



# THE COUNTY OF CHESTER



COMMISSIONERS  
 Josh Maxwell  
 Marian D. Moskowitz  
 Eric M. Roe

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

Chester County Planning Commission  
 Government Services Center – Suite 270

Hybrid Meeting  
 January 8, 2025

## AGENDA

- 2:00 p.m. 1. CALL TO ORDER
- A. Chair's Welcome *Chair*
2. PUBLIC COMMENT *Chair*
- 2:10 p.m. 3. ACTION ITEMS
- B. Appointment of the 2025 Officers *Commission*
- C. Appointment of 2025 VPP Subcommittee *Commission*
- D. Approval of Commission Meeting Minutes – Dec 11, 2024 *Commission*
- E. Act 247 Reviews – December 2024 Applications *Act 247 Team*
- 1) Subdivision and Land Development Plan Reviews (16)
- |                              |                |
|------------------------------|----------------|
| 1. East Marlborough Township | LD-11-24-18321 |
| 2. East Nottingham Township  | SD-10-24-18305 |
| 3. East Vincent Township     | SD-11-24-18306 |
| 4. East Whiteland Township   | LD-10-24-18270 |
| 5. East Whiteland Township   | LD-10-24-18303 |
| 6. East Whiteland Township   | SD-11-24-18308 |
| 7. Honey Brook Borough       | SD-10-24-18302 |
| 8. London Britain Township   | SD-11-24-18309 |
| 9. London Britain Township   | SD-11-24-18310 |
| 10. London Britain Township  | SD-11-24-18319 |
| 11. Valley Township          | LD-11-24-18314 |
| 12. Valley Township          | SD-11-24-18315 |
| 13. West Caln Township       | LD-10-24-18301 |
| 14. West Goshen Township     | LD-11-24-18325 |
| 15. West Whiteland Township  | LD-11-24-18318 |
| 16. Willistown Township      | SD-11-24-18322 |
- 2) Comprehensive Plan, Zoning and Subdivision Ordinance Amendment, Miscellaneous Reviews (6)
- |                             |                |
|-----------------------------|----------------|
| 1. East Brandywine Township | ZA-11-24-18331 |
| 2. Elk Township             | ZA-12-24-18338 |
| 3. Upper Oxford Township    | ZM-12-24-18337 |
| 4. West Chester Borough     | SA-11-24-18329 |
| 5. West Chester Borough     | ZA-11-24-18330 |
| 6. Westtown Township        | ZA-11-24-18323 |

- F. Act 537 Reviews- December 2024 Applications *Carrie Conwell*
  - 1) Major Applications (0)
  - 2) Minor Applications (1)
    - 1. Honey Brook Township, 515 Pleasant View Rd, 22-7-52,  
Consistent

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

- G. Multimodal Transportation Planning Division Update *Brian Styche*
- H. Design & Technology Division Update *Geoff Creary*
- I. Community Planning Division Update *Bambi Griffin Rivera*
  - 1) Chester County 2024 Economy Report *Libby Horwitz*
- J. Sustainability Division Update *Rachael Griffith*
- K. Director’s Report *Carol Stauffer*

4:00 p.m. 5. ADJOURNMENT

# Action Items

# Appointment of 2025 Officers

# Appointment of 2025 VPP Subcommittee



# THE COUNTY OF CHESTER



## COMMISSIONERS

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## 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  
December 11, 2024

MEMBERS PRESENT IN PERSON: Michael Heaberg, Chair; Nate Cline, Co-Chair; Frank Furman; Matt Hammond; Andy Wright.

MEMBERS PRESENT VIA ZOOM: Roberta Cosentino; Stephanie Duncan; Doug Fasic; Molly Morrison.

STAFF PRESENT IN PERSON: Carol Stauffer, Acting Executive Director; Carolyn Conwell, Geoff Creary; Beth Cunliffe; Bambi Griffin Rivera; Rachael Griffith; Libby Horwitz; Gene Huller; Nancy Shields; Jeannine Speirs; Brian Styche.

STAFF PRESENT VIA ZOOM: Chris Bittle; Wes Bruckno; Steve Buck; Elise Davis; Angela Dracup; Richard Drake; Paul Farkas; ; Carolyn Oakley; Al Park; Chris Patriarca; Patty Quinn; Elle Steinman.

VISITORS PRESENT IN PERSON: None.

VISITORS PRESENT VIA ZOOM: None.

## CALL TO ORDER:

The regular monthly meeting of the Chester County Planning Commission held in person at the Government Services Center Suite 270 and via Zoom audio/video on Wednesday, December 11, 2024, was called to order at 2:00 P.M. by Chair Michael Heaberg.

PUBLIC COMMENT: None.

## PRESENTATION:

Ms. Stauffer presented on Landscapes3 future trends and summarized the top five trends since Landscapes3 was adopted in 2018 focusing on: What we did not address in Landscapes3; What we did address in Landscapes3, but not in a significant way; What we heard in the Spring 2024 survey; and What actions can we take going forward. The top five trends identified were: changes to how and where we work, pandemic impacts on transportation, changes to commerce and industry, recent impacts on housing affordability, and climate change and sustainability.

## ACTION ITEMS:

Approval of Meeting Minutes:

A MOTION TO APPROVE THE MINUTES FOR THE NOVEMBER 13, 2024, MEETING OF THE CHESTER COUNTY PLANNING COMMISSION WAS MADE BY MR. WRIGHT,

SECONDED BY MR. FURMAN, AND PASSED BY UNANIMOUS VOTE OF THE COMMISSION.

Approval of 2025 Planning Commission Meeting dates:

A MOTION TO APPROVE THE 2025 PLANNING COMMISSION MEETING DATES WAS MADE BY MR. HAMMOND, SECONDED BY MR. FURMAN, AND PASSED BY UNANIMOUS VOTE OF THE COMMISSION.

Approval of 2025 Work Program and Communications Plan:

A MOTION TO APPROVE THE 2025 WORK PROGRAM AND COMMUNICATIONS PLAN WAS MADE BY MS. MORRISON, SECONDED BY MR. WRIGHT, AND PASSED BY UNANIMOUS VOTE OF THE COMMISSION.

Act 247 Reviews:

Subdivision and Land Development Reviews:

A MOTION TO APPROVE THE TWENTY-FIVE (25) SUBDIVISION AND LAND DEVELOPMENT REVIEWS WAS MADE BY MR. WRIGHT, SECONDED BY DR. FASIC, AND PASSED BY UNANIMOUS VOTE OF THE COMMISSION.

Mr. Cline recused himself from the following applications: SD-10-24-18292; SD-09-24-18242, SD-11-24-18316; SD-09-24-18268; SD-10-24-18291.

Mr. Hammond recused himself from the following applications: LD-10-24-18276; SD-10-24-18273; LD-10-24-18271; LD-08-24-18211; SD-08-24-18207; LD-10-24-18279; LD-10-24-18275.

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

A MOTION TO APPROVE THE ELEVEN (11) COMPREHENSIVE PLAN, ZONING AND SUBDIVISION ORDINANCE AMENDMENT, AND MISCELLANEOUS REVIEWS WAS MADE BY MR. FURMAN, SECONDED BY MS. DUNCAN, AND PASSED BY UNANIMOUS VOTE OF THE COMMISSION.

Act 537 Reviews:

A MOTION TO APPROVE THE FIVE (5) MINOR ACT 537 REVIEWS WAS MADE BY MR. HAMMOND, SECONDED BY MR. FURMAN, AND PASSED BY UNANIMOUS VOTE OF THE COMMISSION.

Mr. Cline recused himself from the following applications: East Fallowfield Township, South Brandywine Elementary School; East Vincent Township, Jones Motor Tract.

Agricultural Security Area Reviews:

A MOTION TO APPROVE THE THREE (3) AGRICULTURAL SECURITY AREA ADDITION REVIEWS WAS MADE BY MS. MORRISON, SECONDED BY MR. FURMAN, AND PASSED BY UNANIMOUS VOTE OF THE COMMISSION.

## DISCUSSION AND INFORMATION ITEMS:

### Sustainability Division Update:

Ms. Griffith reported that the Open Space Accelerator Program was awarded \$75,000 from DCNR to help launch a mini-grant program for municipalities to conduct limited-scope implementation-focused open space action plans. Municipalities are being selected to help pilot the scope of work; develop program guidelines; and develop an RFP to solicit consultants.

Next, Ms. Griffith reported that the Keep Chester County Beautiful steering committee met last month to discuss the 2025 draft work program which contains: municipal/regional environmental project inventories; Litter Action Plan template; expand/promote PennDOT's Adopt-a-Highway and Adopt and Beautify program; performance metrics; business Route 30 Pollinator Corridor task force; partner toolkits; and campaign sign collection. This year's campaign and yard sign recycling project was a huge success.

Ms. Griffith went on to report that tree and woodland protection resources are being created by drafting a Chester County recommended tree planting list and updating the woodlands webpage.

Lastly, Ms. Griffith reported on the following upcoming municipal workshops: Using ordinances to advance energy efficiency, electrification, and renewable energy on Friday, January 10, 2025; and convening Chester County's municipal level Environmental Advisory Committees on Tuesday, January 14, 2025.

### Multimodal Transportation Division Update:

Mr. Styche reported Governor Shapiro announced grant awards from the PA DCNR Community Conservation Partnerships Program (C2P2) totaling \$79.4 million for 307 projects across the Commonwealth of Pennsylvania. Ten Chester County projects received awards totalling \$4,980,000 including the following three Planning Commission projects: 2025 Open Space Accelerator Program; Boot Road Trailhead acquisition; and Downingtown Trestle bridge rehab design.

Next, Mr. Styche reported that SEPTA started the month of November facing a potential strike by the Transit Workers Union as well as a fiscal cliff for operation of their services. The SEPTA Board approved an average 7.5% fare increase that went into effect on December 1<sup>st</sup>. Governor Shapiro announced \$153 million of Federal highway funds flexed to SEPTA to offset additional fare increases and service cuts.

### Design and Technology Division Update:

Mr. Creary, in the monthly overview of review submissions, noted that development reviews continued to increase this month for both residential lots and non-residential square footage numbers.

Next, Mr. Creary recognized the D&T teams' accomplishments: GIS team's update of the county-wide Solar Inventory mapping. The mapping data is provided by the Chester County Assessment department and the PA PUC Alternative Energy Portfolio Standards program; and the graphics team's design guide for West Grove and the new look of the Vision Partnership Program (VPP) map.

Lastly, Mr. Creary announced that Diana Zak, CCPC's graphic's supervisor will be retiring in January 2025.

Community Planning Division Update:

Ms. Griffin Rivera highlighted the changes to the new VPP map including a better depiction of the single versus multi-municipal projects.

Next, Ms. Griffin Rivera reported on the progress of the following: West Whiteland Township Comprehensive Plan where the Planning Commission is the lead consultant; East Fallowfield Township Open Space, Recreation, and Environmental Resource Plan update has been adopted. Ms. Speirs reported on the progress of the proposed Heritage Center located on the Paoli Memorial Grounds.

Ms. Speirs reported on Phase 3 of the Brandywine Battlefield which was a result of 2010 America Battlefield Protection Program grant funded study which recommended a preservation plan. The Brandywine Battlefield Preservation plan which began in 2013 had the following outcomes: Heritage Interpretive Network creation which is part of the county's Heritage Tourism Plan and Chester County 250; 'The Battle Ensues – Redcoats & Rebels' document; updating/refining interactive educational mapping; refined battle history; and land preservation. Plan creation partnerships include the Chester County Archives research, local Historical Commissions, and Heritage Sites volunteers.

Director's Report:

Ms. Stauffer, recognized Diana Zak for her service to the Planning Commission and gave an update on the Executive Director search. A second round of interviews are scheduled with the three final Executive Director candidates.

Next, Ms. Stauffer noted that the Nominating Committee will be nominating the Board's Chair, Vice Chair, and Secretary at next month's board meeting.

ADJOURNMENT

THERE BEING NO FURTHER BUSINESS, A MOTION TO ADJOURN AT 3:41 PM WAS MADE BY MR. CLINE, SECONDED BY MR. WRIGHT, AND PASSED BY UNANIMOUS VOTE OF THE COMMISSION.

Respectfully submitted,

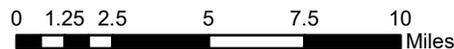
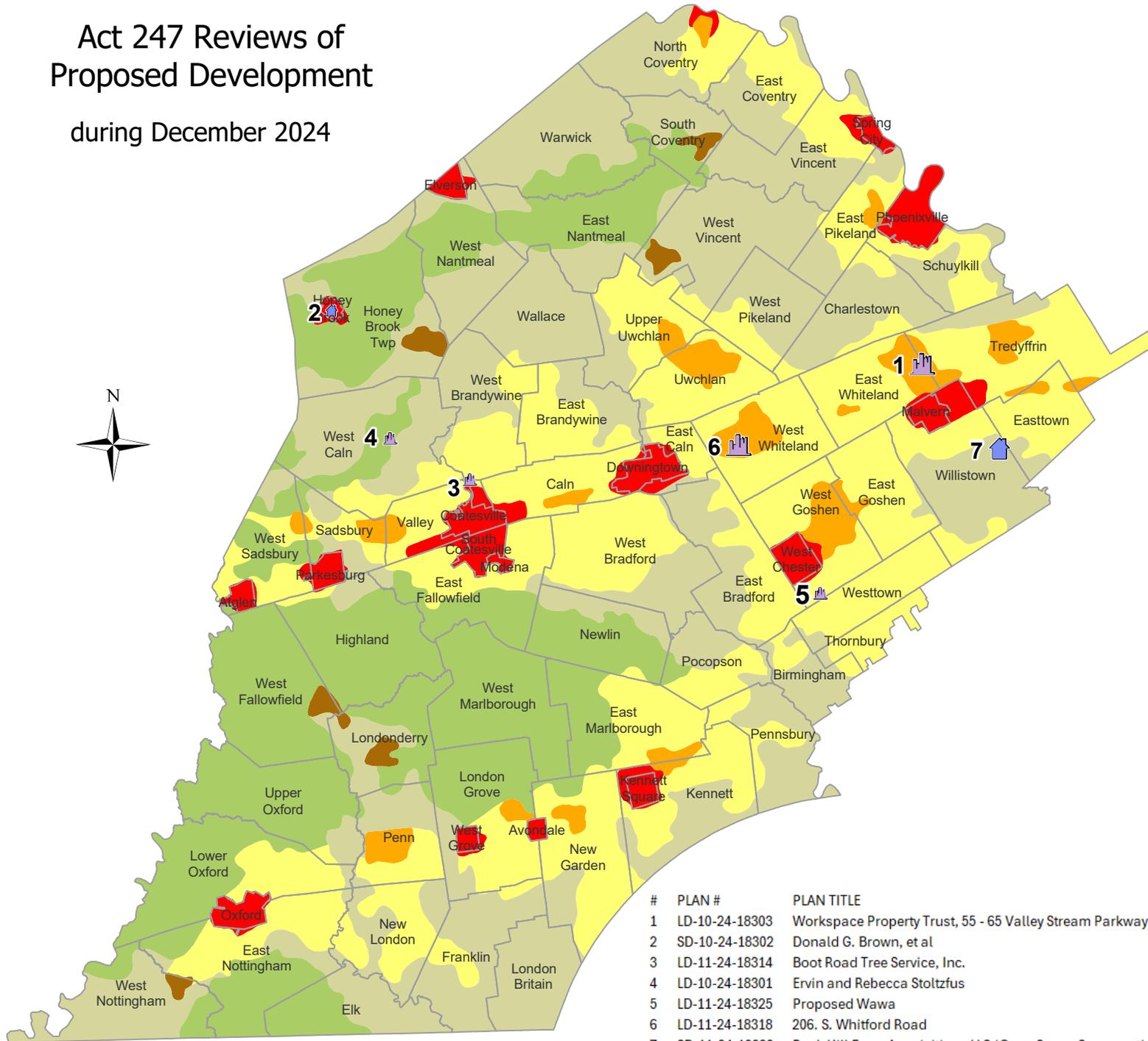
Michael Heaberg, Chair  
Chester County Planning Commission Board

MH/ncs

# Act 247 Reviews

# Subdivision & Land Development

# Act 247 Reviews of Proposed Development during December 2024



#	PLAN #	PLAN TITLE
1	LD-10-24-18303	Workspace Property Trust, 55 - 65 Valley Stream Parkway
2	SD-10-24-18302	Donald G. Brown, et al
3	LD-11-24-18314	Boot Road Tree Service, Inc.
4	LD-10-24-18301	Ervin and Rebecca Stoltzfus
5	LD-11-24-18325	Proposed Wawa
6	LD-11-24-18318	206. S. Whitford Road
7	SD-11-24-18322	Rock Hill Farm Acquisitions LLC (Open Space Conservation - Conventional Development)

## Symbols

### Residential Lots/Units

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

### Non-Residential Square Feet

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

### Other

- Mixed Use
- Not Consistent with Landscapes3

## Landscapes3

### Growth Areas

- Urban Center
- Suburban Center
- Suburban
- Rural Center

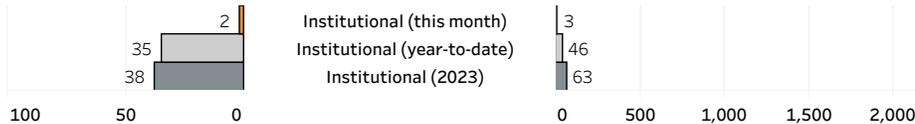
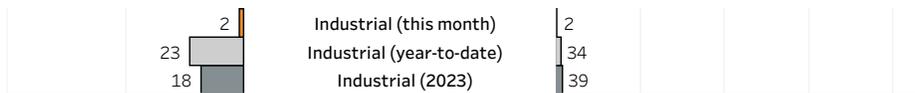
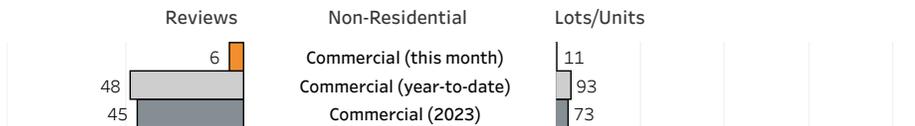
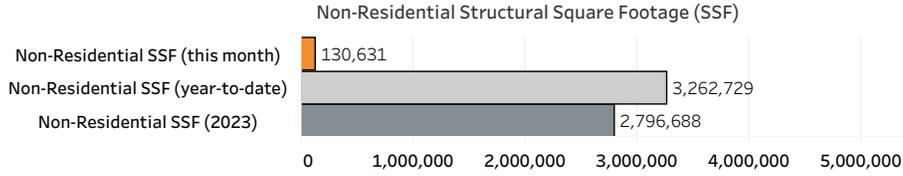
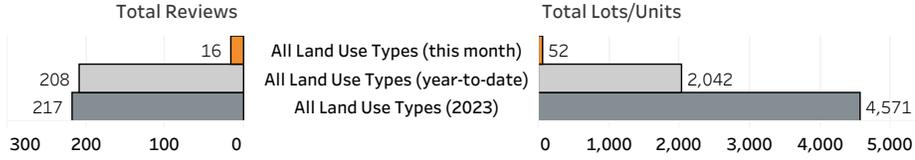
### Rural Resource Areas

- Rural
- Agricultural

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



## December 2024



## Subdivision and Land Development Reviews 12/1/2024 to 12/31/2024

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 Marlborough Township	LD-11-24-18321	Landhope Investors, LP	12/19/2024	156.90	Commercial	1		Commercial Unique			Yes
East Nottingham Township	SD-10-24-18305	Doolittle Farm	12/12/2024	50.47	Single Family Residential	5		Residential Single Family Residential			Yes
East Vincent Township	SD-11-24-18306	Pennhurst	12/10/2024	228.77	Commercial	5		Commercial			Yes
East Whiteland Township	LD-10-24-18270	PSU Great Valley Campus	12/13/2024	22.09	Institutional	1		Institutional Parking Lot/Garage			Yes
East Whiteland Township	LD-10-24-18303	Workspace Property Trust, 55 - 65 Valley Stream Parkway	12/11/2024	10.11	Industrial	1	86,000	Industrial	1		Yes
East Whiteland Township	SD-11-24-18308	Workspace Property Trust, 55 - 65 Valley Stream Parkway	12/11/2024	10.11	Industrial	1		Industrial Lot Consolidation			Yes
Honey Brook Borough	SD-10-24-18302	Donald G. Brown, et al	12/13/2024	0.28	Twin	2		Residential Twin			Yes
London Britain Township	SD-11-24-18309	1704 Flint Hill Road & 111 Good Hope Road	12/13/2024	25.40	Single Family Residential	2		Residential Single Family Residential			Yes
London Britain Township	SD-11-24-18310	Wilhemina Austin	12/13/2024	70.90	Agricultural	2		Agricultural Farm/Pasture Land			Yes
London Britain Township	SD-11-24-18319	336 & 338 Mercer Mill Road	12/17/2024	19.30	Single Family Residential	2		Residential Single Family Residential			Yes
Valley Township	LD-11-24-18314	Boot Road Tree Service, Inc.	12/13/2024	1.58	Commercial	1	6,000	Commercial Unique	1		Yes
Valley Township	SD-11-24-18315	Boot Road Tree Service, Inc.	12/13/2024	1.58	Commercial	1		Commercial Unique			Yes
West Caln Township	LD-10-24-18301	Ervin and Rebecca Stoltzfus	12/13/2024	45.40	Institutional Institutional	2	1,828	Institutional School Institutional Unique	2		Yes
West Goshen Township	LD-11-24-18325	Proposed Wawa	12/20/2024	5.40	Commercial	1	6,049	Commercial Convenience Store	1		Yes

## Subdivision and Land Development Reviews 12/1/2024 to 12/31/2024

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 Whiteland Township	LD-11-24-18318	206. S. Whitford Road	12/20/2024	7.70	Commercial Commercial	2	30,754	Commercial Addition to Existing Commercial	2	0	Yes
Willistown Township	SD-11-24-18322	Rock Hill Farm Acquisitions LLC (Open Space Conservation - Conventional Development)	12/13/2024	246.68	Single Family Residential	23		Residential Single Family Residential		1,570	Yes
<b>Grand Totals of Subdivision and Land Development Reviews</b>		<b>16 Reviews</b>		<b>902.67 Acres</b>		<b>52 Lots/Units</b>	<b>130,631 Non-Res. Sq. Feet</b>		<b>7 Non-Res. Bldgs.</b>	<b>1,570 Linear Feet Roadway</b>	

There are **16** plans consistent, **0** plans inconsistent, and **0** plans with no relevance to **Landscapes3**.

## Unofficial Sketch Plan Evaluations 12/1/2024 to 12/31/2024

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

### Conditional Use Reviews 12/1/2024 to 12/31/2024

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)
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No Conditional Use Reviews were conducted during this timeframe.

# Subdivision & Land Development Letters

December 19, 2024

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

Re: Preliminary Land Development - Landhope Investors, LP  
# East Marlborough Township - LD-11-24-18321

Dear Mr. Lovekin:

A preliminary land development plan entitled "Landhope Investors, LP", prepared by Register Associates, Inc. and dated November 4, 2024, was received by this office on November 19, 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:	Northeast intersection of East Street Road (State Route 926) and Unionville Road
Site Acreage:	156.90 acres
Lots:	1 lot
Non-Res. Square Footage:	255 square feet (addition, from the Act 247 Form as submitted by the Township)
Proposed Land Use:	Commercial
Parking Spaces:	189 total spaces
Municipal Land Use Plan Designation:	Village Mixed Use
UPI#:	61-5-43

**PROPOSAL:**

The applicant proposes various renovations of a commercial facility composed of various structures and a dwelling; the southwestern portion of the site contains a separate commercial/retail facility with fuel dispensers. The Act 247 Form that accompanied the referral for review indicated that 255 square feet of additional commercial floor area is proposed.

The plan shows septic tanks and an on-lot sewage disposal system, but no provision for water supply is evident. The site is located in the East Marlborough Township WMU Willowdale Multiple Mixed Use and in the R-B Residential zoning districts; the proposed development will be located in the WMU Willowdale Multiple Mixed-Use portion of the site.

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

**BACKGROUND:**

1. The plan indicates that a conditional use approval was issued on December 18, 2017, for the use of this site for event spaces and other commercial and retail uses.

**COUNTY POLICY:**

**LANDSCAPES:**

2. 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**.



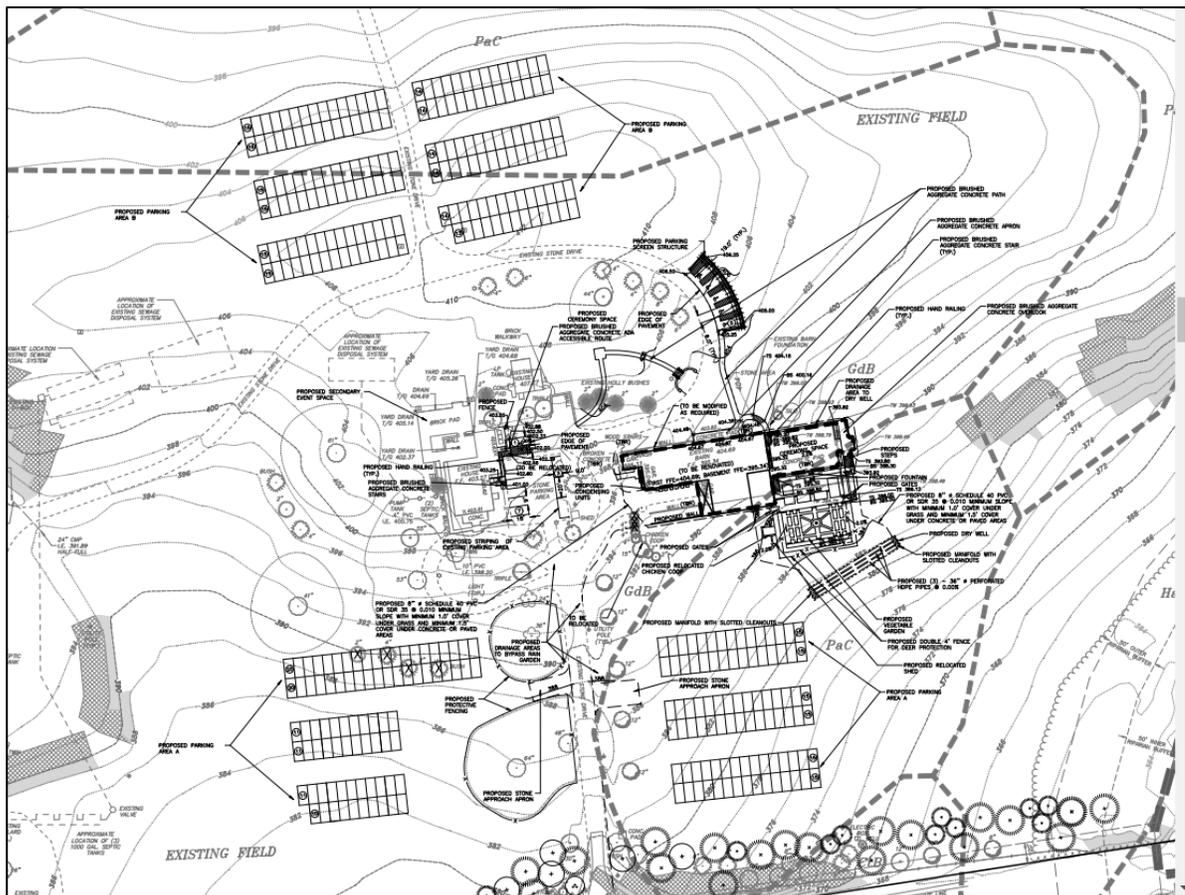
**WATERSHEDS 2045:**

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

- protecting and restoring vegetated riparian corridors and first order streams;
- reducing stormwater runoff; addressing sources of water quality impairments;
- addressing legacy contaminants and contaminants of emerging concern; and
- protecting and expanding water-based recreational opportunities and access.

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

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



***Detail of Landhope Investors, LP  
Preliminary Land Development Plan***

PRIMARY ISSUES:

4. The plan shows a “Proposed Parking Area A” in two areas within the southern portion of the site and a “Proposed Parking Area B” in two areas within the northern portion of the site. An existing stone drive is shown serving “Proposed Parking Area B”, but no similar access is shown for “Proposed Parking Area A”; this should be clarified. The applicant should also clarify the number of parking spaces that are to be provided for the activities proposed on the site.
5. Based on the number of parking spaces that are proposed for this site, we suggest that the Township’s review of this plan submission would benefit from the preparation of a traffic impact study and a review of the potential impacts posed by this project.
6. Conditional Use approval order numbers 19-20 and other portions of the approval require the applicant to provide a turf management plan and other measures to protect and preserve the grassed portions of the site. The applicant should describe how the “Proposed Parking Areas” and the other grass areas on the site will be protected according to the requirements of the Conditional Use approval, especially after the soils have been compacted by vehicle tires.
7. The plan submitted to the Chester County Planning Commission does not clearly show the area of the 255 square foot addition as indicated by the Township’s Act 247 Form; East Marlborough Township should ensure that the areas of improvements are shown to its satisfaction.
8. The plan shows septic tanks and an on-lot sewage disposal system but no water supply is clearly shown (a “community water system” is indicated on the East Marlborough Township’s Application for Review of a Preliminary/Final Plan). The Township should ensure that the site can provide adequate water and sewer facilities for its anticipated levels of usage. The Chester County Planning Commission does not endorse the use of on-site water or sewer facilities for commercial uses due to the potential for high wastewater flows and the contamination of groundwater resources. We recommend that the applicant connect to public systems in consideration of potable water safety and water supply dependability.
9. The Township’s emergency service providers should be requested to review the plan to ensure that they can safely navigate the proposed development when completed and access the facility to address on-site emergencies.

ADMINISTRATIVE ISSUES:

10. 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>.
11. A copy of the plan should be submitted to the Chester County Health Department for their review and comment on the proposed sewage disposal and/or water supply. The municipality should receive confirmation on the availability of sufficient sewer and water capacity from the appropriate authority and/or company prior to final plan approval. Additional information on this topic is provided online at: <https://www.chesco.org/365/Sewage-Water>.

12. A minimum of five copies of the plan should be presented at the Chester County Planning Commission for endorsement to permit recording of the final plan in accord with the procedures of Act 247, the Pennsylvania Municipalities Planning Code, and to meet the requirements of the Recorder of Deeds, the Assessment Office, 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 Marlborough Township. However, we appreciate the opportunity to review and comment on this plan. The staff of the Chester County Planning Commission is available to you to discuss this and other matters in more detail.

Sincerely,

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: Regester Associates, Inc.  
Landhope Investors, LP  
Chester County Health Department  
Chester County Conservation District



# THE COUNTY OF CHESTER



COMMISSIONERS  
 Josh Maxwell  
 Marian D. Moskowitz  
 Eric M. Roe

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

December 12, 2024

Rachel Greer, Zoning Officer  
 East Nottingham Township  
 158 Election Road  
 Oxford, PA 19363

Re: Preliminary Subdivision - Doolittle Farm  
 # East Nottingham Township – SD-10-24-18305

Dear Ms. Greer:

A Preliminary Subdivision Plan entitled "Doolittle Farm", prepared by Inland Design, and dated April 2, 2024, was received by this office on November 12, 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:**

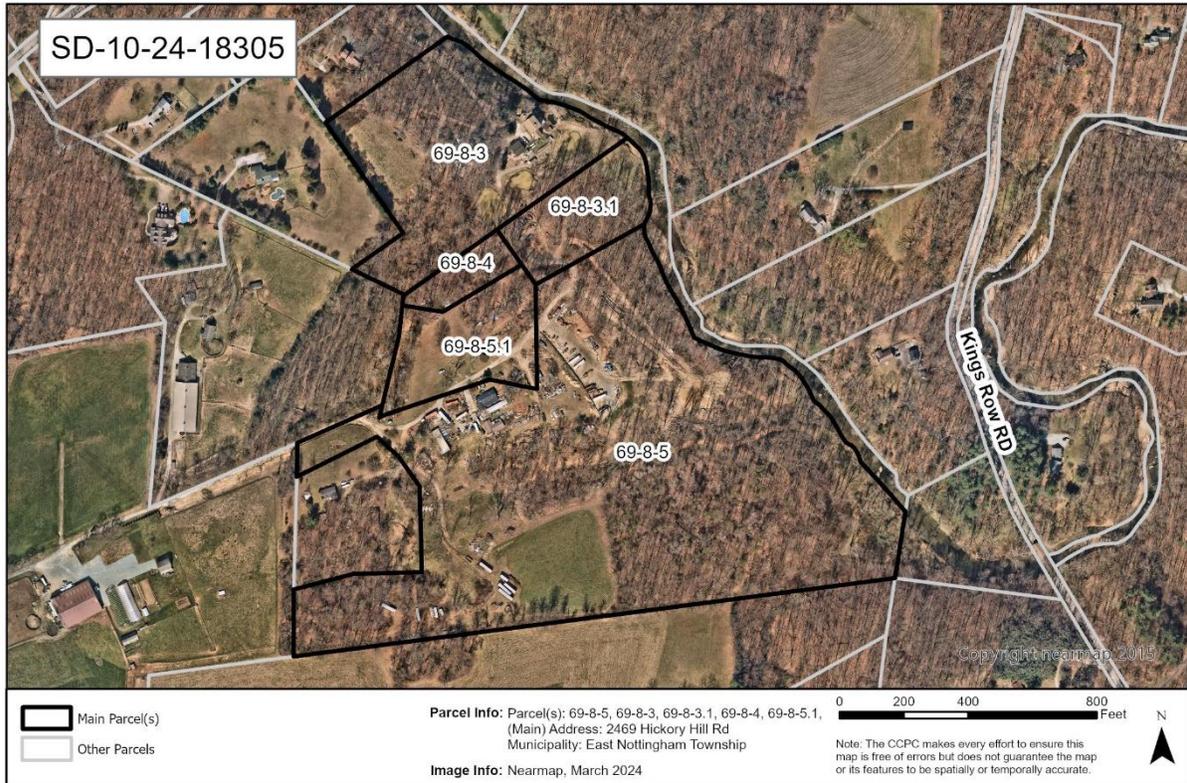
Location:	South of Saginaw Road, east of Hickory Hill Road
Site Acreage:	50.47
Lots/Units:	5 lots
Non-Res. Square Footage:	0
Proposed Land Use:	Single Family Residential
New Parking Spaces:	0
Municipal Land Use Plan Designation:	Rural
UPI#:	69-8-3, 69-8-3.1, 69-8-4, 69-8-5, 69-8-5.1

## **PROPOSAL:**

The applicant proposes the reconfiguration of five existing lots. General Note 1 states that no construction or land development is proposed with this application. The project site, which will be served by onsite water and onsite sewer, is located in the R-1 Agricultural-Residential zoning district. The site adjoins New London Township.

**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 Subdivision - Doolittle Farm  
 # East Nottingham Township – SD-10-24-18305



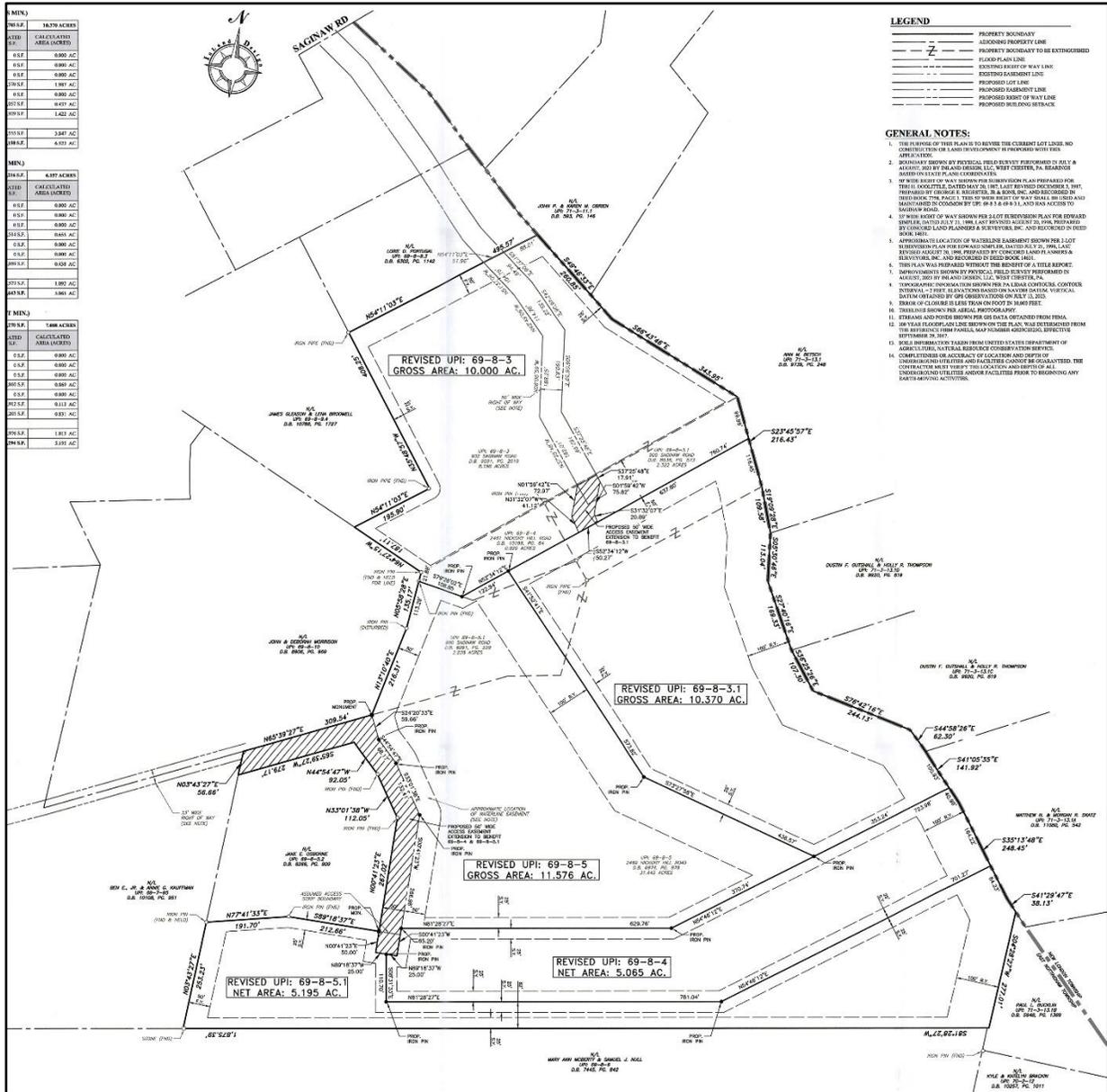
### COUNTY POLICY:

### LANDSCAPES:

- The project site is located within the **Rural Landscape** and **Natural Landscape** designations of [Landscapes3](#), the 2018 County Comprehensive Plan. The vision for the **Rural Landscape** is the preservation of significant areas of open space, critical natural areas, and cultural resources with a limited amount of context sensitive development permitted to accommodate residential and farm needs. As an overlay of all other landscapes, the county's **Natural Landscapes** consist of a network of streams, wetlands, floodplains, and forests that are protected by regulations or should be subject to limited disturbance. Conservation practices should protect and restore these natural resources. While the proposed subdivision is generally consistent with the objectives of the **Rural Landscape**, careful consideration of any proposed development activity is required due to the existing physical and environmental characteristics of the project site.

The project site is also located in the Rural land use category on the Future Land Use map in the Oxford Region Multimunicipal Comprehensive Plan. The subdivision appears to be consistent with the recommended strategies for this land use category.

Page: 3  
 Re: Preliminary Subdivision - Doolittle Farm  
 # East Nottingham Township – SD-10-24-18305



Site Plan Detail, Sheet 1: Doolittle Farm

**PRIMARY ISSUES:**

2. While we acknowledge that no development activity is proposed for this site, the site plan identifies revised UPI# 69-8-4 and 69-8-5.1 (5.07 and 5.20 net acres, respectively) as “new residential lots,” and the site plan does not identify the location of either wells or sewage absorption areas for these lots. This plan should not be approved until both these features are shown on the plan. This information is necessary to verify that the proposed lots will have proper water supply and sewage disposal, and to demonstrate that minimum isolation distances between wells, sewage absorption areas and/or other features can be achieved.
3. The applicant should clearly indicate how vehicular access will be provided to all five lots from the nearest road, particularly for proposed UPI# 69-8-4 and 69-8-5.1. The Township engineer should ensure that the proposed access arrangement for all lots conforms to Township code requirements.

Page: 4  
 Re: Preliminary Subdivision - Doolittle Farm  
 # East Nottingham Township – SD-10-24-18305

4. The plan and 2024 aerial photography indicate that a portion of the site is wooded. Mature trees and shrubs reduce the volume and impacts of stormwater runoff by intercepting precipitation, increasing evapotranspiration, and stabilizing soil through root growth. If development or earth disturbance is going to encroach upon existing woodlands, the removal of trees should be limited to the minimum area needed for the dwellings and support facilities. The limits of tree removal should be clearly shown on the plan and “limits of disturbance” should be delineated to protect all trees that are intended to remain. Orange construction fencing should be placed at the “limit of disturbance” to prevent unintended intrusion into woodland areas by construction equipment. This fencing should be placed at the drip line of any trees that are intended to remain to limit inadvertent impacts from construction equipment to root zones and long-term tree health. Additional native trees and shrubs should be incorporated into the landscaping plans to replace and mitigate the loss of removed trees.

Additional information on woodland preservation is available in the Natural Resource Protection Standards Planning eTool, which is available at:

<https://www.chescoplanning.org/MuniCorner/eTools/28-NaturalResources.cfm>.

5. The parcels delineated on the plan are all within the Elk Creek watershed, which is designated as a High Quality stream by the Pennsylvania Department of Environmental Protection. While no development is currently proposed on these lots, their location within a High Quality watershed should inform any future development designs.
6. The easternmost portion of the project site is located within the FEMA-delineated 100-year floodplain. While no development is currently proposed by the applicant, preserving the integrity of the floodplain and the existing riparian buffer should be considered in any future development plans. *Landscapes3* supports the comprehensive protection and restoration of the county’s ecosystems, including riparian corridors (“Protect” Objective B, page 63).

#### ADMINISTRATIVE ISSUES:

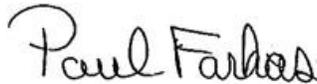
7. According to the Waiver(s) Requested table on Sheet 1, the applicant is requesting one waiver from Section 22-304 of the Township Subdivision and Land Development Ordinance, in order to allow for a preliminary/final submission. Waiver requests should only be granted following the determination that the proposed project either meets the purpose of these requirements or does not create the impacts that these provisions are intended to manage.
8. The site plan depicts the location of a proposed 50 foot wide access easement extension on UPI# 69-8-5 to benefit UPI# 69-8-4 and 69-8-5.1 The details of this easement should be incorporated into the deeds of these lots.
9. The site plan depicts the location of a proposed 50 foot wide access easement extension on UPI# 69-8-3 to benefit UPI# 69-8-3.1 The details of this easement should be incorporated into the deeds of both lots.
10. According to County Tax Assessment records, UPI# 69-8-5 appears to be subject to an Act 319 (Clean and Green) covenant. We advise the applicant to contact the Chester County Assessment Office (telephone #610-344-6105) regarding this subdivision. Additional information on this topic is provided online at: [www.chesco.org/256/Act-319---Clean-Green](http://www.chesco.org/256/Act-319---Clean-Green).

Page: 5  
Re: Preliminary Subdivision - Doolittle Farm  
# East Nottingham Township – SD-10-24-18305

11. While two of the Lot Area definition tables on Sheet 1 are identified as “Lot UPI# 69-8-3.1,” it appears that the table for the proposed 10.00 acre lot should be identified as “Lot UPI# 69-8-3” instead. This should be clarified by the applicant.
12. A minimum of five (5) copies of the plan should be presented at the Chester County Planning Commission for endorsement to permit recording of the final plan in accord with the procedures of Act 247, the Pennsylvania Municipalities Planning Code, and to meet the requirements of the Recorder of Deeds, the Assessment Office, the Health Department, and the municipality.

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

Sincerely,



Paul Farkas  
Senior Review Planner

cc: Katherine Doolittle  
Inland Design  
William Doolittle and Joanne Kelleher  
Donald W. and Teri H. Dolittle  
Maureen Zdun, Secretary/Treasurer, New London Township  
Chester County Health Department  
Chester County Assessment Office  
Chester County Water Resources Authority

December 10, 2024

Robert A. Zienkowski, Township Manager  
 East Vincent Township  
 262 Ridge Road  
 Spring City, PA 19475

Re: Final Subdivision - Pennhurst  
 # East Vincent Township - SD-11-24-18306

Dear Mr. Zienkowski:

A final subdivision plan entitled "Pennhurst", prepared by Pennoni Associates Inc. and dated June 17, 2022, was received by this office on November 12, 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 and south sides of Dunlap Road, to the east of Pennhurst Road
Site Acreage:	228.77 acres
Lots:	5 lots
Proposed Land Use:	Agricultural, Commercial
Municipal Land Use Plan Designation:	High Intensity Mixed Use
UPI#:	21-1-76, 21-1-92-E, 21-1-92.7

**PROPOSAL:**

The applicant proposes the creation of five lots. The site is located in the East Vincent Township IMU Industrial Mixed Use and AP Agricultural Preservation zoning districts. No development is proposed by this subdivision.

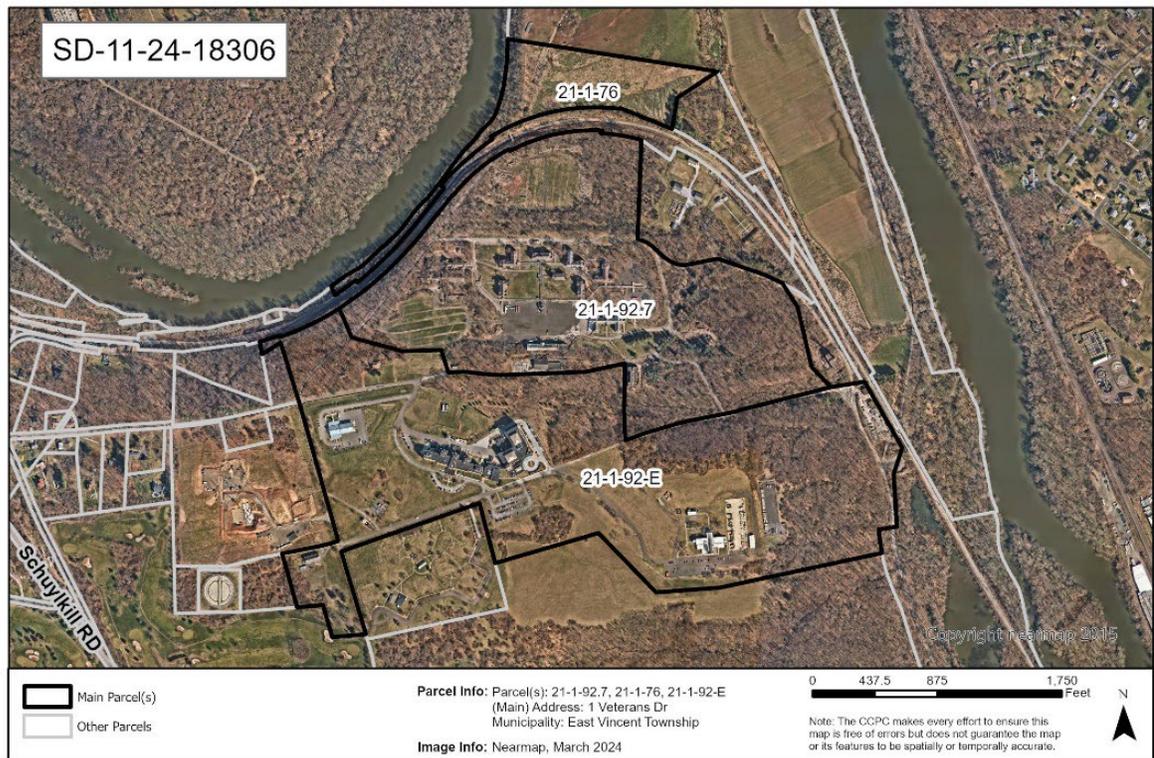
**RECOMMENDATION:** The County Planning Commission recommends that the issues raised in this letter should be addressed and all East Vincent Township issues should be resolved before action is taken on this subdivision plan.

**COUNTY POLICY:**

**LANDSCAPES:**

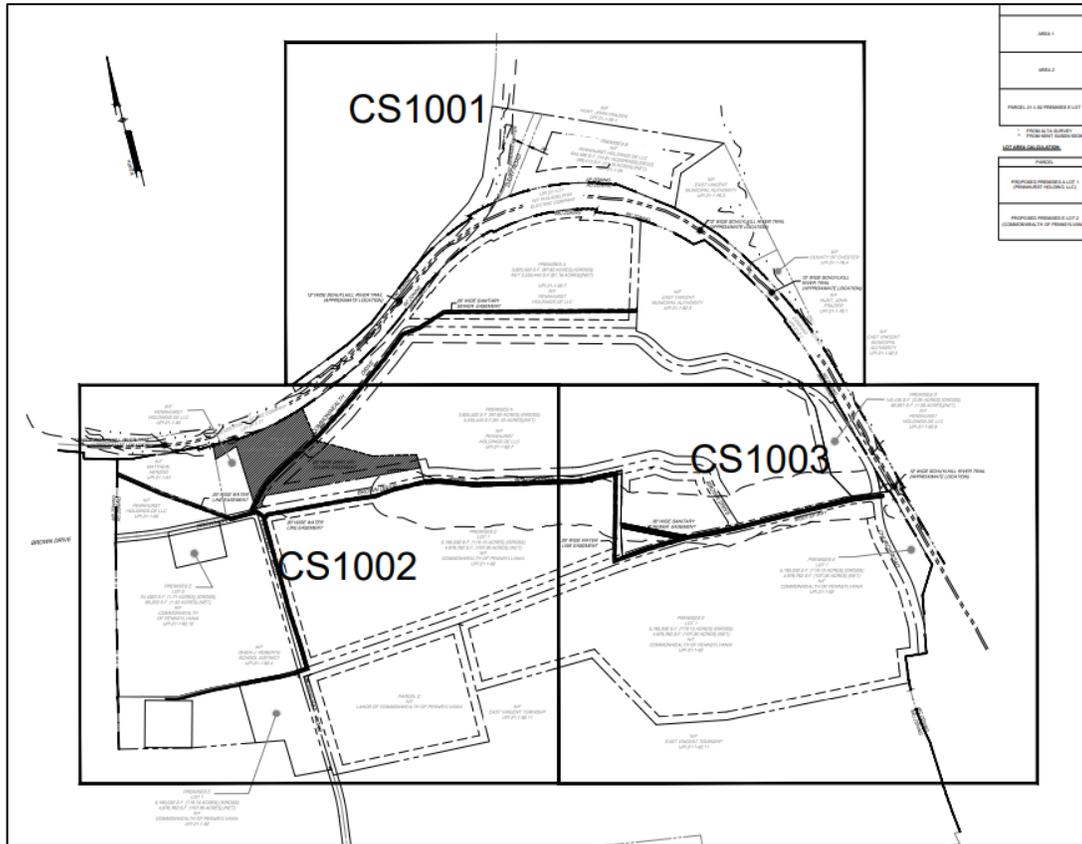
1. The site is located within the **Rural Landscape** designation of [Landscapes3](#), the 2018 County Comprehensive Plan. The **Rural Landscape** consists of open and wooded lands with scattered villages, farms and residential uses. The vision for the **Rural Landscape** is the preservation of significant 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. As an overlay of all other landscapes, the county's **Natural Landscapes** consist of a network of streams, wetlands, floodplains, and forests that are protected by regulations or should be subject to limited disturbance. Conservation practices should protect and restore these natural resources. The proposed subdivision is consistent with the objectives of the **Rural Landscape**.



PRIMARY ISSUES:

2. The Township and the applicant should discuss whether this subdivision could offer a means to connect Independence Park to the Schuylkill River Trail.
3. The Township may wish to ask the applicant to share any future plans for this subdivision.
4. The applicant should verify the plan's date, which includes two dates on different sheets (June 17, 2022 and June 30, 2022).



***Detail of Pennhurst  
Final Subdivision Plan***

**ADMINISTRATIVE ISSUE:**

5. A minimum of four copies of the plan should be presented at the Chester County Planning Commission for endorsement to permit recording of the final plan in accord with the procedures of Act 247, the Pennsylvania Municipalities Planning Code, and to meet the requirements of the Recorder of Deeds, 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 Vincent Township. However, we appreciate the opportunity to review and comment on this plan. The staff of the Chester County Planning Commission is available to you to discuss this and other matters in more detail.

Sincerely,

*Wes Bruckno*

Wes Bruckno, AICP  
Senior Review Planner

cc: Pennoni Associates Inc.  
Pennhurst Holding DE, LLC



# THE COUNTY OF CHESTER



COMMISSIONERS  
 Josh Maxwell  
 Marian D. Moskowitz  
 Eric M. Roe

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

December 13, 2024

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

Re: Final Land Development - PSU Great Valley Campus  
 # East Whiteland Township – LD-10-24-18270

Dear Mr. Barner:

A Final Land Development Plan entitled "PSU Great Valley Campus", prepared by Penn State Physical Plant Design & Engineering Services, and dated September 20, 2024, was received by this office on November 19, 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:**

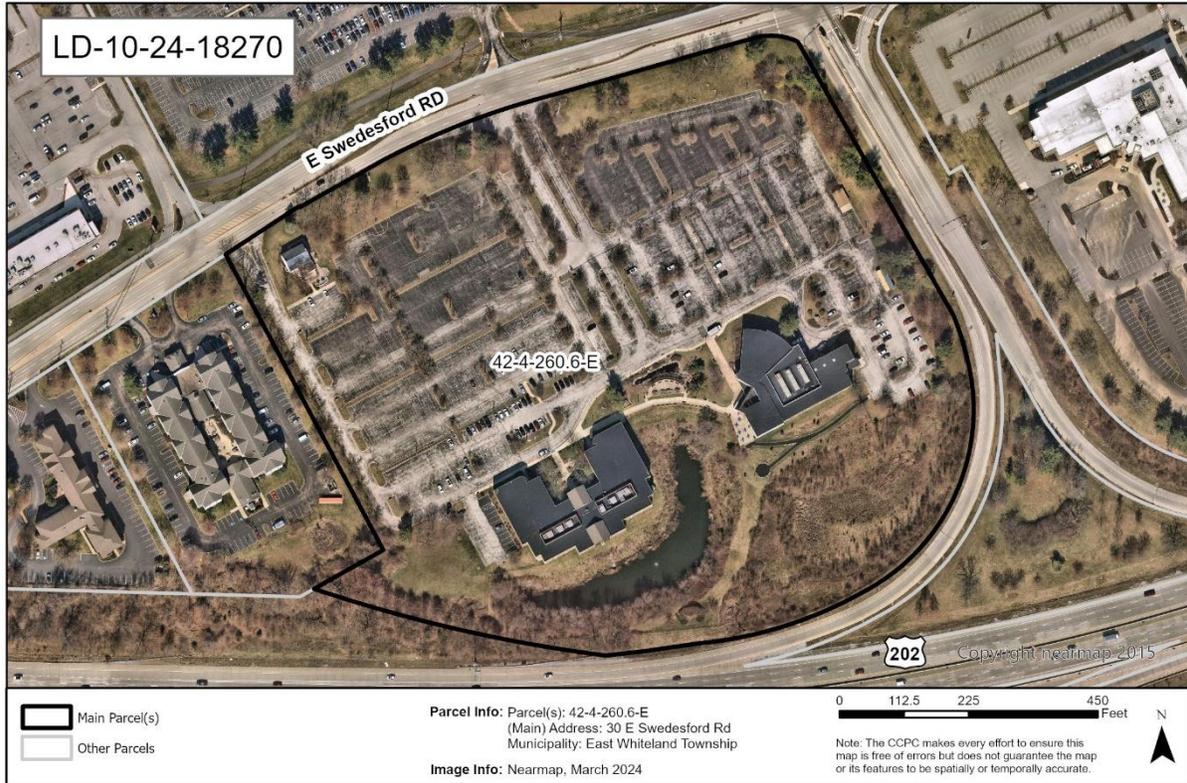
Location:	southwest corner of East Swedesford Road and Liberty Boulevard
Site Acreage:	22.09
Lots/Units:	1
Non-Res. Square Footage:	0
Proposed Land Use:	Parking Facilities for Great Valley Campus
Municipal Land Use Plan Designation:	Office/Business Park; and Route 29 Growth Corridor
UPI#:	42-4-260.6-E

## **PROPOSAL:**

The applicant proposes to redesign the existing parking facilities for the Great Valley Campus, including the removal of the westerly parking area, which will be replaced with vegetative cover (a combination of open maintained lawn and meadow). On-site parking will be reduced from 983 to 734 spaces. No new sewage disposal or water supply is proposed as part of this project. The project site is located in the O/BP Office/Business Park, and Corporate Gateway Overlay zoning districts.

**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 - PSU Great Valley Campus  
 # East Whiteland Township – LD-10-24-18270



### BACKGROUND:

1. The Chester County Planning Commission previously reviewed a land development proposal for this site, pertaining to the construction of the existing conference center building (CCPC# 4559-36, dated August 2, 1999). According to our records, this plan was approved by the Township on December 20, 1999.

### COUNTY POLICY:

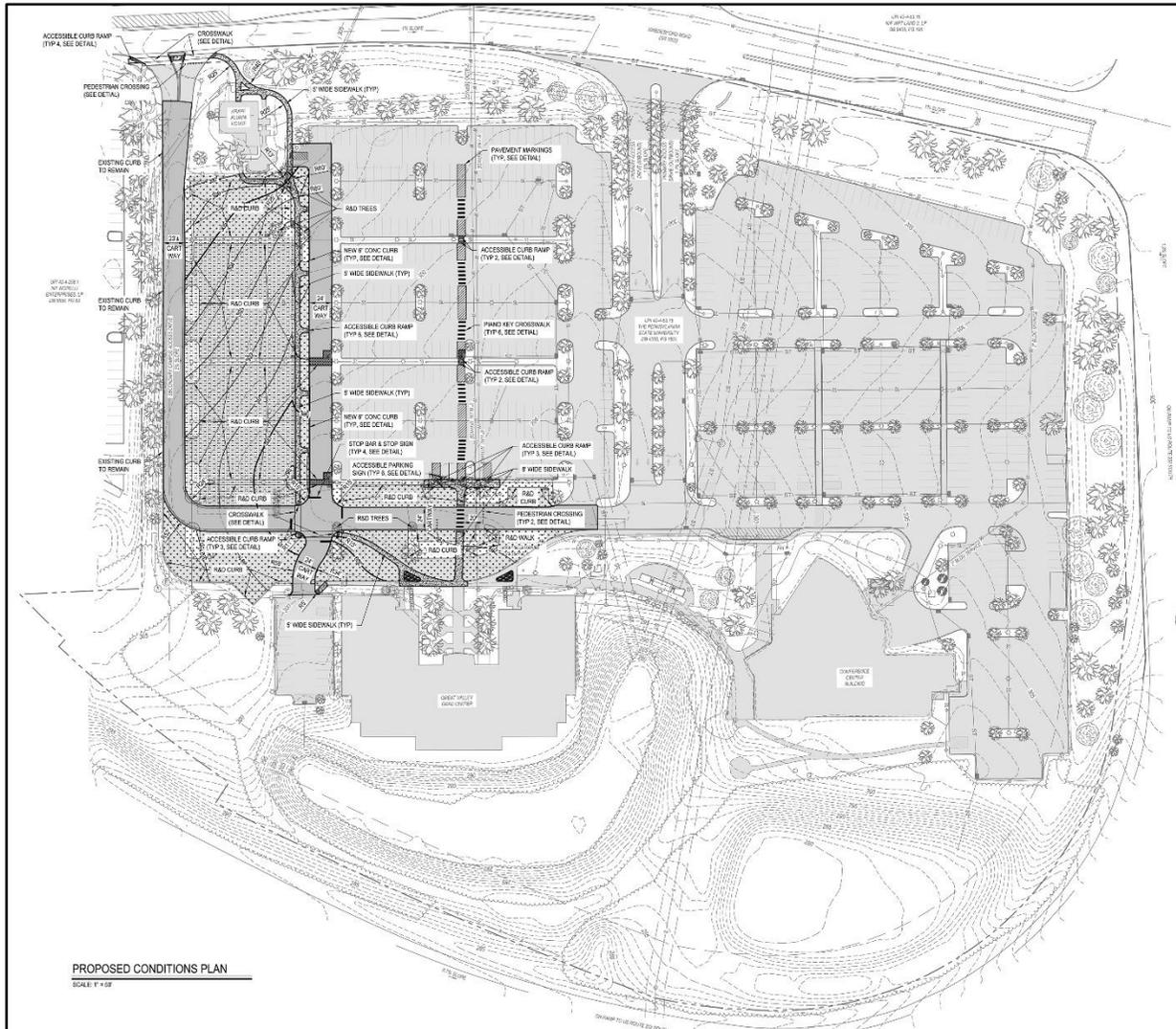
#### LANDSCAPES:

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. The proposed land development is consistent with the objectives of the **Suburban Center Landscape**. The County Planning Commission endorses the applicant's proposed reduction of paved parking spaces.

#### 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 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: 3  
 Re: Final Land Development - PSU Great Valley Campus  
 # East Whiteland Township – LD-10-24-18270



*Site Plan Detail, Sheet 6: Final Land Development - PSU Great Valley Campus*

**PRIMARY ISSUES:**

**Access and Circulation:**

4. We acknowledge, and endorse, that sidewalks will be provided from the Great Valley Graduate Center building along the western portion of the parking facilities to Swedesford Road, then extending to the adjoining lot to the west. Sidewalks are an essential design element in the **Suburban Center Landscape**. We suggest that the applicant and Township consider extending the sidewalk network eastwards along the south side of Swedesford Road, to allow a more direct path for the entire parking lot to the adjoining lot to the west.
5. We recommend that the applicant consider providing electric vehicle (EV) charging stations. The stations can be located nearest the building to reduce costs for extending electrical lines, or they can be located at light poles. Charging stations can encourage the wider acceptance of electric vehicles. Additional information on this topic is provided in the County Planning Commission's Electric Vehicles eTool, which is available online at: <https://www.chescoplanning.org/MuniCorner/eTools/19-ev.cfm>.

Page: 4  
Re: Final Land Development - PSU Great Valley Campus  
# East Whiteland Township – LD-10-24-18270

Stormwater Management:

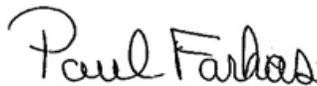
6. Land disturbance and land development activities that occur within the (East) Valley Creek watershed must comply with the applicable stormwater management ordinance standards as approved in the *Valley Creek Watershed Act 167 Stormwater Management Plan* (February 2011).
7. The site is underlain by carbonate geology in which the presence or potential may exist for formation and/or expansion of solution channels, sinkholes, and other karst features. These features can present risk of collapse and groundwater contamination that often can be overcome and avoided with careful stormwater management design. The location, type, and design of stormwater facilities and best management practices (BMPs) should be based on a site evaluation conducted by a qualified licensed professional that ascertains the conditions relevant to formation of karst features, and the PA BMP Manual or other design guidance acceptable to the Municipal Engineer.

ADMINISTRATIVE ISSUES:

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

Sincerely,



Paul Farkas  
Senior Review Planner

cc: Penn State Physical Plant Design & Engineering Services  
The Pennsylvania State University  
Chester County Conservation District

December 11, 2024

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

Re: Preliminary Subdivision and Land Development - Workspace Property Trust, 55 - 65 Valley Stream Parkway  
 # East Whiteland Township – SD-11-24-18308 and LD-10-24-18303

Dear Mr. Barner:

A Preliminary Subdivision and Land Development Plan entitled "Workspace Property Trust, 55 - 65 Valley Stream Parkway", prepared by Chester Valley Engineers, Inc., and dated October 17, 2024, was received by this office on November 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 and land development for your consideration.

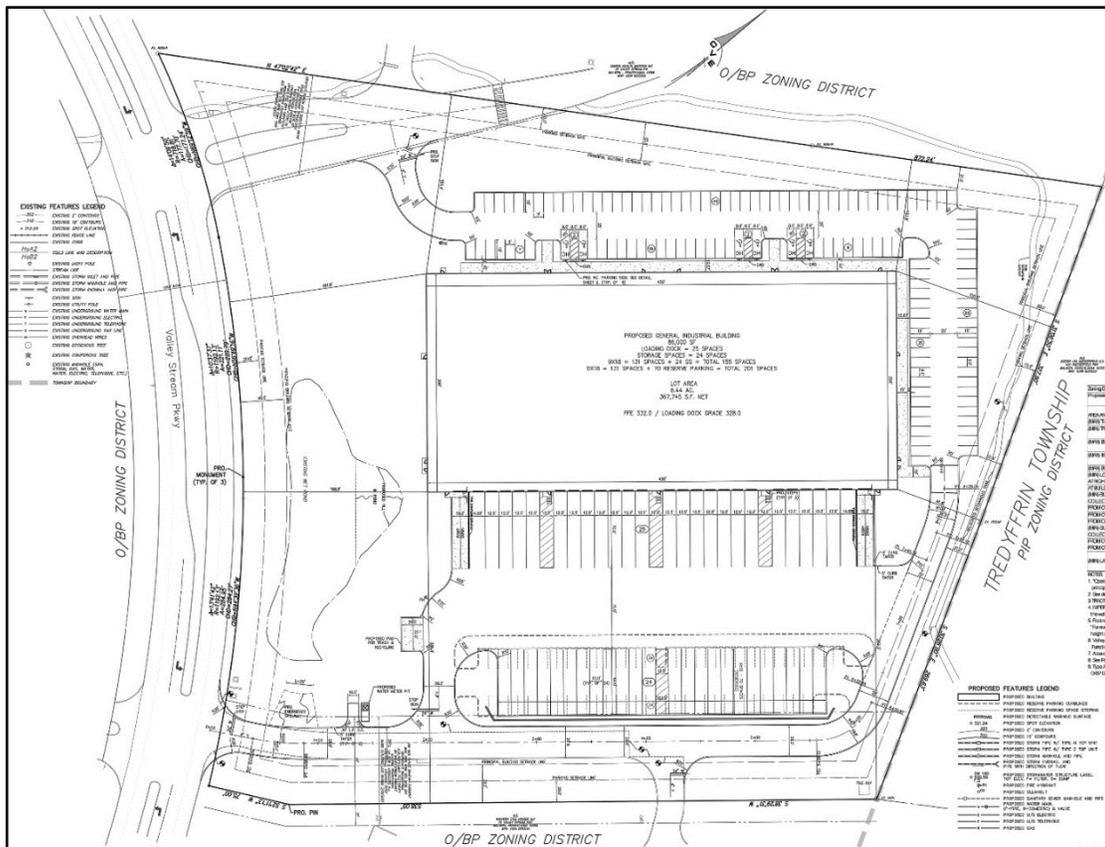
**PROJECT SUMMARY:**

Location:	North side of Valley Stream Parkway, east of Morehall Road
Site Acreage:	10.11
Lots/Units:	2 existing lots, 1 proposed lot
Non-Res. Square Footage:	86,000
Proposed Land Use:	Industrial
New Parking Spaces:	202
Municipal Land Use Plan Designation:	Office/Business Park
UPI#:	42-4-53.4, 42-4-53.5

**PROPOSAL:**

The applicant proposes the consolidation of two existing lots into one lot, along with the construction of an 86,000 square foot industrial building (we note that the Waivers table on Sheet 1 and the October 17, 2024 Project Narrative both indicate that the proposed user of the property has not been identified). The Parking Summary table on Sheet 3 indicates that 70 of the 202 proposed parking spaces will be held in reserve. The two existing office buildings will be removed. The project site, which will be served by public water and public sewer, is located in the O/BP Office/Business Park zoning district. A Traffic Evaluation, prepared by Traffic Planning and Design, Inc., and dated October 21, 2024, was included with the plan submission. The project site adjoins Tredyffrin Township to the east.

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



Site Plan Detail, Sheet 3: Workspace Property Trust, 55 - 65 Valley Stream Parkway

**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 plan submission 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 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).

**PRIMARY ISSUES:**

## Access and Circulation:

3. We recommend that sidewalks be provided along Valley Stream Parkway, along with direct pedestrian access provided from Valley Stream Parkway to the proposed building. In addition to sidewalks being an essential design element in the **Suburban Center Landscape**, pedestrian connectivity between sidewalks and buildings is an important component of a complete sidewalk system in the Suburban Center Landscape.
4. The site plan depicts that a section of an existing trail along the eastern property boundary will be relocated. While it appears, based upon the information provided on Sheet 5-Demolition Plan and Sheet 6-Construction Plan that this section of the trail is located in East Whiteland Township, we note that this trail corridor extends into Tredyffrin Township in close proximity where the existing trail will be relocated. Tredyffrin Township officials should be provided the opportunity to review and comment on this proposed trail relocation, along with being notified of any future development activity that would limit access to this trail corridor.
5. The Multimodal Connections map in the Township's 2022 Parks, Recreation, and Open Space Plan ROS Plan recommends that bicycle lanes be provided along Valley Stream Parkway. The applicant and Township should coordinate pertaining to any required improvements for bicycle lanes along this section of the Valley Stream Parkway.

## Design Issues:

6. The Township should verify that the design of the proposed outdoor lighting plan (Sheet 15) conforms to Township ordinance requirements. The illumination should be directed inward from the periphery of the site and be oriented to reduce glare and visual impact on the adjoining roadways and land uses.

Stormwater Management:

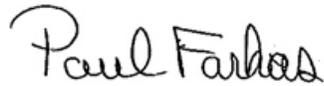
7. Land disturbance and land development activities that occur within the (East) Valley Creek watershed must comply with the applicable stormwater management ordinance standards as approved in the *Valley Creek Watershed Act 167 Stormwater Management Plan* (February 2011).
8. The site is underlain by carbonate geology in which the presence or potential may exist for formation and/or expansion of solution channels, sinkholes, and other karst features. These features can present risk of collapse and groundwater contamination that often can be overcome and avoided with careful stormwater management design. The location, type, and design of stormwater facilities and best management practices (BMPs) should be based on a site evaluation conducted by a qualified licensed professional that ascertains the conditions relevant to formation of karst features, and the PA BMP Manual or other design guidance acceptable to the Municipal Engineer.
9. The project is located in an area designated by the PaDEP as a Special Protection Watershed. Chester County's High Quality and Exceptional Value Watersheds are especially sensitive to degradation and pollution that could result from development. Therefore, stricter DEP or municipal limitations to wastewater and stormwater discharges may apply in this watershed. A map of Special Protection Watersheds in Chester County, PA may be viewed here: [www.chesco.org/DocumentCenter/View/17339](http://www.chesco.org/DocumentCenter/View/17339).

ADMINISTRATIVE ISSUES:

10. The Waivers table on Sheet 1 indicates that the applicant is requesting five applicant is requesting five waivers from the provisions of the Township Subdivision and Land Development Ordinance, along with two waivers from Chapter 170-Stormwater Management of the Township Code. 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.
11. The site plan depicts the location of an access easement on the northwest portion of the project site, along with a 100 foot wide driveway easement along the south side of the project site. The details of these easements should be incorporated into the deed of the proposed lot.
12. The applicant should contact the office of the Chester County Conservation District (telephone #610-455-1360) for information and clarification on erosion control measures. The provisions of the Commonwealth Erosion Control Regulations may apply to the project and may require an Earth Disturbance Permit or a National Pollutant Discharge Elimination System permit for discharge of stormwater from construction activities. Additional information on this topic is provided online at: <https://www.chesco.org/284/ErosionStormwater>.
13. A minimum of 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 East Whiteland Township. However, we appreciate the opportunity to review and comment on this plan. The staff of the Chester County Planning Commission is available to you to discuss this and other matters in more detail.

Sincerely,

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

Paul Farkas  
Senior Review Planner

cc: Workplace Property Trust LP  
Chester Valley Engineers, Inc.  
Chester County Conservation District  
Erin McPherson, Director of Planning and Zoning, Tredyffrin Township



# THE COUNTY OF CHESTER



COMMISSIONERS  
 Josh Maxwell  
 Marian D. Moskowitz  
 Eric M. Roe

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

December 13, 2024

Janis Rambo, Secretary  
 Honey Brook Borough  
 71 Pequea Avenue, PO Box 249  
 Honey Brook, PA 19344

Re: Preliminary/Final Subdivision - Donald G. Brown, et al  
 # Honey Brook Borough - SD-10-24-18302

Dear Ms. Rambo:

A preliminary/final subdivision plan entitled "Donald G. Brown, et al", prepared by Witman Engineers & Consultants and dated October 3, 2024, was received by this office on November 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:	Northwest side of Chestnut Street, between Firehouse Lane and Park Street
Site Acreage:	0.28 acre
Lots:	2 lots proposed
Proposed Land Use:	Residential
Municipal Land Use Plan Designation:	Neighborhood Residential
UPI#:	12-2-177.2

## **PROPOSAL:**

The applicant proposes the subdivision of one lot into two lots. The site, which will be served by public water and public sewer facilities, is located in the Honey Brook Borough NR Neighborhood Residential zoning district. The subdivision plan does not show any proposed development.

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

Page: 2  
 Re: Preliminary/Final Subdivision - Donald G. Brown, et al  
 # Honey Brook Borough - SD-10-24-18302

**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**.



**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.

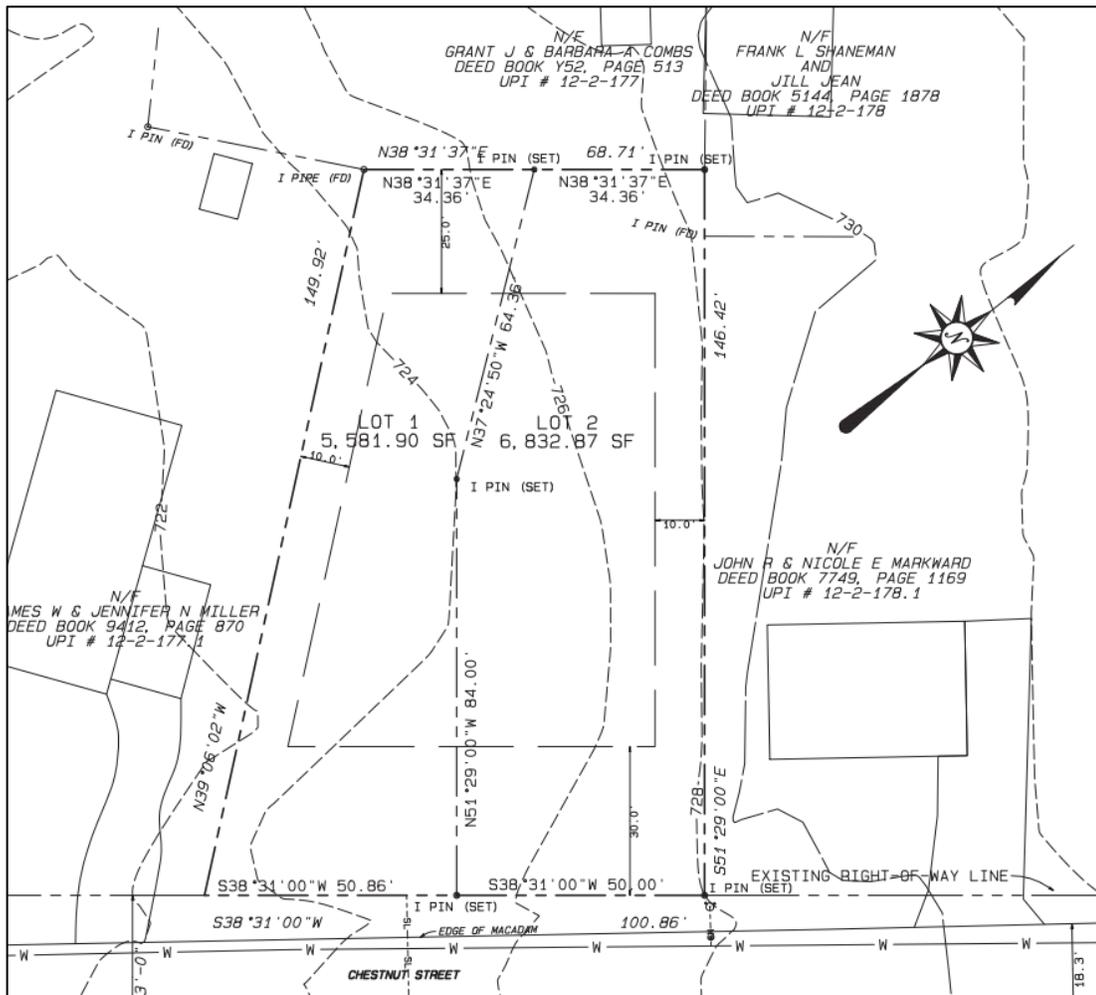
**Watersheds 2045** can be accessed at [www.chesco.org/watersheds2045](http://www.chesco.org/watersheds2045).

Page: 3  
 Re: Preliminary/Final Subdivision - Donald G. Brown, et al  
 # Honey Brook Borough - SD-10-24-18302

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

**PRIMARY ISSUES:**

- When a plan for the development of this site is submitted, we encourage the applicant and the Borough to design a structure that reflects the architectural characteristics of the neighborhood, such as the use of similar roof pitch angles, exterior textures and colors, similar yard setbacks, and the use of a shared driveway. Shared driveways can reduce the number of new access points on public roads, limit impervious coverage, reduce earth disturbance and lower construction costs.
- The applicant should provide a sidewalk along this portion of Chestnut Street, in anticipation of a more-complete future sidewalk system in this area. "Connect" Objective C of **Landscapes3**, the 2018 County Comprehensive Plan, is to provide universally accessible sidewalks, trails, and public transit connections to create a continuous active transportation network within designated growth areas. Sidewalks are an important component of the **Urban Center Landscape**.
- We encourage the applicant to provide street trees along Chestnut Street and attempt to preserve the trees at the rear of the parcel.



**Detail of Donald G. Brown, et al Preliminary/Final Subdivision Plan**

Page: 4  
Re: Preliminary/Final Subdivision - Donald G. Brown, et al  
# Honey Brook Borough - SD-10-24-18302

ADMINISTRATIVE ISSUE:

7. A minimum of four copies of the plan should be presented at the Chester County Planning Commission for endorsement to permit recording of the final plan in accord with the procedures of Act 247, the Pennsylvania Municipalities Planning Code, and to meet the requirements of the Recorder of Deeds, 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 Honey Brook Borough. However, we appreciate the opportunity to review and comment on this plan. The staff of the Chester County Planning Commission is available to you to discuss this and other matters in more detail.

Sincerely,



Wes Bruckno, AICP  
Senior Review Planner

cc: Donald G. and Brenda A. Brown  
Witman Engineers & Consultants



# THE COUNTY OF CHESTER



COMMISSIONERS  
 Josh Maxwell  
 Marian D. Moskowitz  
 Eric M. Roe

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

December 13, 2024

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

Re: Preliminary/Final Subdivision - 1704 Flint Hill Road & 111 Good Hope Road  
 # London Britain Township - SD-11-24-18309

Dear Ms. Matalon:

A preliminary/final subdivision plan entitled "1704 Flint Hill Road & 111 Good Hope Road", prepared by Hillcrest Associates, Inc. and dated September 9, 2024, was received by this office on November 14, 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 Flint Hill Road, north of Good Hope Road
Site Acreage:	25.40 acres
Lots:	2 lots
Proposed Land Use:	Single Family Residential
Municipal Land Use Plan Designation:	Site Responsive Development
UPI#:	73-3-30, 73-3-29.1

## **PROPOSAL:**

The applicant proposes the adjustment of the lot lines separating two lots. The site, which contains a dwelling and associated structures, is served by on-site water and on-site sewer facilities and is located in the London Britain Township RA - Residential Agricultural zoning district. No additional development is proposed by this subdivision.

**RECOMMENDATION:** The Chester County Planning Commission has no planning issues with this subdivision application, although a north arrow should be provided. All London Britain Township issues should be resolved before action is taken on this plan.

## **COUNTY POLICY:**

### **LANDSCAPES:**

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



Page: 3  
Re: Preliminary/Final Subdivision - 1704 Flint Hill Road & 111 Good Hope Road  
# London Britain Township - SD-11-24-18309

ADMINISTRATIVE ISSUE:

2. 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 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 London Britain 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: Hillcrest Associates, Inc.  
Shawn M. and Jennifer R. Roberts



# THE COUNTY OF CHESTER



COMMISSIONERS  
 Josh Maxwell  
 Marian D. Moskowitz  
 Eric M. Roe

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

December 13, 2024

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

Re: Final Subdivision - Wilhemina Austin  
 # London Britain Township - SD-11-24-18310

Dear Ms. Matalon:

A final subdivision plan entitled "Wilhemina Austin", prepared by Regester Associates, Inc. and dated July 2, 2024, was received by this office on November 14, 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 Good Hope Road, east of Northbank Road
Site Acreage:	70.90 acres
Lots:	2 lots
Proposed Land Use:	Agricultural
Municipal Land Use Plan Designation:	RC Resource Conservation
UPI#:	73-4-11.3, 73-4-11

## **PROPOSAL:**

The applicant proposes the adjustment of the lot line separating two lots. The site is served by on-site water and sewer facilities and is located in the London Britain Township RA Residential/Agricultural zoning district. The site contains a dwelling and other structures, but no additional development is proposed by this plan. Our records indicate that the Natural Lands Trust holds an easement on this site.

**RECOMMENDATION: The Chester County Planning Commission has no planning issues with this subdivision application. All London Britain Township issues should be resolved before action is taken on this subdivision plan.**

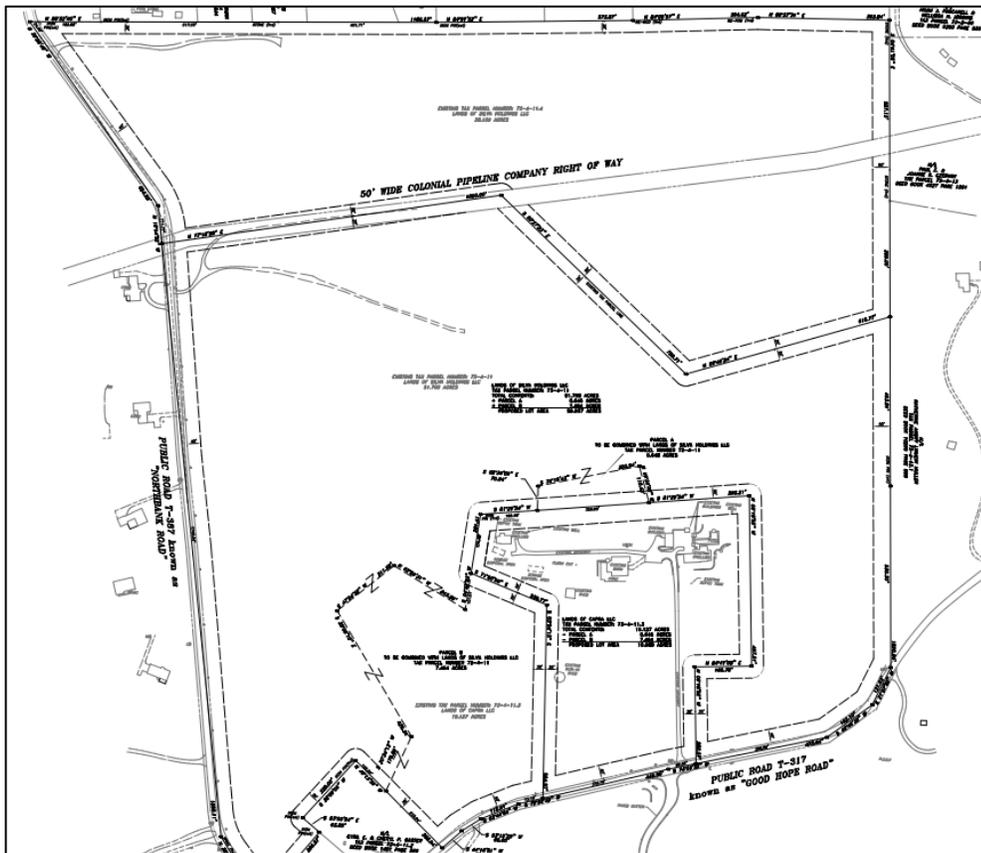
## **COUNTY POLICY:**

### **LANDSCAPES:**

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

Page: 2  
Re: Final Subdivision - Wilhemina Austin  
# London Britain Township - SD-11-24-18310

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



Detail of Wilhemina Austin Final Subdivision Plan

Page: 3  
Re: Final Subdivision - Wilhemina Austin  
# London Britain Township - SD-11-24-18310

ADMINISTRATIVE ISSUE:

2. 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 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 London Britain 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: Wilhemina Austin  
Chester County Health Department  
Regester Associates, Inc.

December 17, 2024

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

Re: Preliminary/Final Subdivision - 336 & 338 Mercer Mill Road  
# London Britain Township - SD-11-24-18319

Dear Ms. Matalon:

A preliminary/final subdivision plan entitled "336 & 338 Mercer Mill Road", prepared by Hillcrest Associates and dated November 4, 2024, was received by this office on November 19, 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 Mercer Mill Road, east of Flint Hill Road
Site Acreage:	19.30 acres
Lots:	2 lots
Proposed Land Use:	Single Family Residential
Municipal Land Use Plan Designation:	Residential Agricultural
UPI#:	73-3-37.4, 73-3-37.2A

**PROPOSAL:**

The applicant proposes the adjustment of the lot lines separating two lots. The site, which contains two dwellings and is served by on-site water and sewer facilities, is located in the London Britain Township RA - Residential Agricultural zoning district. No additional development is proposed by this subdivision.

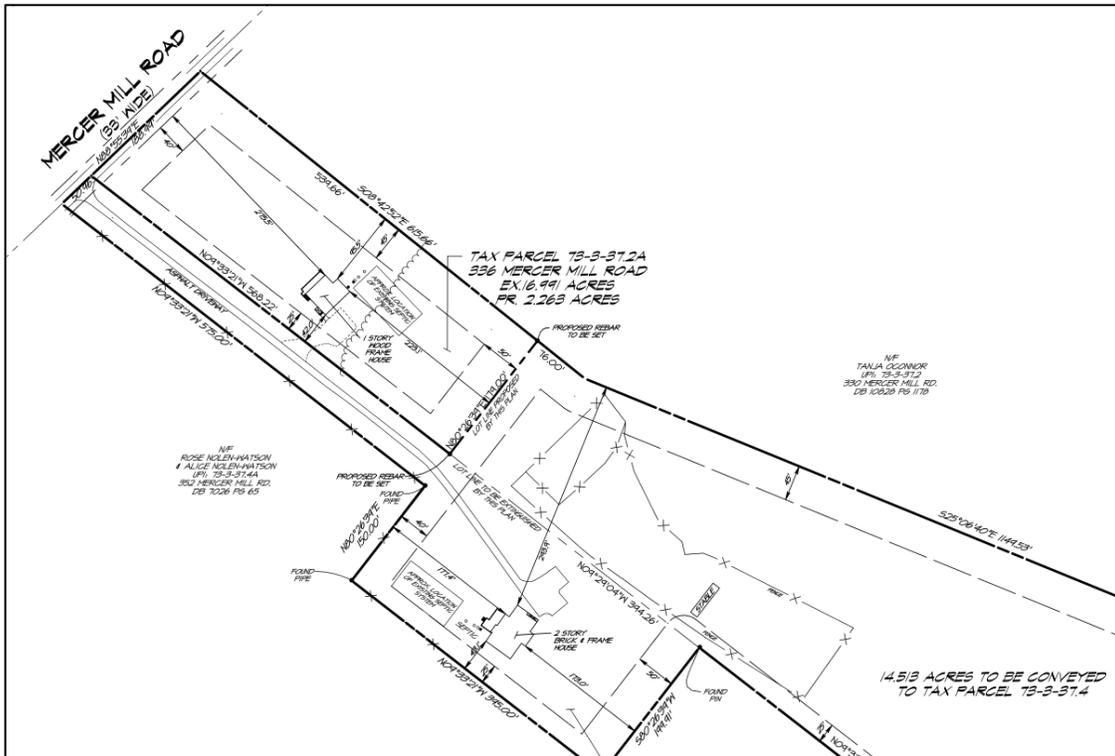
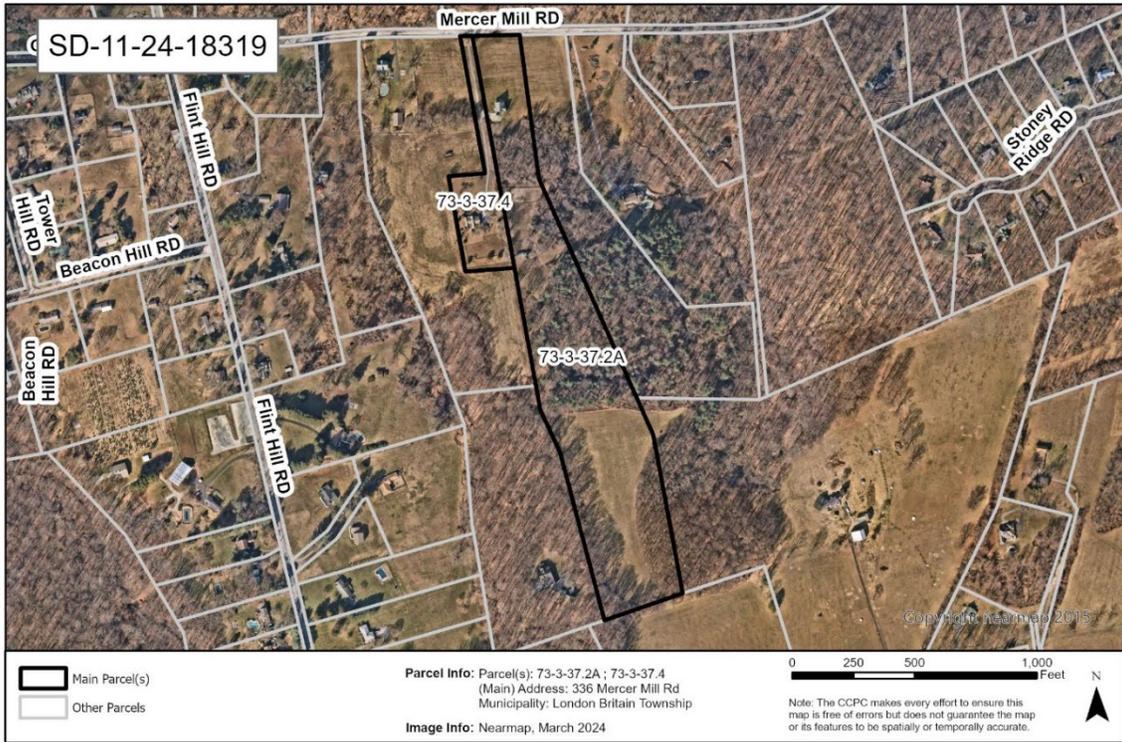
**RECOMMENDATION: The County Planning Commission recommends that the issues raised in this letter should be addressed and all London Britain Township issues should be resolved before action is taken on this subdivision plan.**

**COUNTY POLICY:**

**LANDSCAPES:**

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

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



**Detail of 336 & 338 Mercer Mill Road Preliminary/Final Subdivision Plan**

PRIMARY ISSUES:

2. Tax parcel UPI # 73-3-37.2A is proposed to be reduced from 16.991 acres to 2.263 acres. Therefore, we suggest that the applicant identify an alternate area for a sewage disposal facility that can be used in the event that the primary system fails. Also, water wells should be shown on both proposed lots.
3. Tax parcel UPI # 73-3-37.4 will become a long lot with limited access to its eastern end (similar to the current configuration of tax parcel UPI #73-3-37.2A). If development is being considered for the remainder of parcel UPI #73-3-37.4 as proposed by this subdivision, we encourage the applicant to submit a sketch plan for any future development. A sketch plan allows the applicant to take advantage of County and municipal expertise and consider design recommendations prior to preparing a fully engineered preliminary or final plan.
4. The applicant should consider assigning lot numbers to each of the proposed lots for easier identification.

ADMINISTRATIVE ISSUE:

5. A minimum of five copies of the plan should be presented at the Chester County Planning Commission for endorsement to permit recording of the final plan in accord with the procedures of Act 247, the Pennsylvania Municipalities Planning Code, and to meet the requirements of the Recorder of Deeds, the Assessment Office, 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 London Britain 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: Roger S. Horowitz and Jessica H. Payne  
Hillcrest Associates  
Chester County Health Department



# THE COUNTY OF CHESTER



COMMISSIONERS  
 Josh Maxwell  
 Marian D. Moskowitz  
 Eric M. Roe

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

December 13, 2024

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

Re: Preliminary/Final Land Development and Subdivision - Boot Road Tree Service, Inc.  
 # Valley Township - LD-11-24-18314, SD-11-24-18315

Dear Ms. Rambo:

A preliminary/final land development and subdivision plan entitled "Boot Road Tree Service, Inc.", prepared by InLand Design LLC and dated October 3, 2024, was received by this office on November 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 land development and subdivision for your consideration.

## **PROJECT SUMMARY:**

Location:	Northwest intersection of West Kings Highway (State Route 340) and Manor Road (State Route 82). The northern portion of the site is within West Brandywine Township
Site Acreage:	1.58 acres
Lots/Units:	1 lot/1 structure
Non-Res. Square Footage:	6,000 square feet
Proposed Land Use:	Commercial
New Parking Spaces:	6 spaces
Municipal Land Use Plan Designation:	Neighborhood Residential
UPI#:	38-3-1, 38-3-2

## **PROPOSAL:**

The applicant proposes the construction of a 6,000 square foot commercial structure and six parking spaces, and merging two lots into one lot. The site, which will be served by on-site water and public sewer facilities, is located in the Valley Township HC Highway Commercial zoning district and in the R-1 Agricultural/Residential zoning district in West Brandywine Township. The referral for review was submitted to the Chester County Planning Commission by Valley Township.

**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 land development and subdivision plan.**

Page: 2

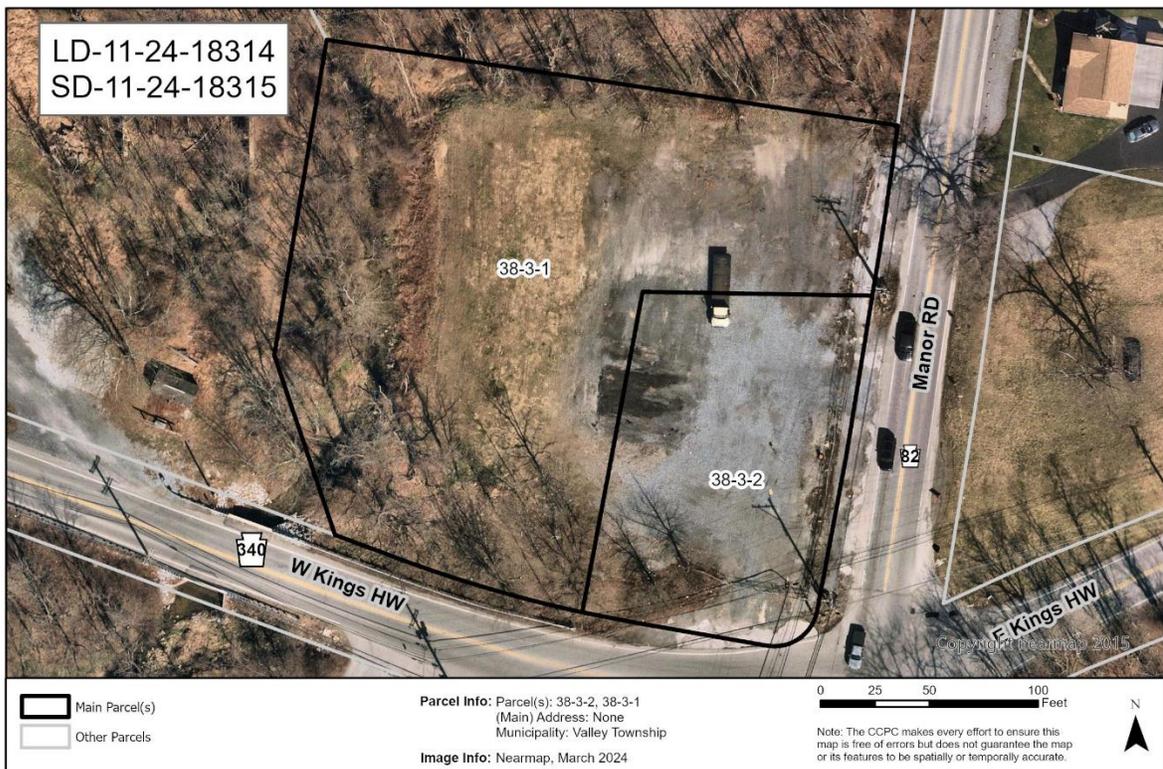
Re: Preliminary/Final Land Development and Subdivision - Boot Road Tree Service, Inc.

# Valley Township - LD-11-24-18314, SD-11-24-18315

## 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 and subdivision 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: 4

Re: Preliminary/Final Land Development and Subdivision - Boot Road Tree Service, Inc.

# Valley Township - LD-11-24-18314, SD-11-24-18315

5. The site contains land within the 100 year flood plain. Although it does not appear that any development activity will encroach into the floodplain, the County Planning Commission does not support development in floodplains, and the Federal Emergency Management Agency and Pennsylvania Department of Environmental Protection regulate filling or development in floodplains. Development within a floodplain can increase the magnitude and frequency of normally minor floods, and present health and safety problems.

However, the plan shows that the proposed building will be located within a 150-foot riparian buffer. The Township should confirm that the site plan complies with the riparian buffer requirements in Section 27-318, Subsection 5 “Wetlands Regulations” of the Township Zoning Ordinance. *Landscapes3* supports the comprehensive protection and restoration of the County’s ecosystems, including riparian corridors (“Protect” Objective B, page 63).

6. The stormwater management plan indicates 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 Township Engineer. To ensure this system continues to function as designed, the applicant and/or those responsible for future maintenance should strictly adhere to the inspection schedule included in the operation and maintenance plan. Appropriate pre-treatment Best Management Practices (BMPs) should be installed to remove sediment and other debris from runoff before it discharges to the planned subsurface infiltration system. Sediment, oil, grease, or other debris should be regularly removed from these pretreatment BMPs.

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

7. Sheet 11 shows a “site driveway typical section”, but the applicant should clarify whether the entire parking area will be paved or will the remainder be composed of gravel or another surface. Regardless of the composition of the parking area’s surface, the applicant should discuss how dust and other debris resulting from activities on the site will be managed.
8. The Township should verify that the proposed landscaping along West Kings Highway and Manor Roads will adequately screen the parking areas and the structures. The applicant should maximize the use of native tree, shrub, and herbaceous species in the planting areas. *Landscapes3* also recommends that developments in the **Suburban Landscape** include extensive landscaping in parking areas (page 39).
9. The plan shows a septic holding tank near Manor Road (on Sheets 5, 6, 8, 10) but the Act 247 referral form that was submitted with the application indicated that public sewer will be provided. The applicant should verify that the septic tank will be removed.

ADMINISTRATIVE ISSUES:

10. 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

Page: 5  
Re: Preliminary/Final Land Development and Subdivision - Boot Road Tree Service, Inc.  
# Valley Township - LD-11-24-18314, SD-11-24-18315

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>.

11. 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 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,



Wes Bruckno, AICP  
Senior Review Planner

cc: Boot Road Tree Service, Inc., Attn: Brian Taylor  
InLand Design LLC  
Tracy Stairs, West Brandywine Township Secretary  
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

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

December 13, 2024

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

Re: Preliminary/Final Land Development - Ervin and Rebecca Stoltzfus  
 # West Caln Township - LD-10-24-18301

Dear Ms. Milane-Sauro:

A preliminary/final land development plan entitled "Ervin and Rebecca Stoltzfus", prepared by Della Penna Engineering Inc. and dated September 16, 2024, was received by this office on November 14, 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:	Northwest side of Martins Corner Road, east of Zacharys Lane
Site Acreage:	45.40 acres
Lots/Units:	1 lot/2 new structures
Non-Res. Square Footage:	1,828 square feet
Proposed Land Use:	School
New Parking Spaces:	No new spaces
Municipal Land Use Plan Designation:	Agricultural Preservation
UPI#:	28-5-70.2

## **PROPOSAL:**

The applicant proposes the construction of an 1,828 square foot school building and separate toilet rooms. The site, which includes a dwelling and associated agricultural structures, will be served by onsite water and onsite sewer facilities and is located in the West Caln Township AP- Agricultural Preservation zoning district. The proposed new school building, toilet rooms and play area will be located on a leased portion of the tract.

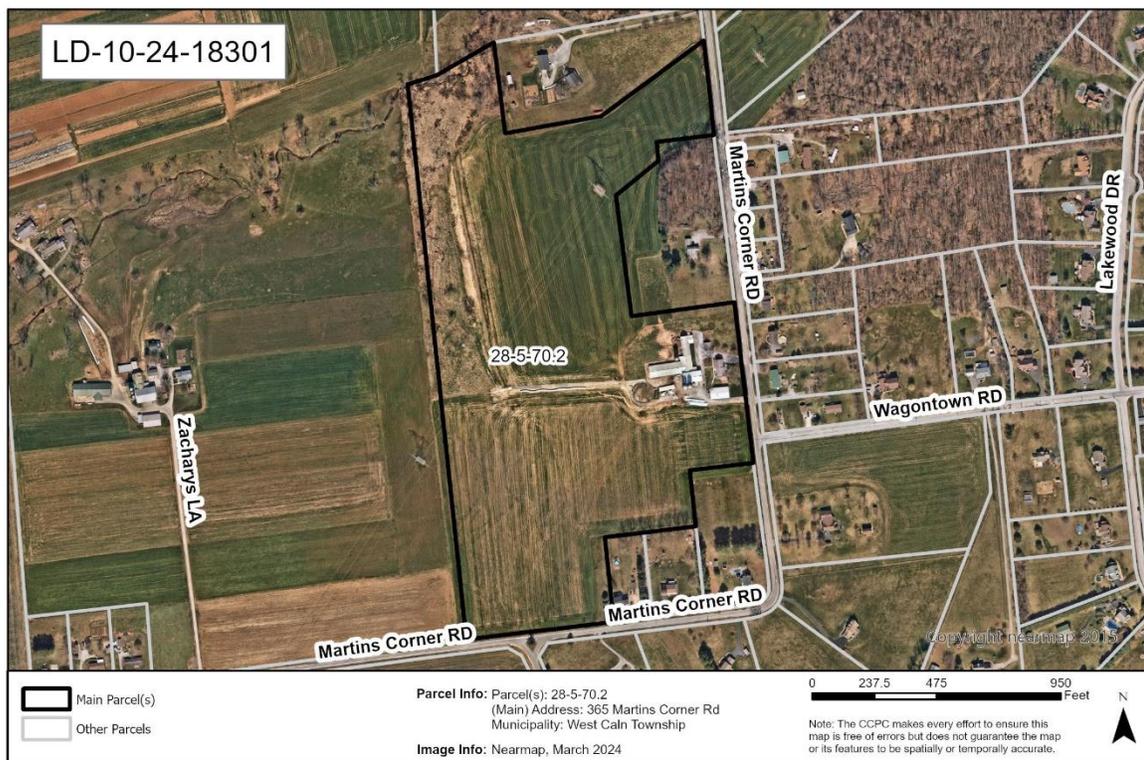
**RECOMMENDATION: The County Planning Commission recommends that the issues raised in this letter should be addressed and all West Caln Township issues should be resolved before action is taken on this land development plan.**

Page: 2  
 Re: Preliminary/Final Land Development - Ervin and Rebecca Stoltzfus  
 # West Caln Township - LD-10-24-18301

### 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.

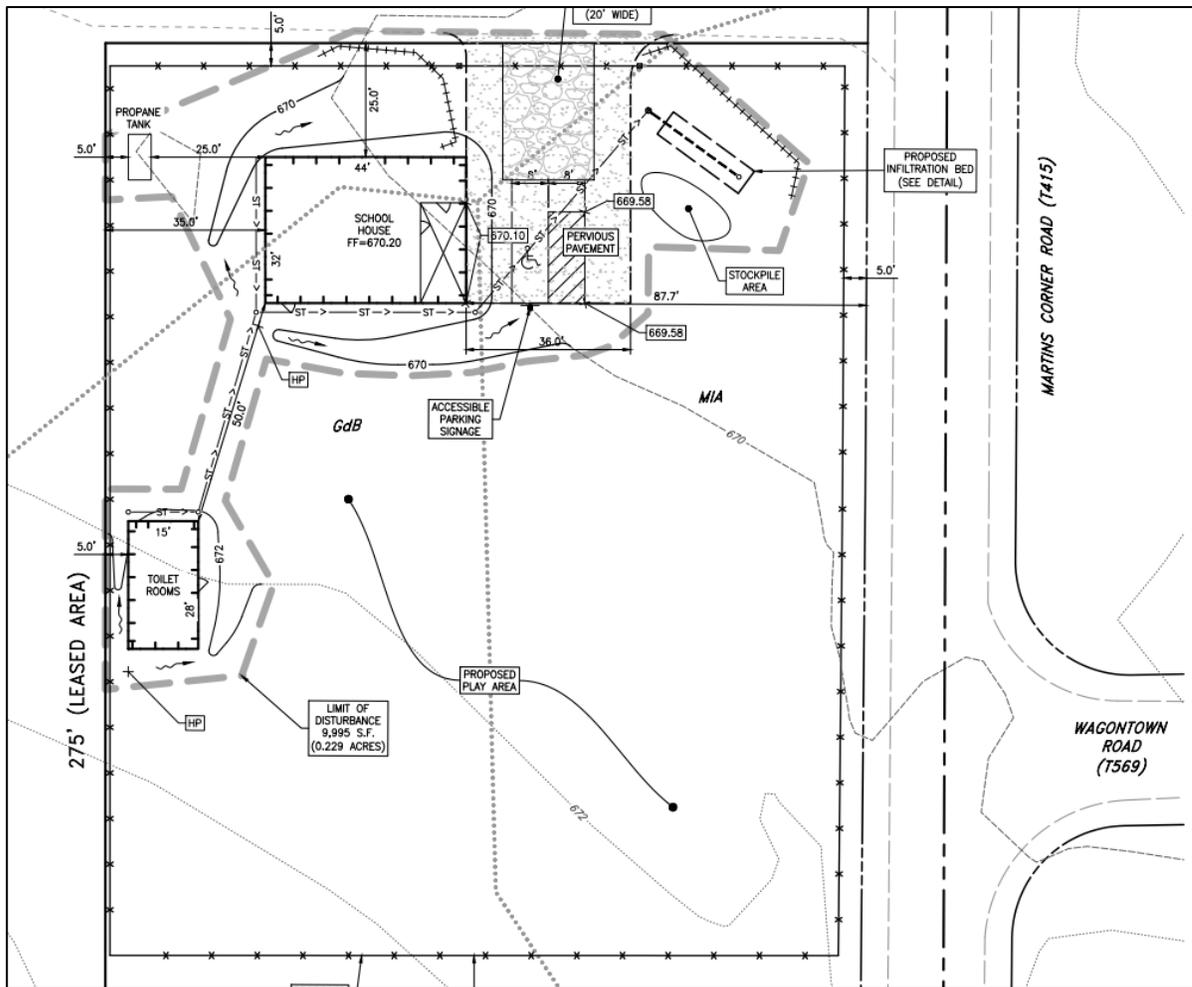
**Watersheds 2045** can be accessed at [www.chesco.org/watersheds2045](http://www.chesco.org/watersheds2045).

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

Page: 3  
 Re: Preliminary/Final Land Development - Ervin and Rebecca Stoltzfus  
 # West Caln Township - LD-10-24-18301

**PRIMARY ISSUES:**

4. The applicant should indicate how potable water will be provided to the toilet room and/or the proposed schoolhouse.
5. Notes on sheet 2 include HOLDING TANK FOR SEWAGE DISPOSAL NOTES, but the location of the holding tank should be shown.
6. Small schoolhouses can typically be found in agricultural areas such as in this portion of West Caln Township and can help provide opportunities for educating children close to their homes. The Township should clarify how the proposed schoolhouse will be regulated as a land use in the Township's AP- Agricultural Preservation zoning district.
7. The applicant should verify whether the construction entrance will also include a gate for access through the proposed fence after the completion of construction, and the Township should ensure that the Township's first responders can pass through the gate with their vehicles.



*Detail of Ervin and Rebecca Stoltzfus  
 Preliminary/Final Land Development Plan*

Page: 4  
Re: Preliminary/Final Land Development - Ervin and Rebecca Stoltzfus  
# West Caln Township - LD-10-24-18301

ADMINISTRATIVE ISSUES:

8. A copy of the plan should be submitted to the Chester County Health Department for their review and comment on any proposed sewage disposal and/or water supply. The Township should receive confirmation on the availability of sufficient sewer and water capacity from the appropriate authority and/or company prior to final plan approval. Additional information on this topic is provided online at: <https://www.chesco.org/365/Sewage-Water>.
9. 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>.
10. 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 the 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 West Caln Township. However, we appreciate the opportunity to review and comment on this plan. The staff of the Chester County Planning Commission is available to you to discuss this and other matters in more detail.

Sincerely,



Wes Bruckno, AICP  
Senior Review Planner

cc: Ervin and Rebecca Stoltzfus  
Della Penna Engineering Inc.  
Chester County Health Department  
Chester County Conservation District

December 20, 2024

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

Re: Preliminary/Final Land Development - Proposed Wawa  
# West Goshen Township – LD-11-24-18325

Dear Mr. Bashore:

A Preliminary/Final Land Development Plan entitled "Proposed Wawa", prepared by RGS Associates, and dated November 4, 2024, was received by this office on November 21, 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.

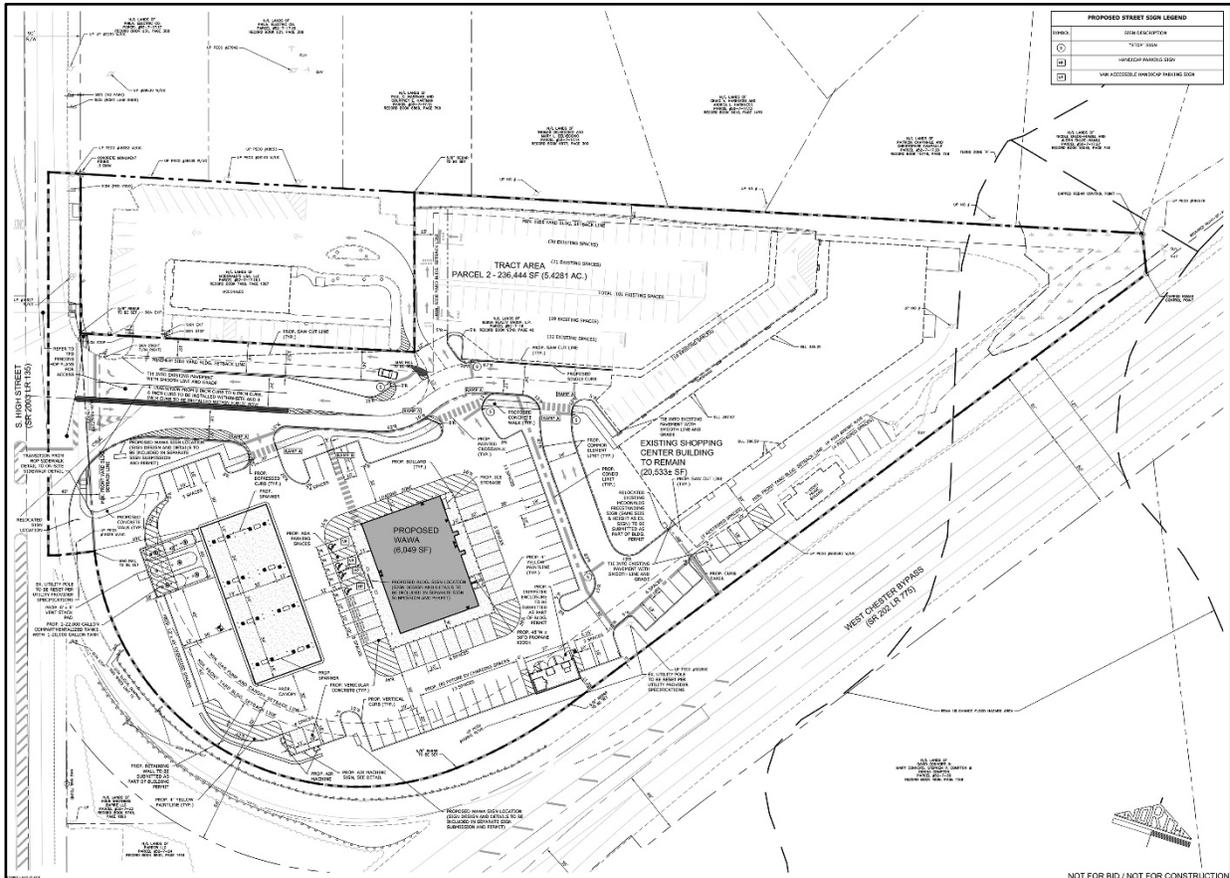
**PROJECT SUMMARY:**

Location:	The east side of South High Street, south of East Rhodes Avenue
Site Acreage:	5.40
Lots/Units:	1
Non-Res. Square Footage:	6,049
Proposed Land Use:	Convenience Store
New Parking Spaces:	75
Municipal Land Use Plan Designation:	Commercial, Office, Industrial Infill
UPI#:	52-7-16

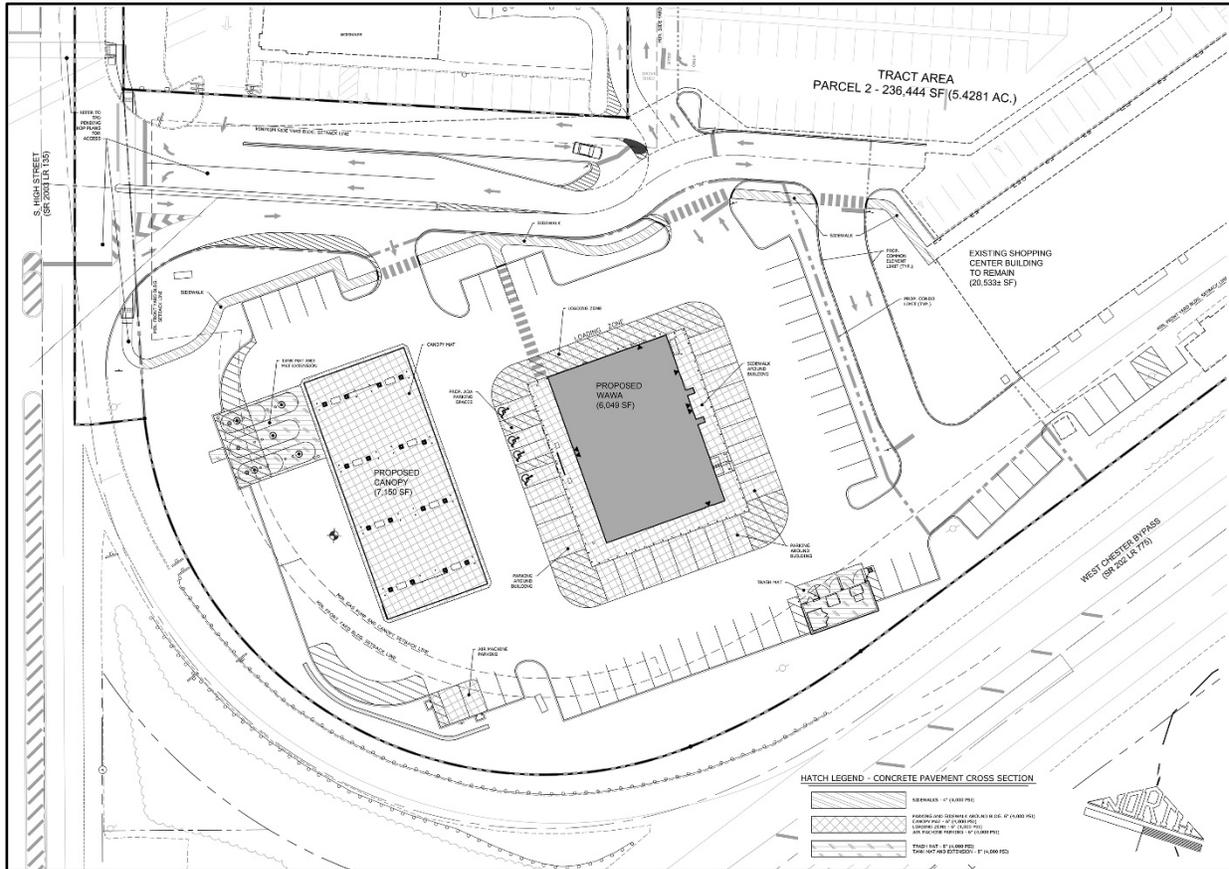
**PROPOSAL:**

The applicant proposes the construction of a 6,049 square foot convenience store with automotive fuel service, and 75 parking spaces. The site plan indicates that an approximately 28,727 square foot portion of the existing Parkway Shopping Center will be removed for this development (approximately 20,533 square feet will remain). The project site, which will be served by public water and public sewer, is located in the C-1 Neighborhood Commercial zoning district. It is our understanding that this proposal is being developed under a settlement agreement (this issue is further discussed in comment #1). Additionally, a Transportation Impact Assessment, prepared by Traffic Planning and Design, Inc., dated September 10, 2024, was included with the initial plan submission; an updated Assessment, last revised December 10, 2024, was received on December 17, 2024.

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



Site Plan Detail, Sheet 5: Preliminary/Final Land Development - Proposed Wawa



*Site Plan Detail, Sheet 6: Preliminary/Final Land Development - Proposed Wawa*

**BACKGROUND:**

1. It is our understanding that the project site is being developed under a settlement agreement approved by the Township on September 3, 2024, and it is also our understanding that the terms of the settlement agreement include the following:
  - A. The developer shall further supplement the proposed landscaping along South High Street frontage, with mid to low level plantings in accordance with the settlement plan to more effectively buffer the convenience store.
  - B. The developer shall install the conduits necessary to permit four (4) electric vehicle charging stations capable of servicing eight (8) parking spaces.
  - C. Outdoor propane storage and sales is permitted. Outdoor storage of ice may be permitted, however all sales must occur inside the building. No other products or materials for sale may be stored or sold outside the building.
  - D. Six months after the opening of the convenience store, the developer shall conduct a post-development traffic impact assessment at the South High Street/access driveway intersection. If the post-development analysis indicates the intersection is operating at a level of service of D or worse, or if post-development analysis queues are longer than projected, then additional improvements, such as, but not limited to, signal timing adjustments, striping or signage, may be required.
  - E. The developer shall communicate with SEPTA to determine if SEPTA intends to restore bus service to the existing bus stop on High Street located on the northeast corner of the intersection of South High Street and the access driveway to the north of the property. Within two (2) years

of the date of the settlement agreement, if SEPTA informs the developer that it will restore service to the bus stop, the developer shall install a sidewalk extension from the traffic signal to the existing bus stop and shelter. Otherwise, the developer shall not be required to install the sidewalk connection.

### COUNTY POLICY:

#### LANDSCAPES:

2. 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 land development is consistent with the objectives of the **Suburban 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 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).

#### PRIMARY ISSUES:

4. The recommended improvements identified in Table II on page III of the Transportation Impact Assessment (last revised December 10, 2024) include the following:
  - Optimize the signal timings at the High Street/Parkway Shopping Center driveway entrance;
  - Provide northbound High Street channelized right turn lane for the Shopping Center entrance;
  - Maintain the 60-foot southbound High Street dedicated left-turn lane, then restripe and provide a two-way center left turn lane to the north up to East Rhodes Avenue and the driveway for the Living Faith Church;
  - Provide curb ramps and crosswalk markings for the east leg of the Shopping Center driveway entrance; straighten existing crosswalk markings on the northern leg and provide curb ramps; and provide a sidewalk connection between the two curb ramps on the northeast corner of the intersection;
  - Provide new pedestrian signal heads with countdown timers for the pedestrian crossings, and related pushbuttons, at the High Street/Parkway Shopping Center Driveway entrance;
  - Coordinate with PennDOT's US 202 and High Street Interchange project during the Highway Occupancy Permit (HOP) process, as appropriate; and
  - Coordinate potential signage and pavement markings enhancement during the HOP plan process at High Street and the Route 202 Off-Ramp.

Both the Township engineer and PennDOT should review the findings in the latest version of the Traffic Impact Assessment.

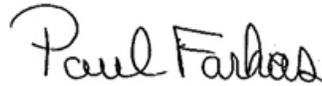
5. We acknowledge that sidewalks and crosswalks are being provided within the development that provide direct pedestrian access to the convenience store and to the portion of the shopping center site that will remain. Sidewalks are an essential design element in the **Suburban Landscape**.
6. The easternmost portion of the project site contains land within the 100 year flood plain. Although it does not appear that any development activity will encroach into the floodplain, we note that the County Planning Commission does not support development in the floodplain, and the Federal Emergency Management Agency and Pennsylvania Department of Environmental Protection regulate filling or development in the floodplain. Development within a floodplain can increase the magnitude and frequency of normally minor floods, and present health and safety problems.
7. The Township should verify that the design and location of all proposed outdoor lighting conforms to Township ordinance requirements. The illumination should be directed inward from the periphery of the site and be oriented to reduce glare and visual impact on the adjoining roadways and land uses.

ADMINISTRATIVE ISSUES:

8. Land disturbance and land development activities that occur within Chester County must comply with the *County-wide Act 167 Stormwater Management Plan for Chester County, PA* (August 2022) and the associated Act 167 stormwater management ordinance standards adopted by each municipality.
9. A Pennsylvania Department of Transportation (PennDOT) permit is required for new or revised access and should be identified on the final plan as required by Section 508(6) of the Municipalities Planning Code.
10. 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>.
11. 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,

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

Paul Farkas  
Senior Review Planner

cc: RGS Associates  
Parkway 929 SH LLC and 929 SH Realty Group LP  
Anthony Antonelli, District Permits Manager, PennDOT  
Francis J. Hanney, PennDOT  
Chester County Conservation District

December 20, 2024

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

Re: Preliminary/Final Land Development - 206. S. Whitford Road  
# West Whiteland Township – LD-11-24-18318

Dear Mr. Weller:

A Preliminary/Final Land Development Plan entitled "206. S. Whitford Road", prepared by Nave Newell, Inc., and dated October 31, 2024, was received by this office on November 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.

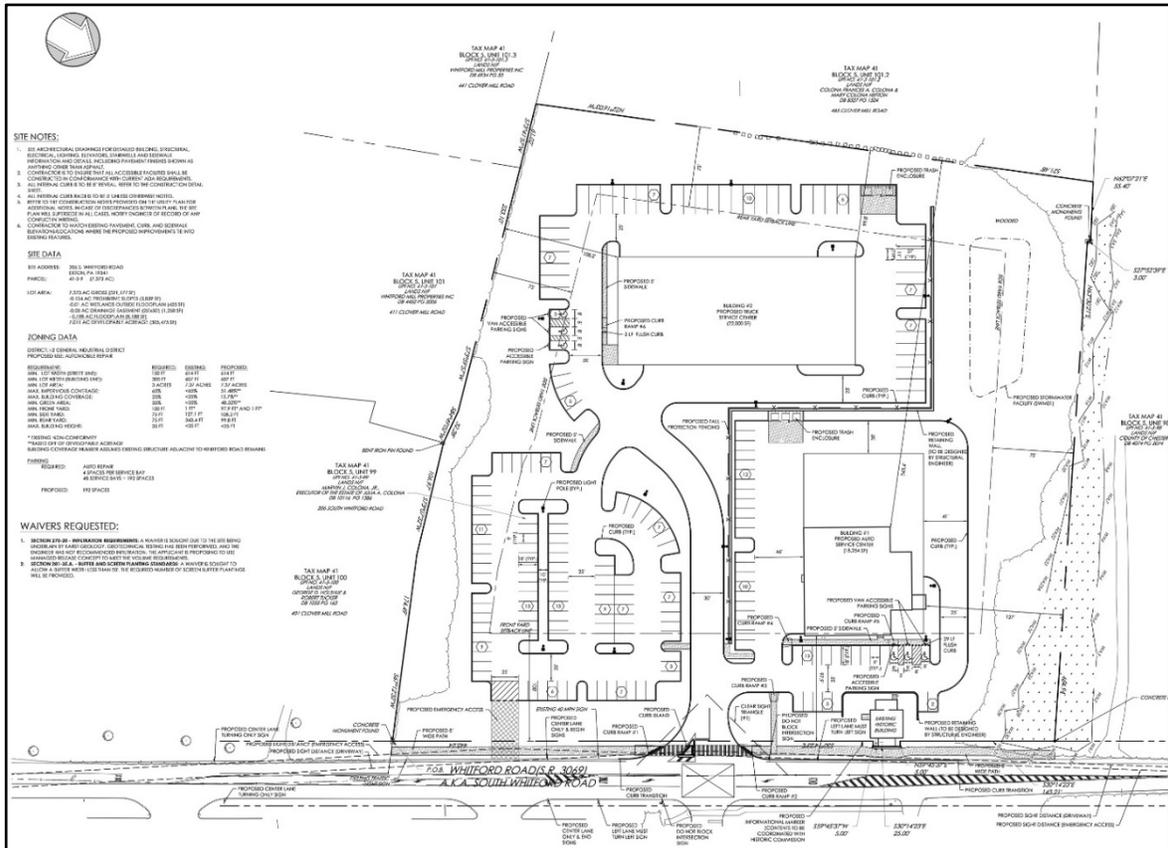
**PROJECT SUMMARY:**

Location:	West side of South Whitford Road (State Route 3069), north of Clover Mill Road
Site Acreage:	7.70
Lots/Units:	1 existing lot
Non-Res. Square Footage:	30,754
Proposed Land Use:	Commercial
Municipal Land Use Plan Designation:	Office Residential
UPI#:	41-5-99

**PROPOSAL:**

The applicant proposes the construction of 22,000 square foot building to be used as a truck service center, along with the construction of an 8,754 square foot addition to an existing building, which will be used as an auto service center. The Zoning Data table on Sheet 4 indicates that 192 parking spaces will be provided. The project site, which will be served by public water and public sewer, is located in the I-2 General Industrial zoning district. A Transportation Impact Study, prepared by Traffic Planning and Design, Inc., dated April 4, 2024 and last revised October 25, 2024, was included with the plan submission.

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



Site Plan Detail, Sheet 4: Preliminary/Final Land Development - 206. S. Whitford Road

BACKGROUND:

1. The Conditional Use Approval table on Sheet 1 indicates that, on October 23, 2024, the Township Board of Supervisors granted conditional use approval for this project, with six conditions of approval. We note that the conditions of approval include the following:
  - A. The applicant shall provide and place an interpretive panel explaining the historic quarry operation in the area, noting the remaining buildings there were originally built in support of that operation. The panel shall be placed such that it will be readily visible and readable by users of the multi-modal trail along the front of the property (Condition #1; this issue is further discussed in comment #4).
  - B. Not more than one (1) year following the commencement of business, the applicant shall provide an assessment of the traffic conditions at the Whitford Road/access drive intersection to determine if additional improvements are required (Condition #3).

COUNTY POLICY:LANDSCAPES:

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

WATERSHEDS 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 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).

PRIMARY ISSUES:

## Historic Preservation:

4. The Historic Resource Study for this project, prepared by Nave Newell and dated July 9, 2024, indicates that the existing historic building on the property, located along the Whitford Road right-of-way, is the Oaklands Quarry Workers House built circa 1833. The study indicates that this historic building will remain and be incorporated into the development (page 3). The study also indicates that an adjoining parcel to the south (UPI# 41-5-100) is the location of the Joseph Price House, which is listed on the National Register of Historic Places. The study indicates that the existing vegetative buffer between the properties will remain and be enhanced by the proposed development (page 4). It is our understanding that the Township Historical Commission, at its August 12, 2024 meeting,

recommended that the Township Board of Supervisors approve the conditional use application for this development. The meeting minutes also indicate that the applicant will work with the Historical Commission on the design and text for the interpretive panel to be placed along the trail.

The applicant and Township should continue work together to mitigate any negative impacts on the integrity of the existing historic resource. “Appreciate” Objective A of *Landscapes3*, the 2018 County Comprehensive Plan, is to preserve historic resources in their context while supporting appropriate reuse as a vital part of our community infrastructure and character. Additional information on this issue is available online at: [www.chescoplanning.org/Landscapes3/1c-Appreciate.cfm](http://www.chescoplanning.org/Landscapes3/1c-Appreciate.cfm).

#### Access and Circulation:

5. The recommended improvements identified in the Transportation Impact Study including the following:
  - Install a 75 foot northbound left turn lane serving the proposed driveway;
  - Install a 75 foot southbound left turn lane serving the existing New Horizons Montessori School driveway;
  - Install sidewalk along the South Whitford Road site frontage and a pedestrian crossing at the proposed driveway; and
  - Provide a two-lane egress at the proposed driveway consisting of a shared through/left turn lane and a channelized right turn lane.

Both the Township Engineer and PennDOT should review the study of the study. We acknowledge that the site plan depicts the location of an eight foot wide path provided along South Whitford Road, along with crosswalk areas provided along the driveway entrance. We also note that the Township’s Official Map identifies this section of South Whitford Road for roadway improvements.

6. While the site plan indicates that sidewalks will be provided from the southern parking area to both buildings, we recommend that crosswalks also be provided in order to allow safe pedestrian access from this parking area to both building.
7. The site plan (Sheet 4) depicts the location of an emergency access connection located to the south of the south of the main entrance. We recommend the applicant and Township refer to the Emergency Access design element of the County Planning Commission’s Multimodal Circulation Handbook (2016 Update) in its design of the emergency access connection. This design element is available online at: [www.chesco.org/DocumentCenter/View/27034](http://www.chesco.org/DocumentCenter/View/27034).
8. The project site is located along the south side of Phase 4 of the Chester Valley Trail corridor, and we note that construction of Phase 4 will occur in 2025. The applicant should coordinate with the Chester County Planning Commission pertaining to any easements required as part of this project.

#### Natural Features Protection:

9. The site plan indicates that the northeastern portion of the site contains land within the 100 year flood plain. Although it does not appear that any development activity will encroach into the floodplain, we note that the County Planning Commission does not support development in the floodplain, and the Federal Emergency Management Agency and Pennsylvania Department of Environmental Protection regulate filling or development in the floodplain. Development within a floodplain can increase the magnitude and frequency of normally minor floods, and present health and safety problems.

10. The site contains delineated wetlands. Although it does not appear that any development activity will encroach into the delineated wetland area, the applicant should be aware that placement of fill in wetlands is regulated by the Corps of Engineers in accordance with Section 404 of the Clean Water Act (1977) and the Department of Environmental Protection under Chapter 105 Rules and Regulations for the Bureau of Dams and Waterway Management.

Design Issues:

11. The Township should verify that the design of the proposed outdoor lighting plan (Sheet 9) conforms to Township ordinance requirements. The illumination should be directed inward from the periphery of the site and be oriented to reduce glare and visual impact on the adjoining roadways and land uses.

Stormwater Management:

12. Land disturbance and land development activities that occur within Chester County must comply with the *County-wide Act 167 Stormwater Management Plan for Chester County, PA* (August 2022) and the associated Act 167 stormwater management ordinance standards adopted by each municipality.
13. The site is underlain by carbonate geology in which the presence or potential may exist for formation and/or expansion of solution channels, sinkholes, and other karst features. These features can present risk of collapse and groundwater contamination that often can be overcome and avoided with careful stormwater management design. The location, type, and design of stormwater facilities and best management practices (BMPs) should be based on a site evaluation conducted by a qualified licensed professional that ascertains the conditions relevant to formation of karst features, and the PA BMP Manual or other design guidance acceptable to the Municipal Engineer.

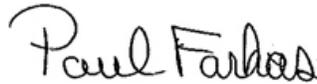
ADMINISTRATIVE ISSUES:

14. According to the Waivers Requested table on Sheet 1, the applicant is requesting a waiver from the infiltration requirements set forth in Section 270-20 of the Township Code (due to the site being underlain by carbonate geology), along with a waiver from the buffer and screen planting standards set forth in Section 281-35.A of the Township Subdivision and Land Development Ordinance. Waiver requests should only be granted following the determination that the proposed project either meets the purpose of these requirements or does not create the impacts that these provisions are intended to manage.
15. The applicant should contact the office of the Chester County Conservation District (telephone #610-455-1360) for information and clarification on erosion control measures. The provisions of the Commonwealth Erosion Control Regulations may apply to the project and may require an Earth Disturbance Permit or a National Pollutant Discharge Elimination System permit for discharge of stormwater from construction activities. Additional information on this topic is provided online at: <https://www.chesco.org/284/ErosionStormwater>.
16. A Pennsylvania Department of Transportation (PennDOT) permit is required for new or revised access and should be identified on the final plan as required by Section 508(6) of the Municipalities Planning Code.

17. A minimum of four (4) copies of the plan should be presented at the Chester County Planning Commission for endorsement to permit recording of the final plan in accord with the procedures of Act 247, the Pennsylvania Municipalities Planning Code, and to meet the requirements of the Recorder of Deeds, 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 Whiteland Township. However, we appreciate the opportunity to review and comment on this plan. The staff of the Chester County Planning Commission is available to you to discuss this and other matters in more detail.

Sincerely,



Paul Farkas  
Senior Review Planner

cc: Exton Pro Realty Partners, LLC  
Nave Newell Inc.  
Fred Beans Family Partnership  
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

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

December 13, 2024

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

Re: Preliminary Subdivision - Rock Hill Farm Acquisitions LLC (Open Space Conservation - Conventional Development)  
 # Willistown Township – SD-11-24-18322

Dear Ms. Lodge:

A Preliminary Subdivision Plan entitled Rock Hill Farm Acquisitions LLC (Open Space Conservation - Conventional Development), prepared by Chester Valley Engineers, Inc., and dated October 16, 2024, was received by this office on November 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:**

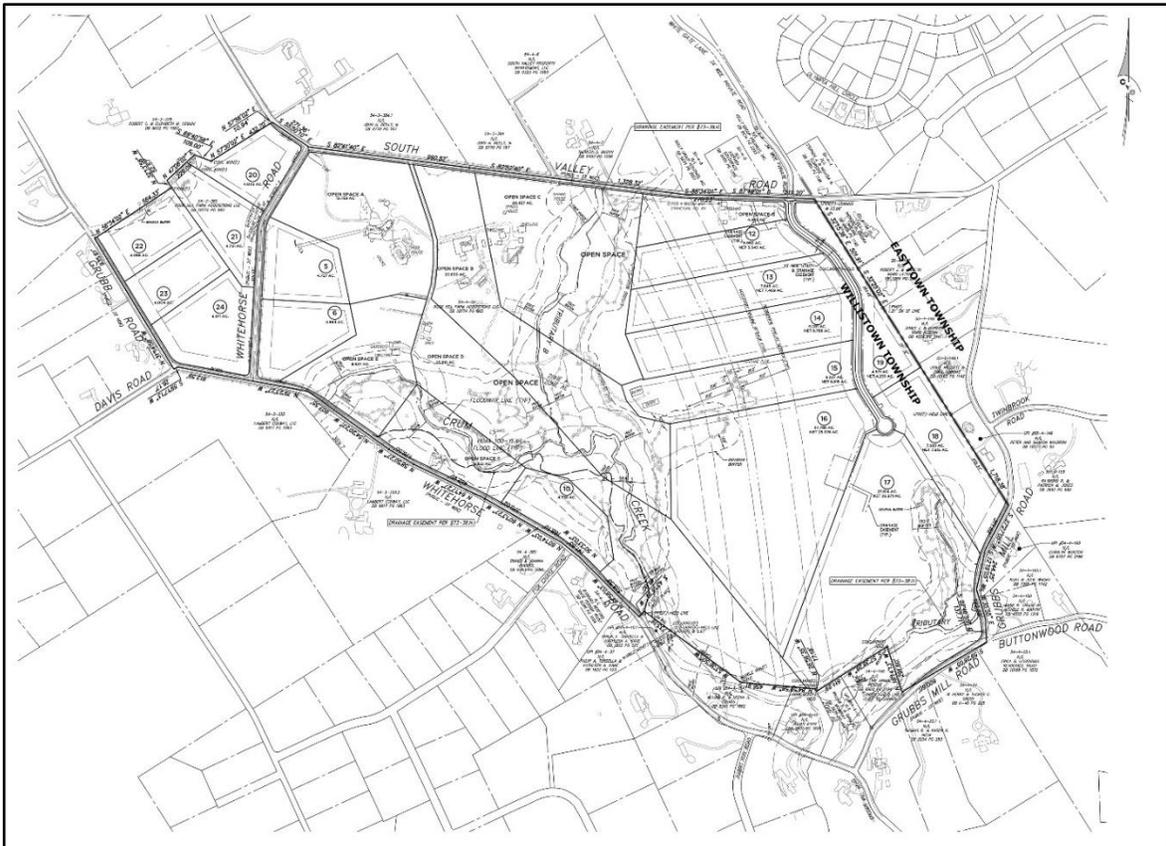
Location:	South side of South Valley Road, and the east and west sides of Whitehorse Road
Site Acreage:	246.68
Lots/Units:	2 existing lots; 23 proposed lots
Non-Res. Square Footage:	0
Proposed Land Use:	Single family residential
Municipal Land Use Plan Designation:	Rural/Agricultural/Preserved/Suburban Low Density
UPI#:	54-3-380, 54-4-10

## **PROPOSAL:**

The applicant proposes the creation of 23 lots, 1,570 linear feet of roadway, and 185.65 acres of private open space. The project site, which will be served by onsite sewer, is located in the RU Rural zoning district. General Note 15 on Sheet 2 indicates that Lots 12-19 and Open Space Parcel G, which are situated along the proposed cul-de-sac road located on the south side of South Valley Road at its intersection with Whitegate Lane, will be served by public water, while the other lots will be served by on-site water. The easternmost portion of UPI# 54-4-10 adjoins Easttown Township.

**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 Subdivision - Rock Hill Farm Acquisitions LLC (Open Space Conservation - Conventional Development)  
# Willistown Township – SD-11-24-18322



Site Plan Detail, Sheet 4 (Title Plan)



Page: 4  
 Re: Preliminary Subdivision - Rock Hill Farm Acquisitions LLC (Open Space Conservation -  
 Conventional Development)  
 # Willistown Township – SD-11-24-18322

**COUNTY POLICY:**

**LANDSCAPES:**

2. The project site is located within the **Rural Landscape** and **Natural Landscape** designations of [Landscapes3](#), the 2018 County Comprehensive Plan. The **Rural 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. As an overlay of all other landscapes, the county's **Natural Landscapes** consist of a network of streams, wetlands, floodplains, and forests that are protected by regulations or should be subject to limited disturbance. Conservation practices should protect and restore these natural resources.

While the proposed subdivision is generally consistent with the objectives of the **Rural Landscape**, careful consideration of the proposed development of the project site is required due to its existing environmental and physical characteristics.

**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 Crum Creek watershed. The *Watersheds 2045* plan's highest priority objectives within this watershed are: improving stormwater management and reducing runoff; maintaining and protecting woodlands and tree canopies; protecting and restoring stream banks, riparian buffers, and in-stream habitat; and expanding source water protection efforts. *Watersheds 2045* can be accessed at [www.chesco.org/watersheds2045](http://www.chesco.org/watersheds2045).

**PRIMARY ISSUES:**

Official Map:

4. The Township's Official Map indicates that both parcels are located in a "Proposed Open Space Reservations" designation. Prior to taking action on this subdivision proposal, the Township should consider any issues pertaining to the Official Map designation of this site consistent with the provisions of Section 406 of the Pennsylvania Municipalities Planning Code.

Natural Features Protection:

5. The project site contains existing precautionary slope (15-25 percent slope) and prohibitive slope (greater than 25 percent slope) areas. The Township should verify that, for any development activity in these areas, the design of the slopes is consistent with all ordinance requirements related to permitted grades, the design and specifications of retaining walls and slope stabilization. Areas of steep and moderate slopes should be protected from disturbance that may cause erosion and flooding, as well as negatively impact water quality, wildlife habitat, slope stability, and scenic views.
6. The plan and 2024 aerial photography indicate that a portion of the site is wooded. Mature trees and shrubs reduce the volume and impacts of stormwater runoff by intercepting precipitation, increasing evapotranspiration, and stabilizing soil through root growth. If development or earth disturbance is going to encroach upon existing woodlands, the removal of trees should be limited

Page: 5  
 Re: Preliminary Subdivision - Rock Hill Farm Acquisitions LLC (Open Space Conservation - Conventional Development)  
 # Willistown Township – SD-11-24-18322

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

7. The Township should confirm that the site plan complies with the riparian buffer requirements set forth in Chapter 73-Environmental Protection in the Township Code. We recommend that additional trees be planted along Crum Creek to boost the riparian corridor. *Landscapes3* supports the comprehensive protection and restoration of the county’s ecosystems, including riparian corridors (“Protect” Objective B, page 63).
8. The site contains land within the 100 year flood plain, situated along Crum Creek and its tributaries. Although it does not appear that any development activity will encroach into the floodplain, we note that the County Planning Commission does not support development in the floodplain, and the Federal Emergency Management Agency and Pennsylvania Department of Environmental Protection regulate filling or development in the floodplain. Development within a floodplain can increase the magnitude and frequency of normally minor floods, and present health and safety problems.
9. The site contains delineated wetlands. Although it does not appear that any development activity will encroach into the delineated wetland areas, the applicant should be aware that placement of fill in wetlands is regulated by the Corps of Engineers in accordance with Section 404 of the Clean Water Act (1977) and the Department of Environmental Protection under Chapter 105 Rules and Regulations for the Bureau of Dams and Waterway Management.

#### Transmission Pipelines:

10. The site plan indicates that the proposed dwelling units on Lots 12 to 17 on the eastern portion of the site will be located in close proximity to a hazardous liquids transmission pipeline operated by Sunoco Pipeline (Energy Transfer) that traverses the site. 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 <http://www.pa1call.org/pa811>, consistent with the provisions of Section 4(2) of Act 287 (Underground Utility Protection Act), prior to finalizing the design. The PA One Call Center should also be contacted at least 3 business days, but not more than 10 days, prior to any excavation. More information about pipeline safety can be found at the Chester County Pipeline Information Center at: <http://www.chescoplanning.org/pic/introduction.cfm>.

#### Historic Preservation:

11. The site plan indicates that all of the existing buildings on the site will remain, and Open Space Note 3 on the Open Space Plan (Sheet 1A) states that each of the seven open space parcels contains a structure on the Township’s Historic Resource Inventory. Additionally, Open Space Note 5 states that, where the historic structure is 2,000 square feet or less, and the historic structure is preserved, construction of a new primary residential structure consistent with the historic and architectural character of the contributing structure may occur.

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 Re: Preliminary Subdivision - Rock Hill Farm Acquisitions LLC (Open Space Conservation - Conventional Development)  
 # Willistown Township – SD-11-24-18322

The applicant and Township should continue to work to mitigate any negative impacts on the integrity of the existing historic resources. “Appreciate” Objective A of *Landscapes3*, the 2018 County Comprehensive Plan, is to preserve historic resources in their context while supporting appropriate reuse as a vital part of our community infrastructure and character. Additional information on this issue is available online at: [www.chescoplanning.org/Landscapes3/1c-Appreciate.cfm](http://www.chescoplanning.org/Landscapes3/1c-Appreciate.cfm).

#### Open Space:

12. The Township should verify that the proposed open space plan meets all applicable municipal ordinance requirements. Section 139-153.B of the Township Zoning Ordinance states that, for development in accordance with the Open Space Conservation District standards set forth in Article XXVI, not less than 75 percent of the total tract area shall be designated as common open space. We note that the OSC Open Space Calculations table on the Open Space Plan (Sheet 1A) indicates that approximately 75.3 percent of the gross tract area will be open space, and that all open space is to be subject to a perpetual conservation easement. We also note that Section 139-153.G of the Township Zoning Ordinance states that historic sites and structures (including their cultural landscapes) listed on the Township’s Historic Resource Inventory may be included as part of the required common open space, subject to compliance with the requirements of this article (as noted above, each of the seven open space parcels contains a structure on the Township’s Historic Resource Inventory).

Additionally, while we acknowledge that the design of the landscape plan (Sheet 9) includes vegetative screening along the perimeter of the tract, along with landscaping along both sides of the proposed cul-de-sac road, we note that Map 5: Scenic, Historic & Cultural Resources in the Township’s Comprehensive Plan appears to identify the adjoining roadway network for the entire tract as scenic roads.

13. The applicant should clearly identify how access will be provided to all common open space areas, for both the use of residents and for maintenance purposes. In general, the applicant should strive to provide access to the open space from each individual dwelling or lot, without the need for users to travel significant distances or cross an excessive number of streets.

#### Stormwater Management:

14. 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.
15. The project is located in an area designated by the PaDEP as a Special Protection Watershed. Chester County’s High Quality and Exceptional Value Watersheds are especially sensitive to degradation and pollution that could result from development. Therefore, stricter DEP or municipal limitations to wastewater and stormwater discharges may apply in this watershed. A map of Special Protection Watersheds in Chester County, PA may be viewed here: [www.chesco.org/DocumentCenter/View/17339](http://www.chesco.org/DocumentCenter/View/17339).

#### ADMINISTRATIVE ISSUES:

16. The Act 247 County Referral Form indicates that a Homeowners’ Association will be responsible for the proposed common facilities/areas. Ownership, maintenance, use provisions, restrictions, and liability responsibilities associated with any commonly held amenities should be written into

Page: 7  
 Re: Preliminary Subdivision - Rock Hill Farm Acquisitions LLC (Open Space Conservation -  
 Conventional Development)  
 # Willistown Township – SD-11-24-18322

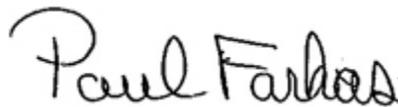
the Homeowners' Association (HOA) document. The HOA document should include provisions which allow the Township to: intervene and maintain common owned facilities; determine the schedule for Association formation; timing for construction of common facilities; and determine the schedule for transfer of ownership from developer to the HOA of common facilities. The HOA document should be submitted as part of the application to the municipality to be reviewed by an attorney versed in homeowners' association documents to evaluate the document for its completeness and compliance. We also recommend that the HOA document allow for rooftop solar installations and other energy efficiency and environmental conservation actions. Additional information on HOA sustainability action plans is available on the County Planning Commission's website at:

<https://www.chescoplanning.org/Environmental/HOA/Introduction.cfm>

17. The applicant should contact the office of the Chester County Conservation District (telephone #610-455-1360) for information and clarification on erosion control measures. The provisions of the Commonwealth Erosion Control Regulations may apply to the project and may require an Earth Disturbance Permit or a National Pollutant Discharge Elimination System permit for discharge of stormwater from construction activities. Additional information on this topic is provided online at: <https://www.chesco.org/284/ErosionStormwater>.
18. 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).
19. The Act 247 County Referral Form indicates that the ownership of the proposed road is "not yet determined." This issue should be resolved prior to the Township taking action on this submission.
20. A minimum of five (5) copies of the plan should be presented at the Chester County Planning Commission for endorsement to permit recording of the final plan in accord with the procedures of Act 247, the Pennsylvania Municipalities Planning Code, and to meet the requirements of the Recorder of Deeds, the Assessment Office, the Health Department, and the municipality.

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

Sincerely,



Paul Farkas  
 Senior Review Planner

cc: Rock Hill Farm Acquisitions LLC  
 Chester Valley Engineers, Inc.  
 Chester County Health Department  
 Chester County Conservation District  
 Chester County Assessment Office  
 Donald Curley, Manager, Easttown Township

# Proposed Plan and Ordinance Reviews



# ORDINANCE PROPOSALS

## 12/1/2024 to 12/31/2024

The staff reviewed proposals for:

The staff reviewed proposals for:	Total
Subdivision and Land Development Ordinance (SLDO) Amendments	1
Zoning Map Amendments	1
Zoning Ordinance Amendments	4
<b>TOTAL REVIEWS</b>	<b>6</b>

MUNICIPALITY	FILE NO.	REVIEW DATE	TOPIC	LANDSCAPES3 CONSISTENCY
East Brandywine Township	ZA-11-24-18331	12/13/2024	<b>Proposed - Zoning Ordinance Amendment</b> Woodland protection and logging standards.	Consistent
Elk Township	ZA-12-24-18338	12/24/2024	<b>Proposed - Zoning Ordinance Amendment</b> Amendment: solar energy systems.	Consistent
Upper Oxford Township	ZM-12-24-18337	12/20/2024	<b>Proposed - Zoning Map Amendment</b> The Township has received a zoning map amendment petition to change the zoning designation of UPI# 57-8-23.1 (5.7 acres), situated west of Newark Road and south of Penns Grove Road, from R-2 Low Density Residential to C-2 Special Business.	Consistent
West Chester Borough	SA-11-24-18329	12/13/2024	<b>Proposed - SLDO Amendment</b> The Borough proposes to amend the building height standards in the Borough SLDO, which includes a requirement that the "proposed building height with accompanying data and calculations used to determine building height" is required as part of a preliminary plan submission.	Not Relevant
West Chester Borough	ZA-11-24-18330	12/13/2024	<b>Proposed - Zoning Ordinance Amendment</b> The Borough proposes to amend the building height standards in the Borough zoning ordinance.	Not Relevant

MUNICIPALITY	FILE NO.	REVIEW DATE	TOPIC	LANDSCAPES3 CONSISTENCY
Westtown Township	ZA-11-24-18323	12/18/2024	<b>Proposed - Zoning Ordinance Amendment</b> The Township proposes to amend the signage standards set forth in Article XVIII of the Township Zoning Ordinance.	Not Relevant

**TOTAL NUMBER OF ORDINANCE PROPOSALS WITH RELEVANCE TO LANDSCAPES3: 3**  
**TOTAL NUMBER OF ORDINANCE PROPOSALS CONSISTENT WITH LANDSCAPES3: 3**

# Ordinance Review Letters



# THE COUNTY OF CHESTER



COMMISSIONERS  
 Josh Maxwell  
 Marian D. Moskowitz  
 Eric M. Roe

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

December 13, 2024

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

Re: Zoning Ordinance Amendment - Woodland Protection and Logging Standards  
 # East Brandywine Township - ZA-11-24-18331

Dear Mr. Reven:

The Chester County Planning Commission has reviewed the proposed East Brandywine Township Zoning Ordinance amendment as submitted pursuant to the provisions of the Pennsylvania Municipalities Planning Code, Section 609(e). The referral for review was received by this office on November 22, 2024. We offer the following comments to assist in your review of the proposed Zoning Ordinance amendment.

DESCRIPTION:

1. East Brandywine Township proposes to replace and revise its Woodland Protection and Logging Standards in Section 399-102.1. of its Zoning Ordinance, including:
  - a. Definitions pertaining to 399-102.1 are revised;
  - b. Requirements are revised for the preparation of a logging plan for all timber harvesting operations where the value of the trees, logs, or other timber products removed exceeds \$1,000 or that are expected to exceed one acre, and which is to include:
    - i. Design standards relating to access, erosion control, stream and wetland crossings and operations near roadways,
    - ii. A map showing the location of the activity and other identified features on the site,
    - iii. Provisions addressing compliance with state law and other state permitting requirements,
    - iv. Forest practices including felling or skidding across any public thoroughfare, prohibition of clear-cutting, and
    - v. Controls on the placement of tops and slash.
  - c. Responsibility for road maintenance and repair; and road bonding are included, and
  - d. Inspections, violation notices, enforcement provisions and penalties are included.

Page: 2  
 Re: Zoning Ordinance Amendment - Woodland Protection and Logging Standards  
 # East Brandywine Township - ZA-11-24-18331

COMMENTS:

2. The proposed amendment appears to blend woodland protection regulations with timber harvesting regulations. The preservation and protection of woodlands and the regulation of timber harvesting activities involve different policy goals and practices, and require regulations that specifically relate to each activity.

We suggest that the Township remove the term “Woodlands Protection” from the title of this proposed amendment and distinguish it from the regulation of timber harvesting; the Township’s regulation of “Woodlands Protection” should only apply to non-timber harvest activities such as the removal of trees pursuant to residential, retail, commercial, etc., development. We note that woodland protection of this type is addressed in Section 350-53.C, Conservation of Woodlands and Other Vegetation, of the Subdivision and Land Development Ordinance. That Section also clearly differentiates woodlands conservation from "forestry activities." (See also Comment 4 below.)

The Township should review the Chester County eTool for additional information on woodland protection (i.e., “woodlands conservation”) at:

<https://www.chescoplanning.org/MuniCorner/eTools/46-Woodlands.cfm>.

(This issue is also related to Pennsylvania Act 38 “ACRE: Agriculture, Communities and Rural Environment”, which is further discussed in Comment 5 below. The Township should ensure that its amendment is consistent with Pennsylvania Act 38).

3. The proposed amendment also appears to follow the “Pennsylvania Model Forestry Regulations” which were developed by professional foresters led by Penn State’s School of Forest Resources in 1994 and which was subsequently revised in 2000. The Model Forestry Regulations appear to have been intended as an ordinance that would be adopted independently from a zoning ordinance, although the Model was later updated to conform to the forestry-related changes to the Pennsylvania Municipalities Planning Code in Acts 67 and 68 of 2000 and to be consistent with the “Right to Practice Forestry” provisions (P.S.§10603(f)) of the Municipalities Planning Code).

However, the Township should consider how the proposed amendment can be administered and enforced within the framework of the Pennsylvania Municipalities Planning Code and the Township’s Zoning Ordinance, and also evaluate how well the Model Forestry Regulation reflects current economics relating to forestry, for example:

- a. **Section 399-102.1.B. Scope and applicability** applies this amendment to all timber harvesting where the value of the trees, logs, or other timber products exceeds \$1,000 or which is expected to exceed one acre. Although these limits are included in the 1994 Model Forestry Regulations, it might be difficult for applicants and the Township to determine the final value of a timber harvesting activity before it starts, particularly for small activities. Also, current timber values may result in many timber harvesting activities exceeding the \$1000 threshold (depending on timber species and quality) even when such activities occur on less than one acre, and this may have the effect of causing many relatively-small activities to fall under the provisions of this amendment.
- b. **Section 399-102.1.G. Enforcement** of the amendment gives the Township Enforcement Officer (also designated as the Zoning Officer) the authority to order the immediate suspension of any operation (upon certain findings that the activity is in violation of the ordinance). Moreover, this Section states that a violator may be guilty of a summary offense and upon conviction and shall be subject to a fine of not less than one hundred dollars nor more than three hundred dollars, plus costs, for each separate offense (these provisions are also included in the Model Forestry Regulations).

Page: 3  
 Re: Zoning Ordinance Amendment - Woodland Protection and Logging Standards  
 # East Brandywine Township - ZA-11-24-18331

However, **Section 617.2.a. Enforcement Remedies** of the Pennsylvania Municipalities Code, at: [https://dced.pa.gov/download/pennsylvania-municipalities-planning-code-act-247-of-1968/?ind=1652213074925&filename=MPC\\_2022.pdf&wpdmdl=56205&refresh=675080227f4f71733328930](https://dced.pa.gov/download/pennsylvania-municipalities-planning-code-act-247-of-1968/?ind=1652213074925&filename=MPC_2022.pdf&wpdmdl=56205&refresh=675080227f4f71733328930) provides for enforcements and fines, but does not give the Zoning Officer the authority to order the immediate suspension of any operation, and provides for a judgment of not more than \$500 plus all court costs, including reasonable attorney fees incurred by a municipality, and requires a determination of a violation by the district justice.

Additionally, **Section 399-102.1.F. Responsibility for road maintenance and repair; road bonding** of the amendment may require the landowner and the operator to furnish a bond to guarantee the repair of damages to Township roadways that occurred pursuant to the timber harvesting operation. **Section 509. Completion of Improvements or Guarantee Thereof Prerequisite to Final Plat Approval** of the of the Pennsylvania Municipalities Code, at: <https://dced.pa.gov/download/pennsylvania-municipalities-planning-code-act-247-of-1968/?wpdmdl=56205> provides for requiring financial security to ensure the completion of various site improvements, but it is not clear that a municipality can require bonding for potential roadway damage. The Township Solicitor should comment in this issue.

4. The Township should review the provisions of Section [350-53 Natural features conservation](#) of the Township Subdivision and Land Development Ordinance to identify any potential inconsistencies, such as the requirement in Section 305-53.C.(1)(c) which limits woodland disturbance to not more than 25 percent of the total gross area of any woodland, and how Section 305.53.C.(1)(g) would supersede the conservation provisions of this Section when forestry activities are conducted under the provisions of the Zoning Ordinance.
5. Before adopting the amendment, the Township should be satisfied that it complies with Pennsylvania Act 38 (“ACRE: Agriculture, Communities and Rural Environment”) which ensures that local ordinances regulating normal agricultural operations, which can include forestry practices, do not violate state law. Additional information on ACRE is available in the Chester County “Agricultural Info Sheet” at: <https://www.chescoplanning.org/Agriculture/PDF/Info-ACRE.pdf>
6. The Township should consider whether its Woodland Protection and Logging Standards should be located in stand-alone chapters of the Township Code instead of as part of the Zoning Ordinance. This may permit the Woodland Protection and Logging Standards to more-closely align with the overall provisions of the “Pennsylvania Model Forestry Regulations” and result in better enforcement. The Township should discuss this option with the Township Solicitor.

**RECOMMENDATION: East Brandywine 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 East Brandywine Township Supervisors, as required by Section 609(g) of the Pennsylvania Municipalities Planning Code. This will allow us to maintain a current file copy of your ordinance.

Sincerely,



Wes Bruckno, AICP  
 Senior Review Planner



# THE COUNTY OF CHESTER



COMMISSIONERS  
 Josh Maxwell  
 Marian D. Moskowitz  
 Eric M. Roe

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

December 24, 2024

Michael Corcoran, Secretary/Treasurer  
 Elk Township  
 P.O. Box 153  
 Lewisville, PA 19351

Re: Zoning Ordinance Amendment - Solar Energy Systems  
 # Elk Township – ZA-12-24-18338

Dear Mr. Corcoran:

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 November 27, 2024. We offer the following comments to assist in your review of the proposed amendment.

## DESCRIPTION:

1. The Township proposes the following amendments to its Zoning Ordinance:
  - A. Add definitions for the following terms to Section 200: Solar Energy Systems, Enterprise or Accessory Use Systems, and Principal or Commercial Use Systems;
  - B. Add “Solar Energy Systems – Enterprise or Accessory use” to the list of accessory uses permitted in the R-H Residential, R-1 Residential, R-2 Agricultural Residential, LV Lewisville Village, and C-1 Village Commercial districts;
  - C. Add “Solar Energy Systems –Principal or Commercial use” to the list of uses permitted by conditional use in the AP Agricultural Preservation and C-2 General Commercial Districts; and
  - D. Add Section 1325, Solar Energy Systems in Article XII – Supplemental Regulations. This section provides specific standards for both Enterprise or Accessory Use Solar Energy Systems, and for Principal or Commercial Use Systems.

## COMMENTS:

2. We endorse the Township’s efforts in incorporating solar energy system standards into its Zoning Ordinance. *Landscapes3*, the 2018 County Comprehensive Plan, supports a resilient and clean energy network (CONNECT Recommendation 9, page 131).
3. The Oxford Region Multimunicipal Comprehensive Plan includes a chapter on Energy Conservation (Chapter 16). Action 16-8 on page 16-9 of the Comprehensive Plan speaks to renewable energy sources: “Promote appropriate on-site energy generation such as solar, wind, methane digesters, and other alternative technologies in areas and land uses deemed appropriate by the municipality.” The suggested method to implement Action 16-8 is to ensure that alternative technologies are permitted accessory uses in appropriate districts. This zoning amendment implements Action 16-8 and is, therefore, consistent with the Region’s policies.

Page: 2  
Re: Zoning Ordinance Amendment - Solar Energy Systems  
# Elk Township – ZA-12-24-18338

4. The first sentence in the definition of Principal or Commercial Use systems states “...which generate electricity primarily to be sold to operators of electricity suppliers.” With these systems, the generated electricity is often sold directly to the end user. We suggest that the language in this sentence be revised to state “...electricity which is to be sold to a utility company to be used by others, or sold directly to other users.”
5. The last sentence in the definition of Principal or Commercial Use systems states that “such facilities do not include solar energy systems meant for residential or agricultural use as described above.” By expressly excluding these uses, it complicates those instances where a farm, industrial use or institutional use develops a solar project, then uses some of the energy on-site while selling the rest.
6. We recommend that the Township add Enterprise or Accessory use systems as a by-right permitted accessory use in the AP Agricultural Preservation and C-2 General Commercial Districts.
7. Section 1235.A.1.a currently states that, for enterprise or accessory use systems, “all solar panels must be positioned so that sunlight at any time of day may not reflect onto roadways or other dwellings.” We suggest that, rather than specify the positioning, this section be revised to indicate that that solar panels shall not create glare onto roadways or other dwellings.
8. We suggest that Section 1235.A.1.b be revised to specify that ground-installed solar panel arrays should only be permitted in side or rear yards.
9. Section 1235.A.1.d, which states that ground-installed solar panel arrays are subject to ground-water permeability testing requirements and may require stormwater management remediations, is very subjective and could potentially add costs to a project. The PA Department of Environmental Protection (PA DEP) and the county's model stormwater ordinance note that ground mounted solar arrays installed on top of pervious surfaces should be considered pervious from a stormwater management perspective. If the Township has concerns about stormwater management in certain areas of the Township or concerns about permeability, then the Township should consider identifying specific zoning districts, or certain soil types, where that extra level of review is required.
10. Section 1235.A.1.e currently states that the property owner of record shall be the entity responsible for the removal and disposal of all system components. The Township may want to add to this section that all solar equipment be removed within 6 or 12 months after it ceases operation (see also comment #17).
11. We suggest that the Township consider, and if so specify, whether ground mounted solar energy systems will count toward maximum lot coverage and/or impervious surface requirements.
12. We suggest that the Township consider incorporating a reference to the Building Code Section 1235.A.2.b, Design Standards for Enterprise or Accessory use roof mounted systems.
13. We recommend that the Township consider including a maximum height for ground mounted panels in Section 1235.A.3. A 15 to 20 foot height maximum height is a commonly used standard.
14. We suggest that Section 1235.A.3.b be revised to state “Shall comply with all rear yard setback, side yard setback, and height requirements for accessory structures...”

Page: 3  
Re: Zoning Ordinance Amendment - Solar Energy Systems  
# Elk Township – ZA-12-24-18338

15. We suggest that Section 1235.A.3.e be revised to state “Shall not entail tree removal or woodland disturbance...”. We also recommend that, if the Township wants to allow for trees to be removed and replaced, they should specify the replacement requirements.
16. Section 1235.A.4 indicates that an application for a solar unit to the Township shall include fees and deposits as established by separate resolution. Deposits are not standard practice, and could potentially be quite onerous for an accessory use system. We also recommend that this section be revised to specify which specific permits must be acquired (zoning, building, electrical, etc.)
17. We recommend that Section 1235.A.7 be revised to include a timeframe for the removal and disposal of all system components after ceasing operation (see also comment #10).
18. Section 1235.A.8, which states that a removal bond shall be provided with an application, is not standard practice to require for an accessory use system. We recommend that the Township remove this requirement.
19. We recommend that the Township consider adding an introductory paragraph to Section 1235.B, stating that the following conditions must be met in order for the applicant to be granted conditional use approval for a Principal or Commercial Use system.
20. We recommend that, rather than providing separate setback standards for a principal or commercial use system (Section 1235.B.5), the ordinance state that setback standards for other permitted uses in the underlying zoning district shall apply.
21. We recommend that the Township consider providing specific screening and landscaping standards in Section 1235.B.13, along with referencing applicable landscaping and screening requirements set forth in Section 1301.E of the Township Zoning Ordinance.
22. The Township should verify the accuracy of the information provided in the introductory paragraph to the submission requirements in Section 1235.B.15, which appears to contain draft annotations that were accidentally incorporated into the draft ordinance.
23. We recommend that the Township add landscaping/screening to the list of items to be shown on a site plan for a principal or commercial use system, as set forth in Section 1235.B.15.d.
24. Section 1235.B.15.e, which states that the submission requirements for a principal or commercial use system include “Other relevant studies, reports, certifications, and approvals as may be reasonably requested by the Township...” could become burdensome to the applicant depending on what studies are required. No other studies are typically needed for an application.
25. The last five sentences in Section 1235.B.15.f, which appear to be draft annotations that were accidentally incorporated into the draft ordinance, should be deleted.
26. Section 1235.B.16.b states that, whenever a system is authorized by conditional use, an annual inspection report prepared by an independent professional engineer licensed in the Commonwealth of Pennsylvania should be submitted to the Township. We recommend that an inspection report be furnished every 3 to 5 years, rather than every year.

Page: 4  
Re: Zoning Ordinance Amendment - Solar Energy Systems  
# Elk Township – ZA-12-24-18338

27. Decommissioning of solar energy systems can add a significant upfront cost to the project, thus having specific language about decommission requirements is important. The Township should be aware of a pending Pennsylvania Senate Bill for (long-term) guidance on how to add specificity for decommissioning systems to its solar energy standards:

<https://www.legis.state.pa.us/cfdocs/billInfo/billInfo.cfm?sYear=2023&sInd=0&body=s&type=b&bn=211>.

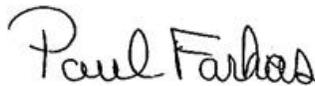
28. The Township should verify the accuracy of the information provided in the introductory paragraph to the submission requirements in Section 1235.B.20.d, which appears to contain draft annotations that were accidentally incorporated into the draft ordinance.
29. We recommend that Section 1235.B.20.f, pertaining to decommission and financial security of principal or commercial use system, be revised to specifically identify the required financial security, rather than being a subjective item that isn't known until the approval process. This could make it difficult for the applicant to properly plan their project.
30. Additional information on this topic is available in the Solar Power section of the County Planning Commission's Clean and Sustainable Energy webpage located online at: <https://www.chescoplanning.org/Environmental/CleanEnergy/SolarPower.cfm>, along with the County Planning Commission's Solar Energy Systems Zoning Planning eTool. This eTool, which contains model ordinance language along with links to existing municipal solar energy system standards, is available online at: <https://www.chescoplanning.org/MuniCorner/eTools/82-SolarZoning.cfm>.

The Township may also contact Rachael Griffith, the County Planning Commission's Sustainability Director ([rgriffith@chesco.org](mailto:rgriffith@chesco.org)), with additional questions on solar energy, or other sustainability questions.

**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

December 20, 2024

Jane L. Daggett, Secretary/Treasurer  
Upper Oxford Township  
1185 Limestone Road  
Oxford, PA 19363

Re: Zoning Map Amendment - UPI# 57-8-23.1  
# Upper Oxford Township – ZM-12-24-18337

Dear Ms. Daggett:

The Chester County Planning Commission has reviewed the proposed Zoning Map Amendment as submitted pursuant to the provisions of the Pennsylvania Municipalities Planning Code, Section 609(e). The referral for review was received by this office on November 27, 2024. We offer the following comments to assist in your review of the proposed amendment.

DESCRIPTION:

1. The Township has received a zoning map amendment petition to change the zoning designation of UPI# 57-8-23.1 (5.7 acres), situated west of Newark Road (Route 896) and south of Penns Grove Road, from R-2 Low Density Residential to C-2 Special Business.
2. It is our understanding that the owner of this parcel intends to integrate this parcel with two other parcels to the east/northeast (UPI# 57-8-21, 5 acres; and UPI# 57-8-21.1, 1.9 acres) to accommodate the applicant's existing commercial operation, by consolidating the three parcels into one (approximately) 12.6 acre parcel after the zoning map amendment is adopted.

AREA EVALUATION:

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

3. Land Use: According to County Assessment Records, the site is currently undeveloped.
4. Adjacent Zoning: The land to the east/northeast is zoned C-2 Special Business. The land to the west is zoned R-2 Low Density Residential.
5. Water and Sewer Service: According to County mapping records, this area of the Township is served by on-site water and on-site sewer facilities.



### **LANDSCAPES:**

6. The project 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 zoning map amendment is consistent with the objectives of the **Rural Landscape**.

### **Oxford Region Multimunicipal Comprehensive Plan:**

7. UPI# 57-8-23.1 is part of the Agricultural (A) land use category as set forth in the Future Land Use Plan. The recommended strategies for this area focus on the maintenance and expansion of agricultural operations in the Region. However, this parcel is located along Route 1 at the northwest corner of the Route 1 and Route 896 interchange immediately adjacent to an existing commercial operation and the Region's Commerce land use category. The recommended strategies for Commerce focus on expansion of commercial operations along the Route 10, Route 1, and Old Baltimore Pike corridors in the Region. Therefore, this zoning map change is somewhat consistent with the Region's land use policies.

We note that the Oxford Region Multimunicipal Comprehensive Plan is currently being updated, and this zoning map amendment will be considered when updating the Future Land Use Map as part of that planning process.

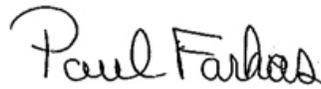
COMMENT:

8. The proposed zoning map amendment appears to be appropriate.

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

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

Sincerely,

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

Paul Farkas  
Senior Review Planner

cc: Donnelly Enterprises, Inc., c/o MacElree Harvey, Ltd.



# THE COUNTY OF CHESTER



COMMISSIONERS  
 Josh Maxwell  
 Marian D. Moskowitz  
 Eric M. Roe

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

December 13, 2024

Sally Slook, Director of Building & Housing  
 West Chester Borough  
 401 E. Gay Street  
 West Chester, PA 19380

Re: Subdivision and Land Development Ordinance and Zoning Ordinance Amendments – Building Height Standards  
 # West Chester Borough – SA-11-24-18329 and ZA-11-24-18330

Dear Ms. Slook:

The Chester County Planning Commission has reviewed the proposed Subdivision and Land Development Ordinance (SLDO) and Zoning Ordinance Amendments as submitted pursuant to the provisions of the Pennsylvania Municipalities Planning Code, Sections 505(a) and 609(e), respectively. The referral for review was received by this office on November 21, 2024. We offer the following comments to assist in your review of the proposed amendments.

**DESCRIPTION:**

1. The Borough proposes the following amendments to its SLDO:
  - A. Delete the existing definition of “Height of Building” in Section 97-8;
  - B. Add definitions for the following terms to Section 97-8: Grade Plane, Finished Ground, and Height of Building or Structure;
  - C. Amend the preliminary plan submission requirements set forth in Section 97-43, by adding language that the “proposed building height with accompanying data and calculations used to determine building height” is required as part of a full plan of the development for a preliminary plan submission; and
  - D. Add Exhibit A, entitled “Method for Calculation of Grade Plane and Height of Building or Structure” as Attachment 4 – Appendix D.
  
2. The Borough also proposes the following amendments to its Zoning Ordinance:
  - A. Delete the existing definition of “Height of Building” in Section 112-202;
  - B. Add definitions for the following terms to Section 112-202: Grade Plane, Finished Ground, and Height of Building or Structure; and
  - C. Add Exhibit A, entitled “Method for Calculation of Grade Plane and Height of Building or Structure” as Attachment 5 – Appendix E.

Page: 2  
Re: Subdivision and Land Development Ordinance and Zoning Ordinance Amendments – Building Height Standards  
# West Chester Borough – SA-11-24-18329 and ZA-11-24-18330

COMMENTS:

3. While Section 2 of the draft Ordinance indicates that Subsection B(13) of Section 97-43 of the Borough SLDO will be amended, it appears that Subsection B(2)(a)[13] will be amended instead. This should be clarified by the Borough.
4. While Section 3 of the draft Ordinance states that the definition of “Height of Building” will be repealed from the Zoning Ordinance, our copy of the Borough Zoning Ordinance contains an existing definition for the term “Height of Building or Structure” instead. This should be clarified by the Borough.
5. In addition to the existing definition of “Height of Building or Structure” in Section 112-202 of the Zoning Ordinance, there is a separate definition provided for the term “Building and Structure Height,” which states ‘See “Height of Building.”’ In its review of the proposed zoning amendment, the Borough should determine if the existing definition of “Building and Structure Height,” which is not mentioned in the draft ordinance, should be amended or deleted. The Borough should ensure that consistent terminology is utilized throughout the Borough Code.

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

We request an official copy of the decision made by Borough Council, as required by Sections 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,



Paul Farkas  
Senior Review Planner

December 18, 2024

Liudmila Carter, Manager  
Westtown Township  
1039 Wilmington Pike  
West Chester, PA 19382

Re: Zoning Ordinance Amendment - Signs  
# Westtown Township – ZA-11-24-18323

Dear Ms. Carter:

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 November 18, 2024. We offer the following comments to assist in your review of the proposed amendment.

DESCRIPTION:

1. The Township proposes to amend the signage standards set forth in Article XVIII of the Township Zoning Ordinance, which includes the following:
  - A. New or amended definitions for the following terms: ambient light; awning sign; beacon lighting; billboard; changeable copy sign; digital display; flag; message center sign; temporary sign; tri-vision board sign;
  - B. Delete the definition of Manual Changeable Copy Sign, along with either deleting references to this term in Article XVIII, or replacing it with a reference to “changeable copy sign”;
  - C. Include a reference to full-motion video to the list of prohibited signs (Section 170-1803.E);
  - D. Amend the brightness standards for message center signs and digital displays set forth in Section 170-1805.F(1)(c);
  - E. Add subsections (h) and (i) to the message center sign standards in Section 170-1805.F(3), which state, respectively, that message center signs shall not be used for off-premises advertising except when used as a billboard, and message center signs shall allow for access for local, regional, station and natural emergency services during emergency situations;
  - F. Amend the digital display standards in Section 170-1805.F(4);
  - G. Amend the sign placement standards in Section 170-1806.F(4);
  - H. Amend the introductory language to Section 170-1807.M, pertaining to billboard lighting;
  - I. Amend the standards for temporary signs set forth in Section 170-1808.C(2);
  - J. Change the title of Section 170-1812 from “Signs located on lots with institutional use” to “Signs located on lots with principal educational or school use, religious institutions, municipal buildings,” along with similar revisions to the language provided within this section; and
  - K. Amend the permits and application standards in 170-1815.

COMMENTS:

2. We recommend that the Township Solicitor review the proposed temporary sign standards, if they haven't already done so. It is unclear if the Township is applying the temporary sign standards to political signs. If so, then the Township should determine if the requirements set forth in Section 170-1808.C(2)(a) will be enforceable as they relate to political signs. If not, the Township may want to clarify that they do not apply to such signs. We note that this section includes requirements that the owner shall notify the Township in writing of the date of erection of a temporary sign, and that the date of erection written on the temporary sign be visible from the adjacent roadway.
3. The Township should ensure their regulations for temporary signs along state roads comply with PennDOT guidelines. The PennDOT Guidebook for County and Municipal Officials is available on the PennDOT website at:  
<https://www.penndot.pa.gov/ProjectAndPrograms/RoadDesignEnvironment/RoadDesign/Right-ofWayandUtilities/outdoor-advertising-control/Pages/default.aspx>.
4. Additional information on signage is available in the County Planning Commission's Sign Regulations Planning eTool. This eTool, which includes links to model ordinance language including the Montgomery County Planning Commission's *Model Sign Ordinance*, along with examples of adopted municipal signage regulations, is available online at:  
<https://www.chescoplanning.org/MuniCorner/eTools/81-SignRegulations.cfm>.

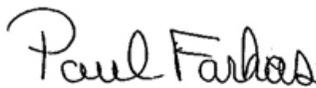
Montgomery County's *Model Sign Ordinance* is available online at:

[www.montcopa.org/DocumentCenter/View/7070/Model-Sign-Ordinance\\_FINAL\\_04\\_29\\_2014?bidId](http://www.montcopa.org/DocumentCenter/View/7070/Model-Sign-Ordinance_FINAL_04_29_2014?bidId).

**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

# Act 537 Reviews

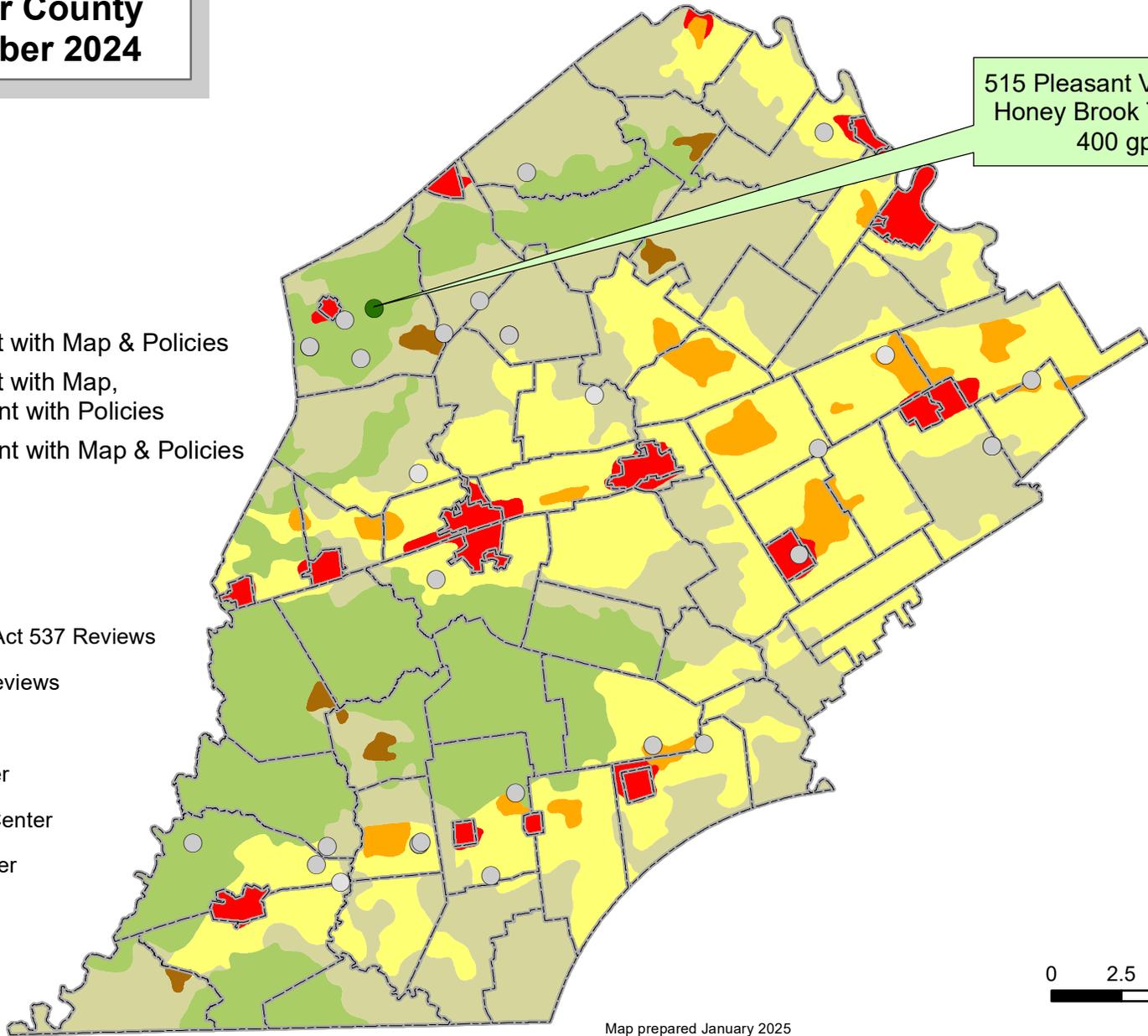


# Act 537 Reviews for Chester County December 2024

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

## Legend

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



515 Pleasant View Road  
Honey Brook Township  
400 gpd



Map prepared January 2025  
 Data Sources:  
 Act 537 Review - created by Chester County Planning Commission, 2018;  
 Landscapes3 - Chester County Municipalities - Chester County DCIS/GIS;  
 Planning Commission, November 29, 2018.



Chester County Planning Commission  
January 8, 2025

**ENVIRONMENTAL PLANNING ACTIVITIES**

*Sewage Facilities Planning*

MAJOR REVISIONS TO MUNICIPAL PLANS:

**None**

MINOR REVISIONS TO MUNICIPAL PLANS:

**Honey Brook Township, 515 Pleasant View Road**

The applicant is proposing a residential development of 1 lots on 25 acres. The site is located on Pleasant View Road. The amount of wastewater for the project is 400 gpd. The project is to be served by an on-lot sewer disposal system, to manage black water and grey water, due to high nitrates. This project is designated as an Agricultural Landscape and is consistent with *Landscapes3*.

Action Requested

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

1/8/2025

# 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 Elmer G. Stoltzfus, Honey Brook Township

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

1. Date plan received by county planning agency. October 24, 2024
2. Date plan received by planning agency with areawide jurisdiction N/A Agency name N/A
3. Date review completed by agency December 10, 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 Integrated Water Resources Plan, 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 Agricultural Landscape. The vision for the Agricultural Landscape is very limited development occurring at very low densities to preserve prime agricultural soils and farm operations. On-lot sewage disposal is supported in this landscape, except where public health requires alternatives.</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 West Branch Brandywine Watershed. These streams are given high priority when considering watershed protection measures. The applicant may need to conduct further coordination with DEP or other agencies in order to comply with the water quality standards set forth in this regulation.</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: <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? <u>N/A</u>   |

**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 Due to high nitrates in the area, this project proposes an on-lot system for grey water and black water going into a holding tank, which is consistent with Act 537.
- 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.  
  
If yes, will this project plan require the implementation of storm water management measures? 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: 12/10/2024

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.

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

PC53-12-24-18344

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  
Elmer Stoltzfus, Site Contact  
Warren Obenski, Honey Brook Township  
Jason Shaner, Impact Engineering Group

# Discussion and Information Items

# Multimodal Transportation Planning Division

# Multimodal Transportation Planning Division

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December 2024

## Roadway System Expansion

As many of you may already know from previous discussions and/or statements from former Director O'Leary, the percentage of transportation funding allocated to Roadway System Expansion within the Delaware Valley Regional Planning Commission's (DVRPC) Long Range Plan has long been a point of contention between DVRPC staff, the City of Philadelphia, and the four suburban counties – Bucks, Montgomery, Delaware, and Chester.



The core argument against directing funding to roadway expansion is that it is not prudent to expand a roadway network when maintenance of the existing roadway system can barely be met. While that argument has some merit, one may also argue that because there is little to no space available for roadway expansion in the City, the City is therefore looking to maximize the amount of funding directed their way. The suburban counties argument has been that we need to have the tools necessary to address the growth that has been forecast for this region and the roadway congestion that will follow.

The Roadway System Expansion percentage first appeared in the *Destination 2030* long range plan twenty years ago at 10%, and stayed at 10% in the following *Connections 2035* plan. For *Connections 2040* it was lowered to 5% when transportation funding was especially tight due to the Great Recession, lowered again to 4% for *Connections 2045*, and then capped at 4% for *Connections 2050*, the current plan.

DVRPC hosted a meeting October 18<sup>th</sup> on the subject of 'Induced Demand', a concept that was supposed to illustrate why building new roadways does not eliminate roadway congestion. In short, it was unconvincing. Then on October 30<sup>th</sup> DVRPC hosted a Board Policy Meeting where all nine DVRPC counties (PA&NJ) were asked their opinions on the Roadway System Expansion percentage. The result was 8 of the 9 counties stated it should remain as-is, if not be increased as no county in either PA or NJ has any control over land development and thus needs the flexibility to expand roadways in the face of significant development. Finally, on December 20<sup>th</sup>, the Financial Planning Subcommittee reached a consensus to keep the Roadway System Expansion percentage at 4% for the next iteration of the long range plan. In short, a small but significant victory for Chester County and our ability to address growth with our transportation system.

# Design & Technology Division Update

## **Design & Technology Division**

*January 2025*

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

The 247 planners reviewed and processed plan and ordinance submittals. Updated the new 2025 fee structure and uploaded it to the website and sent out notifications to the municipalities.

The GIS staff assisted Community Planning with municipal mapping requests. Those include POST Easement Mapping, Open Space Initiatives Map Update, Power Infrastructure App.

The graphics team assisted with various work program projects, including sending out Chester County Trails Master Plan and transportation plan out for print, designing event banners for the website, starting the Agrotourism and Bike Ped Planning Etools, assistance of the America 250 bookmarks and various info / web graphics, and create a new Chester County Heritage Interpretive logo.

# Community Planning

# Municipalities with ongoing VPP projects December 2024

★ Planning Commission Consulting Service

## 17 Single-Municipality Projects

### Zoning or Subdivision Ordinance

- Caln Zoning Ordinance
- ★ East Bradford Zoning Ordinance
- East Whiteland Zoning Ordinance
- Malvern Zoning Ordinance Amendments
- New Garden Zoning Ordinance Update
- Pennsbury Ordinance Update
- Phoenixville Zoning Ordinance
- ★ West Grove Zoning Ordinance

### Comprehensive Plan

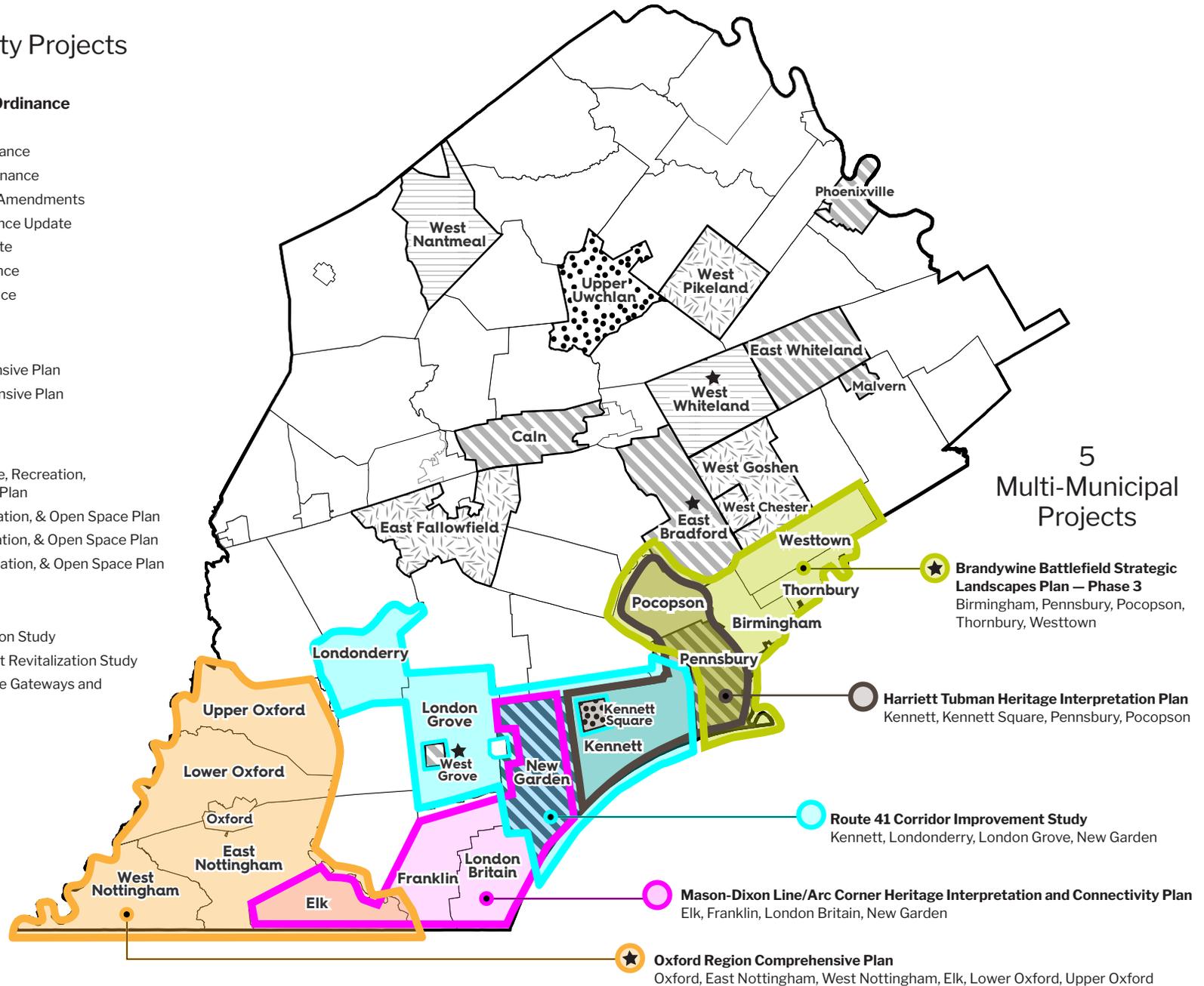
- West Nantmeal Comprehensive Plan
- ★ West Whiteland Comprehensive Plan

### Open Space

- East Fallowfield Open Space, Recreation, & Environmental Resource Plan
- West Chester Parks, Recreation, & Open Space Plan
- West Goshen Parks, Recreation, & Open Space Plan
- West Pikeland Parks, Recreation, & Open Space Plan

### Other

- Kennett Square Revitalization Study
- Kennett Square State Street Revitalization Study
- Upper Uwchlan Eagle Village Gateways and Mobility Plan



## COMMUNITY PLANNING REPORT

**December 2024** (Activities as of 12/31/24)

Community Planning activities are reported under: 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: 20%      Contract Term: 1/24-12/25      Consultant: Nanci Sarcinello Planning & GIS      Monitor: Mark Gallant

The Township is creating an ordinance to remove complicated overlay districts. The project is progressing on schedule. The Task Force proposed the Commercial Recreation & Entertainment District & Conservation Design Option at their meeting on December 19<sup>th</sup>

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

Percent Completed: 75%      Contract Term: 8/22–1/25      Consultant: CCPC      Lead Planner: Chris Patriarca

The Planning Commission completed their initial review of the full draft ordinance and a public meeting to make their formal recommendation to the Board of Supervisors is forthcoming. The Township requested an extension to the contract.

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

Percent Completed: 100%      Contract Term: 5/23–10/24      Consultant: Simone Collins      Monitor: Mark Gallant

The plan is completed.

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

Percent Completed: 35%      Contract Term: 9/23–8/25      Consultant: Bergmann      Monitor: Chris Patriarca

Next Task Force meeting TBD. The project is progressing on schedule.

**5. Kennett Square Borough – State Street Revitalization Study**

Percent Completed: 10%      Contract Term: 9/24-10/26      Consultant: Derck & Edson      Monitor: Kevin Myers

The Borough proposes to work with a planning and design consultant to improve sites along State Street. The next meeting is planned in January.

**6. Kennett Township – SLDO update**

Percent Completed: 0%      Contract Term: 8/24-7/26      Consultant: Chester County Planning Commission      Planner: Jeannine Speirs

The Township is updating their SLDO to reflect the recent Zoning update as well as other changes. There was no meeting in December. The project is progressing on schedule.

## COMMUNITY PLANNING REPORT

### 7. Malvern Borough – Zoning Ordinance Amendments

Percent Completed: 5 %    Contract Term: 8/15/24-8/15/26    Consultant: Thomas Comitta Associates    Monitor: Jeannine Speirs  
 Updates to text and map to support implementation of Malvern Borough Comprehensive Plan. The project is progressing on schedule.

### 8. New Garden Township – Zoning Ordinance Update

Percent Completed: 0%    Contract Term: 7/24-6/26    Consultant: Michael Baker International    Monitor: Libby Horwitz  
 Meeting was held on December 18<sup>th</sup>.

### 9. Pennsbury Township – Ordinance Updates

Percent Completed: 50%    Contract Term: 5/24-10/25    Consultant: Brandywine Conservancy    Monitor: Jeannine Speirs  
 The project is progressing on schedule.

### 10. Phoenixville Borough – Zoning Ordinance Update

Percent Completed: 50%    Contract Term: 7/23-6/25    Consultant: Gilmore & Associates    Monitor: Chris Patriarca  
 Next meeting is scheduled for late January.

### 12. Upper Uwchlan Township – Eagle Village Gateways and Mobility Plan

Percent Completed: 0 %    Contract Term: 9/1/2024-2/28/2026    Consultant: TBD    Monitor: Patty Quinn  
 The Eagle Village Gateways and Mobility Plan will build community and stakeholder consensus for needed improvements at two Pottstown Pike (Route 100) and Graphite Mine Road intersections, which serve as the northern and southern gateways to the Village of Eagle.

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

Percent Completed: 30 %    Contract Term: 5/24-4/26    Consultant: Johnson, Mirmiran & Thompson/ Toole Rec.    Monitor: Kevin Myers  
 West Chester Borough will update its 1986 PROS Plan, last updated in 1992 to advance goals of Landscapes3. Progressing on schedule. There was no meeting in December, the next meeting is scheduled in January.

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

Percent Completed: 10%    Contract Term: 5/24-4/26    Consultant: Tool Recreation Planning    Monitor: Mark Gallant  
 This plan will guide future planning efforts and investment in the Township's park, recreation, and open space facilities. A public survey is underway to capture public feedback regarding parks and recreational priorities.

### 15. West Grove Borough – Zoning Amendments

Percent Completed: 80 %    Contract Term: 4/23–3/25    Consultant: CCPC    Lead Planner: Kevin Myers  
 The Chester County Planning Commission will provide professional planning and support staff to assist updating the Boroughs Zoning Ordinance. A 2<sup>nd</sup> draft documenting the proposed amendments was created and sent to the borough task force, solicitor, and zoning officer and we are awaiting their feedback. A public meeting was held at the 12/4 council meeting prior to the ordinance proceeding with Act 247 review and the adoption/hearing.

## COMMUNITY PLANNING REPORT

### 16. West Nantmeal Township – Comprehensive Plan Update

Percent Completed: 5 %      Contract Term: 6/24-5/26      Consultant: Castle Valley Consultants      Monitors: Elise Davis/Mark Gallant  
The consultant has been working on reviewing the results of the public survey and is nearly finished with goals and objectives. The next meeting is January 27, 2025.

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

Percent Completed 30 %      Contract Term: 6/23-5/25      Consultant: Natural Lands      Monitor: Chris Patriarca  
A public event is scheduled for January 15, 2025.

### 18. West Whiteland Township – Comprehensive Plan

Percent Completed: 10 %      Contract Term: 7/24-6/26      Consultant: CCPC      Lead Planner: Chris Patriarca  
The next Task Force meeting is scheduled for January 14, and the public survey will be live through years end.

## MULTI-MUNICIPAL PROJECTS

### A. Brandywine Battlefield Strategic Landscapes Plans – Phase 3

Percent Completed: 95%      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. Draft plan completed and final edits were ongoing through December.

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

Percent Completed: 55 %      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 region and theme to examine the broader Underground Railroad story in Chester County and the region, using research materials and input from Underground Railroad groups to develop a heritage interpretation plan and tour trail. The project is progressing on schedule.

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

Percent Completed: 45 %      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 Heritage Sites for the Mason-Dixon/Arc Corner theme and within the Regional Planning area. This project builds on Franklin's Comp Plan policy and policy in the other three communities. The project is progressing on schedule.

### D. Oxford Region Comprehensive Plan Update

Percent Completed: 15 %      Contract Term: 1/24-12/26      Consultant: CCPC      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 public survey results are in, over 400 surveys were returned. ChristanaCare attended the December 5<sup>th</sup> meeting and provide an update on the reopening of Jennersville Hospital. The Existing Conditions will be presented at their January meeting.

## COMMUNITY PLANNING REPORT

### E. Route 41 Corridor Improvement Study - London Grove, New Garden, Londonderry, and Kennett Townships

Percent Completed: 75%      Contract Term: 2/23–1/25      Consultant: McMahon Associates      Monitor: Chris Patriarca

The full draft was finalized in November and will be scheduled for acceptance by the 5 municipal partners. The project is on schedule.

#### 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 is serving as the Region’s secretary throughout the Plan update. Jeannine and David are assisting with historic resource and heritage interpretation network items.
- **Phoenixville Region Planning Committee** – The PRPC will meet in December to finalize their 2025 work plan.
- **Pottstown Metropolitan Regional Planning Committee** – The PMRPC will meet in December to discuss the housing chapter of the draft comp plan
- **Internal County Coordination**  
*Community Development:* Libby Horwitz, Kevin Myers, Chris Patriarca, Jeannine Speirs, David Blackburn  
*Housing Authority of Chester County:* Libby Horwitz and Chris Patriarca  
*Facilities:* David Blackburn

#### VPP INQUIRIES

##### **County Consulting Assistance Inquiries or Requests**

1. East Caln (Zoning Ordinance Update)
2. Spring City (Comprehensive Plan)
3. South Coatesville Borough (General Planning Assistance)
4. Pennsbury (Historic Resources Zoning)
5. Coatesville (Official Map)
6. North Coventry (Zoning Ordinance Amendment)
7. East Nottingham (Official Map)
8. Uwchlan (Zoning Ordinance Amendment)
9. Londonderry (Comprehensive Plan)

##### **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)
- Malvern Borough - Paoli Battlefield Master Plan (Spring 2025)

## COMMUNITY PLANNING REPORT

### HISTORIC PRESERVATION & HERITAGE INTERPRETIVE NETWORK (HIN)

External Partners: Vary by project

Staff: David Blackburn and Jeannine Speirs

#### **America 250 & Heritage Tourism Plan**

- ❖ The 250 administrator and Chester County Community Foundation are exploring sponsorship/fiscal support for programs and infrastructure improvements.
- ❖ Attend America250 PA regional update meeting at MontCo Community College
- ❖ Discussed possible intern slots with heritage organizations and an America250 exhibit
- ❖ The Commission is at 73% for adoption of support for America250 Chester County, working for passage by the remaining 27%.

#### **Heritage Tourism Plan (HTP) Implementation Strategy**

- ❖ Attend Oxford Region Historic Sub-Committee to discuss ag heritage projects

#### **Brandywine Battlefield Task Force (BBTF) & expanded Philadelphia Campaign Partnership**

- ❖ **Philadelphia Campaign Heritage Interpretive Network** – Working on a Heritage Site capacity building workshop and coordination with both 250s working meeting, dates TBD.
- ❖ Exploring funding opportunities for heritage interpretation, education and outreach: a visitor experiences driving tour to mesh the County Heritage Tourism Plan and 250th with the already existing Brandywine Battlefield Heritage Interpretive Network concept and Signage Project, and the Philadelphia Campaign theme.
- ❖ Coordinating with Valley Forge (and Hopewell Furnace) that will be Gateways under the Heritage Interpretive Network (HIN).
- ❖ Working with newly formed Malvern Borough Paoli Battlefield Master Plan Committee and a related effort for HIN Paoli Battlefield Heritage Center.
- ❖ Working with Tredyffrin Township Historical Commission on a concept for a multi-municipal Paoli Battlefield area Heritage Interpretive and Connectivity Plan that meshes with the HIN.

#### **Agriculture HIN theme region**

- ❖ Historic sub-committee of the Oxford Regional Planning group has identified Ag theme locations in southern Chester County. Regional theme group has estimates for interpretive signage and is investigating funding to implement their Heritage Interpretive Network.

#### **Public Programs & Advocacy, Trainings & Outreach**

- ❖ **Town Tours & Village Walks** - Theme for 2025 is “Resources with untold stories” Growing 2025 line up include: Lincoln University/Hinsonville, Kennett Square Borough, East Brandywine, and Coatesville. Added to the lineup for 2025 is Warwick County Park.

**Mandated and Requested Reviews/National Register Designation Activity** – Includes county-owned properties and properties with a historic designation or potential designation

- ❖ Viewed a historic county bridge to coordinate location & placement of interpretive panel in December

## COMMUNITY PLANNING REPORT

### County associated Programs/Projects:

- ❖ To facilitate the learning process of the new bridge contractor, the county bridge coordinator will be planning on two ZOOM meetings starting in January.

### Non-County Section 106:

- \* Three 106 for a PADOT project in Charlestown Twp

### ECONOMIC

- **State of the County Economy Report** – Data collection complete. Finalizing for online posting.
- **Delaware Vally Regional Planning Commission (DVRPC) Projections** – DVRPC projections completed and adopted.
- **AgConnect** – CCPC working with AgConnect to potentially adjust open space restrictions to better facilitate farming.
- **Non-Residential Report** – Starting analysis of completed projects.

### HOUSING

- **Adaptable Housing Guide** –Finalizing text for online posting.
- **Residential Report** – Report will start in March.
- **Presentations** – A+ Homes presentations were made as part of a panel discussion at the annual Homes Within Reach Conference on December 4 at Hershey and at the Pottstown Metropolitan Regional Planning Commission meeting on December 5 at Pottstown.
- **Housing Choices Committee (HCC)** – The next HCC meeting is scheduled for February 5.
- **Organizational Convening** – Completing review of recommended strategies and drafting an action plan.

### URBAN CENTERS

- **Technical assistance/coordination** –Discussion with Avondale to address flooding in conjunction with coordination with CC Water Resource Authority (WRA). Discussed potential for attainable housing with Avondale at the 12/3 Borough Council meeting, this may result in a project to amend the borough zoning ordinance after additional coordination. Assisted Parkesburg with Traditional Neighborhood Development Use Zoning Amendments and related Design Guide, a public hearing is scheduled for January 17, 2025, to adopt these amendments. Worked with Atglen Borough on Town Center Districts zoning amendments, this project is on pause for the time being. Advising Oxford borough regarding ZO/SLDO update via DVRPC Transportation and Community Development Initiative grant and providing comment where necessary.
- **Presentations:** Continuing discussion on collaboration with WCU regarding ArcUrban use and/or student internships/work to collaborate on municipal assistance/projects.

# Sustainability Division Update

## Sustainability Division

### Monthly Activities Report – January 2025

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#### Summary:

- Earlier this year the CCPC partnered with the Chester County Solid Waste Authority and Delaware County to apply for the USDA’s Composting and Food Waste Recycling program, and we recently learned our application was not successful. We plan to regroup to identify other funding streams or revenue generation models to move the program forward.
- Chester County was allocated \$2M in federal Carbon Reduction Funds to transition its fleet vehicles to electric and/or to install fleet charging stations. The Sustainability Division has been working with the county’s fleet management, facilities, and procurement teams to make a plan for using this funding in 2025/2026.
- Keep Chester County Beautiful submitted two awards nominations to Keep Pennsylvania Beautiful:
  - Volunteer of the Year: Dave Shirey, a New London resident who organizes a one-day cleanup event each spring that includes over 80 locations for litter removal in southern Chester County.
  - Community Partner Award: Recycling Services, Inc, a non-profit recycling center in North Coventry Township who played a key role in Chester County’s campaign sign recycling event.

# Director's Report