylkill Road #207; Keim Street #220; Hadfield Road #244; Township Road #297; Thomas Road #300; West Cedarville Road #311;
    - Language for interpretive signage will be developed for #26 and #207.
    - Bid packages are advertised for Hickory Hill Road #40 and Mill Road #65.
    - 
    - Construction is commencing on Watermark Road #21.
    - Bridge inspection contract was extended through April. The contract will be readvertised.
    - Bridge crew is working on #198, #253, #26, #311, #146, #35, and #194.
- List of bridges is being compiled for guiderail replacement. County-owned properties/Facilities and Parks + Preservation: Heritage Coordinator Blackburn will be meeting Eric Quinn [Facilities] on 29 April to receive an orientation to county facilities and an update on current and upcoming projects.

#### Non-County affiliated Section 106:

- Reviewed proposal for replacement of a bridge on Doe Run Road over Buck Run ; no significant impact.
- Currently reviewing impact on a National Register property along the Route 30 ROW.
- Downingtown Train Station project has been reactivated and consulting party meetings have been taking place to discuss the possible demolition of a project identified historic resource in a project identified historic district for a storm water basin; FTA and PennDot

engineers indicated there is no other way to do this project but to demolish the historic resource and a discussion of mitigation measures has started.

- London Grove Agricultural Historic District/New Garden/ West Marlborough/London Grove - An existing large rural historic district encompasses parts of three municipalities has been evaluated by PennDOT for its contributing historic resources.
- West Brandywine culvert – PennDOT stopped work and is assessing historic resource impacts.
- A FEMA project in Tredyffrin is starting mitigation implementation that entails documenting a historic property and training for the Historical Commission on historic research, survey, and context creation.

Other activity:

- Other activity (planning /technical assistance) with potential regulatory element: Nothing to report
  - Act 247 reviews as requested.
  - Reviews for historic resource ordinance language: Caln
  - National Register Nomination support: Nothing new to report
  - Historic Commissions and HARBs: Nothing to report
  - Blackburn attended the monthly Board meeting of the Chester County Historic Preservation Network.
- **Heritage Education/Tourism/Interpretation Network** – multiple efforts to support education and interpretation throughout the county  
Staff: Brian O’Leary led [CHESCO250], support from David Blackburn for the 250th Commission and Iron & Steel Partnership, and Jeannine Speirs for Brandywine Battlefield/southern Philadelphia Campaign region/Battlefield Heritage Centers and interpretive sites, municipal heritage interpretive plans/planning, Battle of the Clouds. Paoli Battlefield, Valley Forge/northern Philadelphia Campaign region, Path to Freedom/Harriet Tubman Byway region, Mason-Dixon/Arc Corner region, Oxford Region/Agriculture theme  
External Partners: Vary by project

Projects with ongoing activity:

- America250PA Chester County Commission:
  - Continuing and growing the strategy for outreach, focusing on the establishment and growth 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. Several groups have reached out and booked Ambassadors over the last few weeks. In April, there were 11 Ambassador talks throughout Chester County interacting with nearly 200 participants.
  - A full, live Commission meeting was held 4 April at the Chester County Chamber of Business and Industry.

- America250 PA Infrastructure Program Grant: waiting for award
- LSA grant for interactive kiosks: waiting for award
- Community Development Grant: Request for Heritage Interpretive Network.
- County Heritage Tourism Plan: Adopted by County Commissioners 24 April 2024.
- Heritage Interpretive Network
  - Iron and Steel Heritage Partnership: Blackburn met with steering committee at Yellow Springs. We discussed efforts by the America250 Chester County Commission that link to Iron and Steel, linkages to the Heritage Tourism Plan, and inviting owners of Iron and Steel resources [former ironmaster residences] to speak to the group. In attendance was Mark Slouf. America250 Chester County Commission member shared his idea for a new driving tour of iron and steel history.
  - Brandywine Battlefield Task Force (BBTF):
    - Battlefield heritage interpretive signage project - last sign of 15 signs in the project is to be installed soon. Several sign dedication events have occurred and have received press coverage. Kennett Township is holding a sign dedication in May and Speirs has been asked to speak on behalf of the project and county heritage planning.
    - Opportunities are being worked on to coordinate on heritage interpretation for education and outreach. One opportunity is American Battlefield Trust reached out to Speirs wanting to work with BBTF and ChesCo on heritage interpretation and Speirs suggested a driving tour visitor experience implementation project to mesh with/tie together the County Heritage Tourism Plan and 250th with the already existing/in place Brandywine Battlefield Heritage Interpretive Network concept and Signage Project; this project is planned to now cover much of the Philadelphia Campaign region as well.
    - BBTF is coordinating with ChesCo250 and DelCo250 and planning a May workshop about what 250<sup>th</sup> events to do. This is also being coordinated with ChesCo250th June event.
  - Strode's Mill Village Heritage Center plans to open in 2024 and was awarded a \$100,000 grant from PHMC towards renovation of the barn roof at the Heritage Center.
  - Chadds Ford Heritage Center is working on organizing a soft opening.
  - Discussions occurred with property owner about 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
  - A regional Heritage Interpretive Plan is funded under VPP (see above) for the Path to Freedom
  - Oxford Region Subcommittee is working on the agricultural theme of the heritage network.
  - Technical assistance has been requested to help facilitate heritage centers.
    - Underground Railroad Heritage Center at Barnard Station
    - African American history Heritage Center effort at Passtown School
    - Brandywine Battlefield Heritage Centers

- **Town Tours** – A series of free educational programs on historic towns, neighborhoods, and other items of interest in Chester County.  
Staff: David Blackburn support from Sally Warren and additional CCPC Staff as needed.  
External Partners: CCHPN and individual site organizers/municipalities/municipal historical commissions  
Status: Brochures for the 2024 program arrived 24 April. They will be distributed across the county as well as to all the municipalities that are hosting tours. The CCPC website was updated to provide detailed parking information as well as a reminder that all the programs are free and do not require advanced registration. On offer for 2024:
  - 6 June: Chester County History Center, Kick Off Celebration
  - 13 June: South Coventry Twp, Coventryville
  - 20 June: West Whiteland Twp, Ashbridge Mansion and Indian Run Farm
  - 27 June: Upper Uwchlan Twp, Upland Farm Park
  - 11 July: West Bradford Twp, Highland Orchards
  - 18 July: East Whiteland Twp, White Horse Village
  - 25 July: Uwchlan Twp, Baird House
  - 1 August: Tredyffrin Twp, Baptist Church in the Great Valley
  - 8 August: North Coventry Twp, Coventry Woods
  - 15 August: Yellow Springs
  
- **Community Engagement** --
  - Blackburn met with representatives of the Oxford Regional History Center and was provided a tour of facility. Also discussed needs for the emerging agricultural interpretive center at the Glenroy Preserve.
  - Blackburn attended the annual meeting of the Chester County Visitor Bureau at the People's Light Theater Company in Malvern.
  - Blackburn attended the annual Sooper Supper at Marshallton to see the heritage center and meet preservation advocates in the community
  - Blackburn is representing the CCPC at the annual Sheep and Wool Festival on 27 April at Springton Manor Farm. Event is rain or shine, 11:00 am to 3:00 pm.
  - Speirs is at a Brandywine Battlefield Park "Preserving the Past" event for outreach on Brandywine Battlefield region community planning
  
- **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.  
Data is being corrected and refined. The first official draft of the map should be available by the end of April.
  
- **Adaptive Reuse Design Guide** – development of a guide specific to adaptive reuse  
Staff: Mark Gallant led with support from Jeannine Speirs, Jake Michael, Elise Davis, and David Blackburn

External Partners: Advisory Committee for the project

Project lead Gallant is meeting with Davis and Blackburn to refine the project and present a rough draft outline.

## ECONOMIC

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

## HOUSING

- **Housing Choices Committee** – Meeting scheduled for June 4<sup>th</sup>.
- **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. Completed gathering data and information on trends and their associated housing impacts. Working on final organization of data and strategies sections of report.
- **Housing eTools** – Updates are complete, although resources and examples will continue to be added as appropriate.
- **Case Studies** – TBD
- **Housing Forum** – Fall 2024 forum held in September as a convening of housing groups in the county,
- **Residential Construction Report** – 2023 (2022 data) report posted. **Final of 2024 (2023 data) complete and in final review before posting.**
- **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. Three municipalities have received zoning recommendations and will continue to work with CCPC through either VPP grants or additional zoning language assistance. With the completion of three zoning reviews staff are able to take on additional municipalities if there is interest. 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** – Presented to the multi-lingual real estate group in March. Presentation at the Westtown Planning Commission in April with the West Chester Affordable Housing Council.

## URBAN CENTERS

- **VPP Support** – , Coatesville (zoning amendments), Downingtown (comprehensive plan update), and West Chester Parks and Recreation Plan.
- **Technical assistance/coordination** – Atglen for zoning (to begin March 28<sup>th</sup>-minor zoning amendments), future park planning, and grant assistance (DCNR, CCCRP, etc.). Atglen Zoning meetings: March 28<sup>th</sup> (kick-off, home occupations), May 16<sup>th</sup> (Home Occupations, TNC District) , June 25<sup>th</sup> (TNC, TNG Districts, MF Uses, Outdoor Dining), Aug 28<sup>th</sup>, Sept. 26<sup>th</sup>, Dec. 19<sup>th</sup>, Feb. 27, 2024 – B District review, Solar considerations, Billboards, working on full second draft of all materials for next steps for April 2024; Avondale consideration of commercial uses in the R-2 District and parking requirements. A full draft of zoning amendments with tracked edits was sent to Atglen borough via email on 4/24/2024. Next steps are to be determined.; 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, 2<sup>nd</sup> Century, CDC, and CCPC); West Grove – potential assistance with PA DCNR C2P2 Grant for parks master plan, and zoning updates consistent with the 2022 comprehensive plan update (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 17<sup>th</sup> and August 11<sup>th</sup> , attended Council meeting on October 24<sup>th</sup> 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 29<sup>th</sup>. 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. 24<sup>th</sup> 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. Working with Chris Patriarca to develop a draft zoning amendment and design guide to allow TND use in the R-2 zoning district. Draft zoning amendments to include TND development were sent to Parkesburg borough and a meeting was held for initial discussion on 4/11/2024.
- **Meeting Attendance** – Participation in meetings for economic development through Historic Kennett Square (now Kennett Collaborative), the Western Chester County Chamber of Commerce, 2<sup>nd</sup> 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. 2024 Urban Centers Forum scoping meeting is scheduled for 5/9/2024.

- **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. The next UCII update will be in the last quarter of 2024.
- **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). The next coordination will be the 2025 CRP.
- **DVRPC TCDI representative** – C The Multimodal Transportation Division will be taking over this responsibility in the future with coordination with other staff beginning in 2024.
- **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. The Urban Planner is scheduled to present at the WCCCC Future Focus annual event in late June.

# Sustainability Division Update

## Sustainability Division

### Monthly Activities Report – May 2024

---

#### Summary:

- The HOA Sustainability Summit was held on 4/30. Registration for the event was over 200, with registrants split between in person and virtual.
- Launched a [webpage](#) on single use plastics and best practices for ordinances if municipalities choose to regulate them.
- Completed a draft of an ordinance toolkit for municipalities interested in promoting energy efficiency, building electrification, and renewable energy through their ordinances. This toolkit is being prepared jointly by CCPC and Montgomery County Planning Commission and includes ordinance examples from across the state.
- Keep Chester County Beautiful partnered with the Octoraro Watershed Association to conduct a clean-up across multiple sites in both Chester and Lancaster County on 4/27.
- Keep Chester County Beautiful was an exhibitor at the Upper Main Line YMCA's Earth Day event on 4/20.

#### Environmental and Energy Advisory Board

- The EEAB had its second meeting of the year on 4/24. Topics discussed included the various environmental initiatives of board members, how the board can best support the work of municipal EACs, providing input on CCPC's planned outreach project to support the energy transition in low income and disadvantaged communities.

# Director's Report