



# THE COUNTY OF CHESTER



COMMISSIONERS  
Marian D. Moskowitz  
Josh Maxwell  
Michelle Kichline

Brian N. O’Leary, AICP  
Executive Director

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

Chester County Planning Commission

Video/Audio Meeting  
February 10, 2021

## AGENDA

- 2:00 p.m. 1. CALL TO ORDER
- A. Chairman’s Welcome *Chairman*
  - B. Commissioners’ Welcome *Commissioner Moskowitz  
Commissioner Maxwell  
Commissioner Kichline*
- 2:30 p.m. 2. ACTION ITEMS
- C. Approval of Commission Meeting Minutes – January 13, 2021 *Commission*
  - D. 2020 Annual Report *Brian O’Leary*
  - E. Act 247 Reviews – January 2021 Applications *Act 247 Team*
    - 1) Subdivision and Land Development Plan Reviews (20)
    - 2) Comprehensive Plan, Zoning and Subdivision Ordinance Amendment, Miscellaneous Reviews (7)
  - F. Act 537 Reviews- January 2021 Applications *Jake Michael*
    - 1) Major Applications (1)  
East Brandywine Special Study - Consistent
    - 2) Minor Applications (3)  
East Marlborough Township; Longwood Gardens Conservatory West; consistent  
Elk Township; Stephen and Annie Stoltzfus; Consistent  
Westtown Township, Stokes Estate; Consistent
  - G. Vision Partnership Program – Update to Qualifications *Susan Elks*
- 2:35 p.m. 3. DISCUSSION AND INFORMATION ITEMS
- H. Community Planning Division *Susan Elks*
  - I. Agricultural Development Council Update *Chris Alonzo*
  - J. Design & Technology Division Update *Paul Fritz  
Paul Farkas*
    - 1) 2020 Year in Review
  - K. Environment and Infrastructure Division Update *Brian Styche*
  - L. Directors Report *Brian O’Leary*
  - M. Public Comment
- 4:00 p.m. 4. ADJOURNMENT

# Action Items



# THE COUNTY OF CHESTER



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MINUTES: Regular Monthly Meeting  
Chester County Planning Commission

Zoom Video/Audio  
January 13, 2021

MEMBERS PRESENT: Kevin Kerr, Chair; Dr. Douglas Fasick, Vice-Chair; Nathan Cline; Stephanie Duncan; Matthew Hammond; Michael Heaberg; Molly Morrison; Marty Shane; Angie Thompson-Lobb.

STAFF PRESENT: Brian O'Leary, Director; Carol Stauffer, Assistant Director; Glenn Bentley; Chris Bittle; Carolyn Conwell; Beth Cunliffe; Susan Elks; Paul Farkas; Paul Fritz; Gene Huller; Ann Lane; Benny Nein; Carolyn Oakley; Eric Quinn; Kylie Sentyz; Elle Steinman; Brian Styche; Suzanne Wozniak; Diana Zak.

VISITORS: Chris Alonzo, Chair, Agricultural Development Council; Mark Cassel, SEPTA.

### CALL TO ORDER:

The regular monthly meeting of the Chester County Planning Commission held via Zoom audio/video on Wednesday, January 13, 2021 was called to order at 2:01 P.M. by Chair Kevin Kerr.

### ACTION ITEMS:

#### Approval of Meeting Minutes:

A motion to approve the minutes for the December 9, 2020 meeting of the Chester County Planning Commission was made by Mr. Shane, seconded by Mr. Hammond, and passed by unanimous vote of the commission.

#### Appointment of 2021 Officers:

A MOTION TO NOMINATE MR. KERR TO SERVE AS CHAIR, WAS MADE BY MR. HEABERG, SECONDED BY MR. HAMMOND, AND PASSED BY UNANIMOUS VOTE OF THE COMMISSION.

A MOTION TO NOMINATE DR. FASICK TO SERVE AS VICE CHAIR, WAS MADE BY MR. HEABERG, SECONDED BY MS. MORRISON, AND PASSED BY UNANIMOUS VOTE OF THE COMMISSION.

A MOTION TO NOMINATE MR. O'LEARY TO SERVE AS SECRETARY, WAS MADE BY MS. MORRISON, SECONDED BY MS. THOMPSON-LOBB, AND PASSED BY UNANIMOUS VOTE OF THE COMMISSION.

#### Appointment of VPP Subcommittee:

A MOTION TO APPOINT MR. KERR, MR. HEABERG AND MR. SHANE TO SERVE AS THE 2021 VPP SUB-COMMITTEE, WAS MADE BY MR. HAMMOND, SECONDED BY MR. SHANE, AND PASSED BY UNANIMOUS VOTE OF THE COMMISSION.

Act 247 Reviews:

Mr. Cassel commented on two East Whiteland Township land development reviews, LD-11-20-16529 and LD-11-20-16532.

Subdivision and Land Development Reviews – December 2020:

There were 10 Subdivision and Land Development Reviews prepared in December.

A MOTION TO APPROVE THE SUBDIVISION AND LAND DEVELOPMENT REVIEWS FOR DECEMBER 2020 WAS MADE BY MR. HAMMOND, SECONDED BY MS. THOMPSON-LOBB AND PASSED BY UNANIMOUS VOTE OF THE COMMISSION.

Comprehensive Plan, Zoning and Subdivision Ordinance Amendments, Miscellaneous Reviews – December 2020:

There were 5 Comprehensive Plan, Zoning and Subdivision Ordinance Amendment, and Miscellaneous Reviews prepared in December.

A MOTION TO APPROVE THE COMPREHENSIVE PLAN, ZONING AND SUBDIVISION ORDINANCE AMENDMENTS AND MISCELLANEOUS REVIEWS FOR DECEMBER 2020 WAS MADE BY DR. FASICK, SECONDED BY MR. HEABERG, AND PASSED BY UNANIMOUS VOTE OF THE COMMISSION.

Act 537 Reviews:

There were no 537 Reviews for the month of December.

DISCUSSION AND INFORMATION ITEMS:

Environment and Infrastructure Division Update:

Mr. Styche discussed projects completed in 2020 and the 2021 work program within the Environment and Infrastructure Division. Projects completed were:

- The Active Transportation Inventory,
- A County Trail Development Strategy,
- Circuit Trails Interactive Map,
- The Chester County 2020 Census Complete Count Committee, and,
- The annual transportation event “Bicycles, Pedestrians & Transit.”

Ongoing projects to be completed in 2021 include:

- The Chester County draft Climate Action Plan,
- Landscapes3 Metrics,
- The Southern Chesco Circuit Trail Feasibility Study, and
- Historic Bridges Protocol.

Mr. Styche reported in summary, E&I Division staff were able to successfully adapt to the change in the work environment and advance several initiatives associated with our work program in 2020 and accomplish the many things listed above and more.

Community Planning Division Update:

Ms. Elks discussed completed municipal assistance projects, historic preservation, housing, and economic development for 2020, and the implementation of the 2021 work program within the Community

Planning Division. There are currently 22 municipal assistance projects that staff is either monitoring or preparing.

Some projects completed were:

- Parkesburg Comprehensive Plan,
- Thornbury Zoning Ordinance,
- Six virtual events for the Town Tours and Village Walks with 1,000 logins and 1,700 video views,
- Brandywine Battlefield Phase II,
- Historic Mapping, Atlases and National Register,
- Two virtual events related to housing and the annual Housing Report,
- Two virtual events for the Urban Centers and the Urban Centers Improvements Inventory, and,
- A Non-residential Construction report and the State of the Economy Report.

Ms. Elks noted that Community Planning Division planner Kate Clark passed her AICP exam in July, 2020.

#### Agricultural Development Council Update:

Mr. Alonzo discussed projects completed in 2020 and the 2021 work program within the Agricultural Development Council.

Mr. Alonzo reported that even with the challenges in 2020, staff was still able to complete the printing and distribution of the annual Local Farm Products Guide.

The annual Farmer of the Year award recipient is Sonya Beltran and her family with First Generation Farms in Avondale. A ceremony with the Commissioners was held on Friday, November 13, 2020.

The Duncan Allison Distinguished Service to Agriculture Award was given to the agricultural industry as whole because of the industry's adjustment to the pandemic and providing fresh food to people.

The Agricultural Development Council Farm and Table Tales is a monthly consumer series for local residents that allows them to hear from Chester County farmers on a variety of topics. These free events will be held on the third Tuesday of each month.

Mr. Alonzo discussed the Agricultural Development Council request for proposal (RFP) process. The County of Chester invited consulting teams, or teams of firms, to submit proposals to assist in the preparation of an Agricultural Economic Development Strategic Plan for Chester County. The RFP opened on October 23, 2020, and closed on November 30, 2020. Currently, the selection committee is reviewing the proposals and hopes to choose a consultant soon.

The Ag Council began an intense outreach campaign to help residents find local agricultural products that were unavailable in many grocery stores due to the pandemic and supply chain issues. This resulted in reaching over 52,000 people. Staff also worked with a variety of public and private partners to increase awareness of pandemic assistance.

#### Design and Technology Division Update:

Mr. Fritz discussed projects completed in 2020 and the implementation of the 2021 work program within the Design & Technology Division.

Mr. Fritz highlighted the work from the three groups in the Design and Technology division, the 247 staff, GIS/IT, and graphics staff.

- There were 163 subdivision and land development reviews in 2020 that the 247 staff completed,

- The GIS/IT staff completed computer swaps for the entire planning commission and remote assistance where needed,
- Mr. Nein completed training and received his drone certification,
- GIS/IT staff assisted with the completion of four interactive historic atlas maps and, work on the circuit trails interactive map,
- The graphics staff completed plan design and formatting for comprehensive plans, two videos related to housing, and the urban center landscapes design guides, and,
- Graphics staff assisted to create an economy report and the materials related to Earth Day.

Mr. Fritz noted that the implementation of plans being submitted online will begin on February 1, 2021. Several announcements have been made to municipalities and individual consultants as well as the process on how to submit plans on the Planning Commission website.

Director's Report:

Mr. O'Leary discussed the current municipal outreach plan and asked the commission for comments on other ways to reach out to partners, managers, and other planning commissions.

The annual statement of financial interests' forms will be mailed to each board member and requested members to return the completed forms to the planning commission by the end of April.

The next Environmental and Energy Advisory Board meeting will be on January 27, 2021. Staff will be presenting a final draft of the Climate Action Plan and anticipate holding a public meeting in the coming months.

The Adaptive Reuse committee will be meeting on January 14, 2021.

Public Comment:

There were no public comments.

ADJOURNMENT

THERE BEING NO FURTHER BUSINESS, THE MEETING ADJOURNED AT 3:46 PM.

Respectfully submitted,



Brian N. O'Leary, AICP  
Secretary

BNO/slw

Note: Complete reports are a part of the Chester County Planning Commission files and can be reviewed at the Planning Commission Office.

# 2020 Annual Report

A decorative graphic at the bottom of the page consisting of two overlapping, wavy bands of blue. The top band is a lighter shade of blue, and the bottom band is a darker shade. They create a sense of movement and depth, resembling a stylized wave or a modern architectural element.

# Act 247 Reviews

# Subdivision & Land Development



# Act 247 Reviews of Proposed Development during January 2021

## Symbols

### Residential Lots/Units

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

### Non-Residential Square Feet

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

### Other

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

## Landscapes3

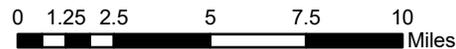
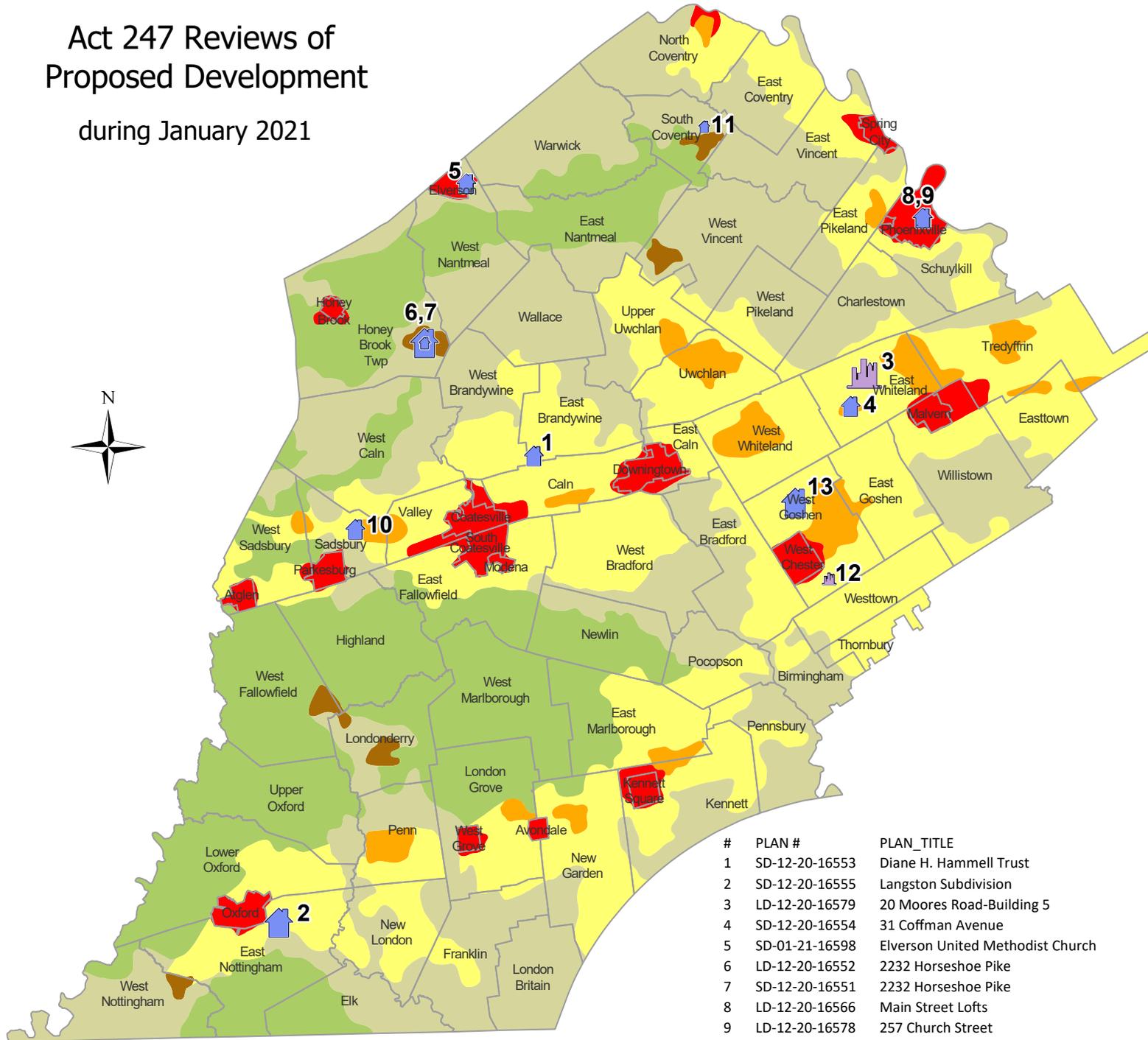
### Growth Areas

-  Urban Center
-  Suburban Center
-  Suburban
-  Rural Center

### Rural Resource Areas

-  Rural
-  Agricultural

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

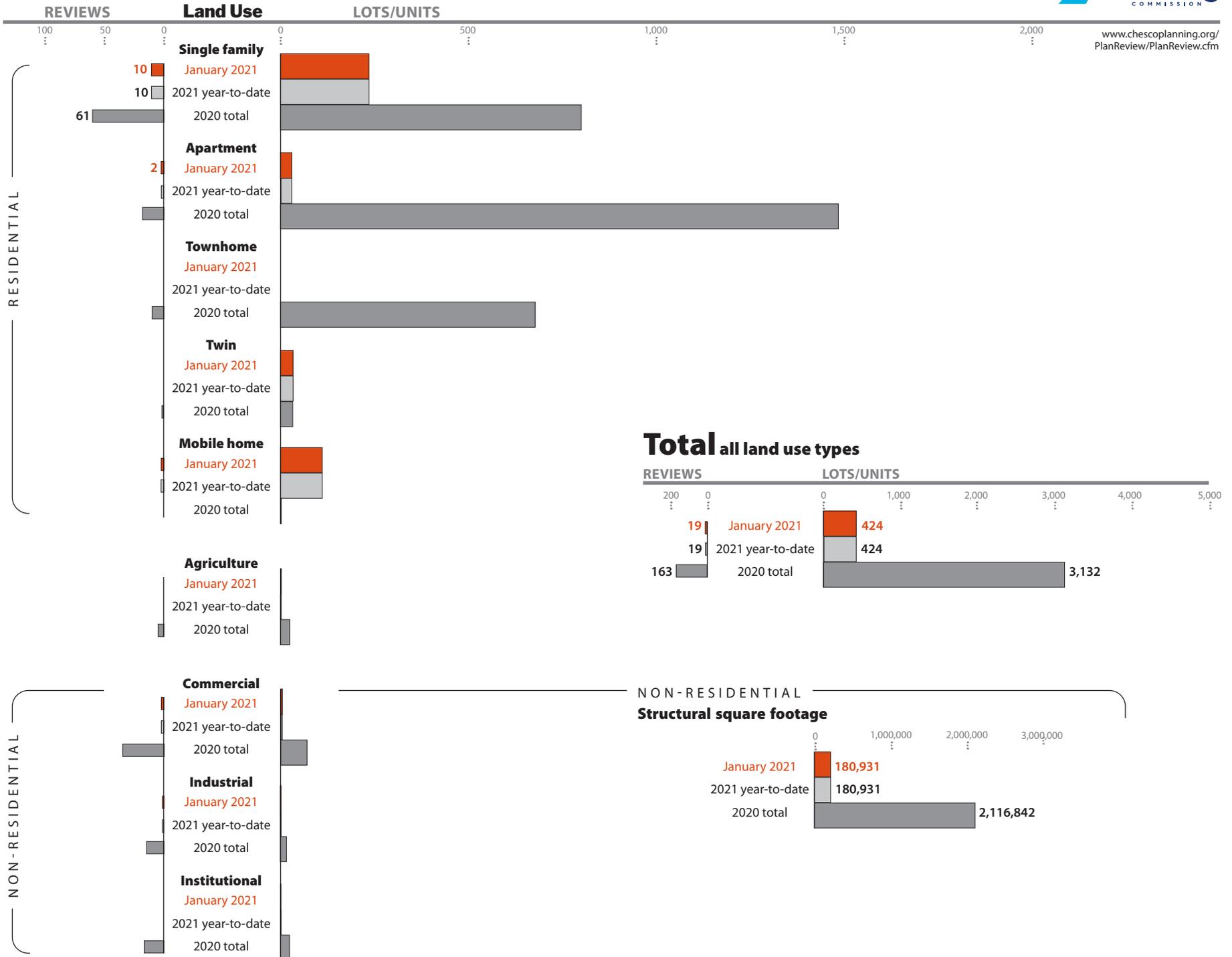


#	PLAN #	PLAN_TITLE
1	SD-12-20-16553	Diane H. Hammell Trust
2	SD-12-20-16555	Langston Subdivision
3	LD-12-20-16579	20 Moores Road-Building 5
4	SD-12-20-16554	31 Coffman Avenue
5	SD-01-21-16598	Elverson United Methodist Church
6	LD-12-20-16552	2232 Horseshoe Pike
7	SD-12-20-16551	2232 Horseshoe Pike
8	LD-12-20-16566	Main Street Lofts
9	LD-12-20-16578	257 Church Street
10	SD-01-21-16596	Wilson Property
11	LD-12-20-16570	2046 Pottstown Pike
12	LD-12-20-16557	315 Snyder Avenue
13	SD-12-20-16565	Woodlands at Greystone (Phase 2)

# Subdivision and Land Development Applications January 2021



[www.chescoplanning.org/PlanReview/PlanReview.cfm](http://www.chescoplanning.org/PlanReview/PlanReview.cfm)



## Subdivision and Land Development Reviews 1/1/2021 to 1/31/2021

Municipality	Plan #	Title	Review Date	Acreage	Land Use	Lots/Units	Non-Res. Sq. Footage	Structure Use	Non-Res. Bldgs.	Roads (L. Feet)	Landscapes <sup>3</sup> (Yes, No, N/R)
East Brandywine Township	SD-12-20-16553	Diane H. Hammell Trust	1/6/2021	49.04	Single Family Residential	3		Residential Single Family Residential			Yes
East Nottingham Township	SD-12-20-16555	Langston Subdivision	1/7/2021	75.30	Single Family Residential	162		Residential Single Family Residential	0	8,567	Yes
East Pikeland Township	SD-12-20-16584	Centennial Evangelical Lutheran Church	1/26/2021	2.20	Single Family Residential Institutional	2		Residential Single Family Residential Institutional Religious Organization			Yes
East Whiteland Township	LD-12-20-16567	333 Technology Drive	1/8/2021	5.84	Commercial	1		Commercial Parking Lot/Garage			Yes
East Whiteland Township	LD-12-20-16579	20 Moores Road-Building 5	1/27/2021	65.60	Commercial	1	175,000	Commercial Office Building	1		Yes
East Whiteland Township	SD-12-20-16554	31 Coffman Avenue	1/7/2021	1.74	Single Family Residential	3		Residential Single Family Residential			Yes
Elverson Borough	SD-01-21-16598	Elverson United Methodist Church	1/20/2021	12.10	Single Family Residential	3		Residential Single Family Residential	0		Yes
Highland Township	SD-12-20-16558	Hilltop Farm Property LLC	1/7/2021	25.70	Agricultural	1		Agricultural Farm/Pasture Land			Yes
Honey Brook Township	LD-12-20-16552	2232 Horseshoe Pike	1/5/2021	60.45	Mobile Home	113		Residential Mobile Home		5,393	Yes
Honey Brook Township	SD-12-20-16551	2232 Horseshoe Pike	1/5/2021	60.45	Mobile Home	1		Residential Mobile Home	0		Yes
Pennsbury Township	SD-01-21-16590	Eric. L. & Wendy H. Adams	1/25/2021	4.27	Single Family Residential	1		Residential Single Family Residential			Yes
Phoenixville Borough	LD-12-20-16566	Main Street Lofts	1/12/2021	0.15	Apartment Commercial	26	3,291	Residential Apartment Commercial Retail			Yes

## Subdivision and Land Development Reviews 1/1/2021 to 1/31/2021

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)
Phoenixville Borough	LD-12-20-16578	257 Church Street	1/15/2021	0.09	Apartment	6		Residential Apartment	0		Yes
Sadsbury Township	SD-01-21-16596	Wilson Property	1/19/2021	3.06	Single Family Residential	3		Residential Single Family Residential	0		Yes
South Coventry Township	LD-12-20-16570	2046 Pottstown Pike	1/11/2021	3.66	Commercial	1		Commercial Parking Lot/Garage			Yes
Tredyffrin Township	SD-12-20-16585	Parcel 43-5-1	1/27/2021	5.50	Single Family Residential	2		Residential Single Family Residential			Yes
West Fallowfield Township	SD-01-21-16589	Steven R. & Lynn Morgan	1/19/2021	40.92	Single Family Residential Agricultural	3		Residential Single Family Residential Agricultural Farm/Pasture Land			Yes
West Goshen Township	LD-12-20-16557	315 Snyder Avenue	1/8/2021	0.84	Industrial	1	2,640	Industrial Unique	1		Yes
West Goshen Township	SD-12-20-16565	Woodlands at Greystone (Phase 2)	1/8/2021	434.17	Single Family Residential Twin	91		Residential Single Family Residential Residential Twin	0	40,047	Yes
<b>Grand Totals of Subdivision and Land Development Reviews</b>		<b>19 Reviews</b>		<b>851.08 Acres</b>		<b>424 Lots/Units</b>	<b>180,931 Non-Res. Sq. Feet</b>		<b>2 Non-Res. Bldgs.</b>	<b>54,007 Linear Feet Roadway</b>	

There are **19** plans consistent, **0** plans inconsistent, and **0** plans with no relevance to **Landscapes3**.

## Unofficial Sketch Plan Evaluations 1/1/2021 to 1/31/2021

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)
Westtown Township	SD-12-20-16556	Stokes Property	1/6/2021	65.10	Single Family Residential	62	0	Residential Single Family Residential			Yes
<b>Grand Totals of Unofficial Sketch Evaluations</b>		<b>1 Reviews</b>		<b>65.10 Acres</b>		<b>62 Lots/Units</b>	<b>0 Non-Res. Sq. Feet</b>		<b>Non-Res. Bldgs.</b>	<b>Linear Feet Roadway</b>	

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

# Subdivision & Land Development Letters





# THE COUNTY OF CHESTER



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Josh Maxwell  
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January 6, 2021

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

Re: Preliminary/Final Subdivision - Diane H. Hammell Trust  
# East Brandywine Township - SD-12-20-16553

Dear Mr. Raven:

A preliminary/final subdivision plan entitled "Diane H. Hammell Trust", prepared by Commonwealth Engineers Inc. and dated November 4, 2020, was received by this office on December 7, 2020. This plan is reviewed by the Chester County Planning Commission in accord with the provisions of Section 502 of the Pennsylvania Municipalities Planning Code. We offer the following comments on the proposed subdivision for your consideration.

**PROJECT SUMMARY:**

Location:	North of Fisherville Road, to the south of Caln Meetinghouse Road and to the east of Reeceville Road
Site Acreage:	49.04 acres
Lots:	3 lots
Proposed Land Use:	Lot line revision
Municipal Land Use Plan Designation:	East Brandywine Township: Residential; Caln Township: Medium Low Density Residential
UPI#:	30-5-152.1, 29-7-173, 30-5-152, 39-1-1

**PROPOSAL:**

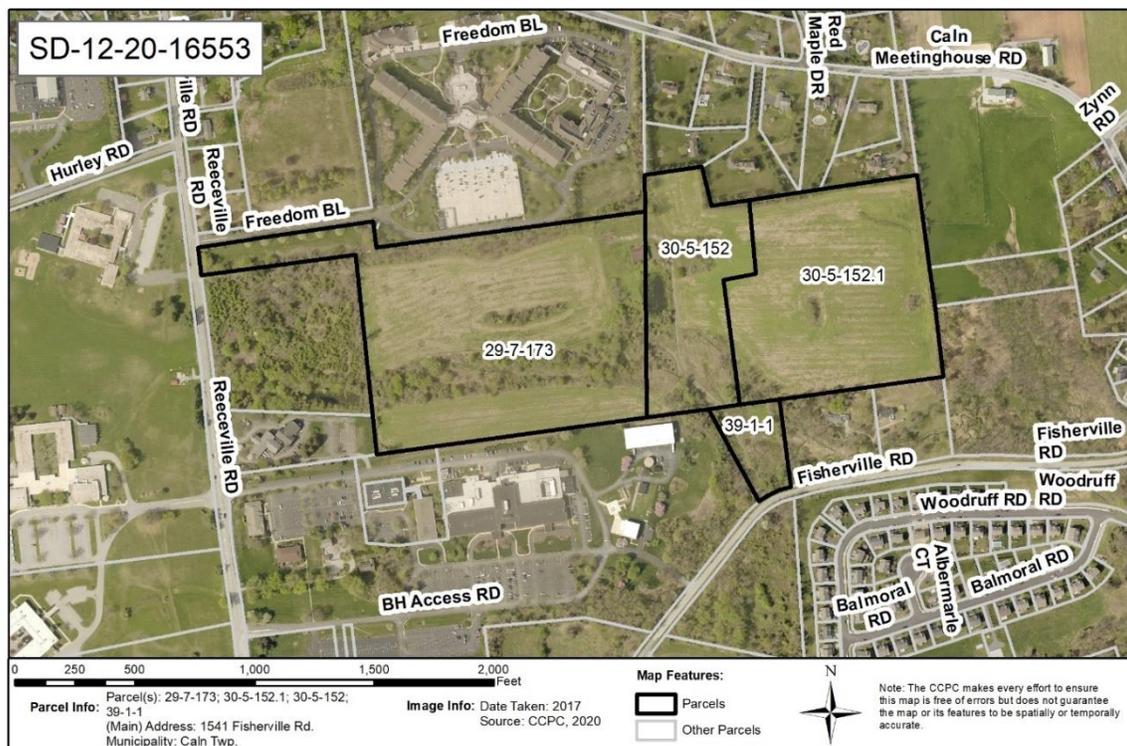
The applicant proposes the creation of three lots. The site currently includes no water or sewer facilities. The majority of the site is located in East Brandywine Township; within the East Brandywine Township R-2 Low-to Medium Density Residential District. A southern portion of the site is located in Caln Township; within the Caln Township MSI-Medical Service Institutional District zoning district. Access is from Fisherville Road in Caln Township. This subdivision was submitted to the Chester County Planning Commission by East Brandywine Township. This plan does not propose any development.

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

**COUNTY POLICY:**

**LANDSCAPES:**

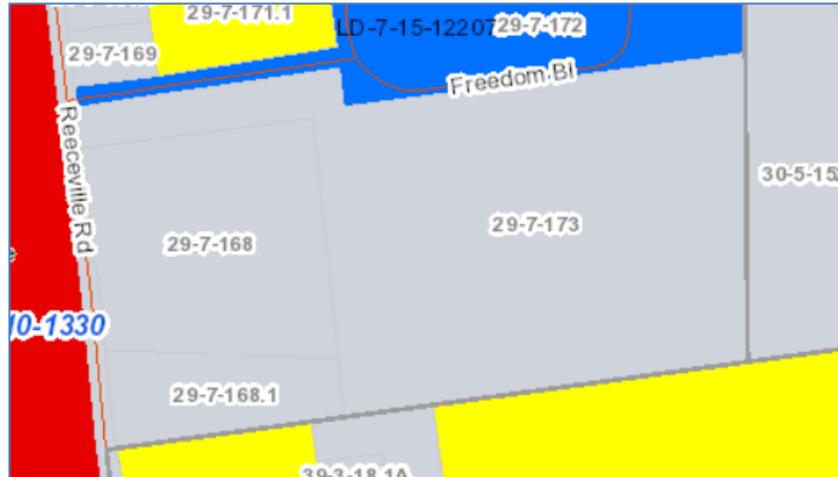
1. The site is located within the **Suburban Landscape** designation of [Landscapes3](#), the 2018 County Comprehensive Plan. The vision for the **Suburban Landscape** is predominantly residential communities with locally-oriented commercial uses and facilities, accommodating growth at a medium density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



**PRIMARY ISSUES:**

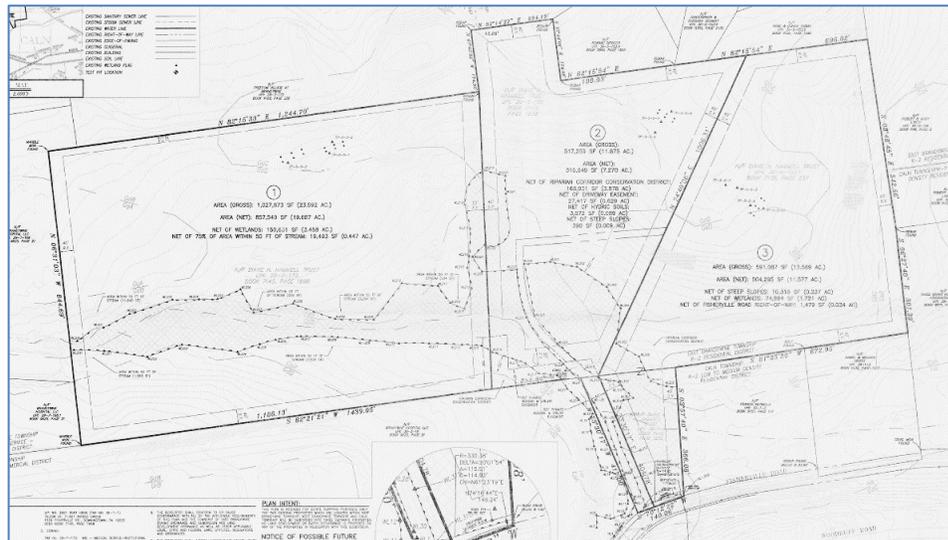
2. The shows on-lot sewer test pits for proposed Lot 1 that are all located to the north of a stream and a riparian corridor conservation area, while the Lot 1 access and utility easement is to the south of these areas; access to the northern portion of Lot 1 that will not require crossing the riparian corridor conservation area should be clarified on the plan. Proposed Lot 3 also includes a riparian corridor conservation area, and although the plan appears to provide an access easement to the portion of Lot 3 that includes the on-lot sewer test pit areas, this easement for access to Lot 3 should be more clearly shown.

However, County records show that the site has frontage on Reeceville Road, while the applicant's plan does not show this frontage area (see the aerial photo above and the detail below). The applicant should clarify this issue. If the site has access to Reeceville Road, the access and utility easement in Comment 2 will not apply.



*County Parcel Records Showing Access from UPI # 29-7-173 to Reeceville Road*

3. The applicant should share any future development plans for this site with the Township. If development is being considered for the site, 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.



*Detail of Diane H. Hammell Trust Preliminary/Final Subdivision Plan*

Page: 4  
Re: Preliminary/Final Subdivision - Diane H. Hammell Trust  
# East Brandywine Township - SD-12-20-16553

ADMINISTRATIVE ISSUE:

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

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

Sincerely,

A handwritten signature in cursive script that reads "Wes Bruckno".

Wes Bruckno, AICP  
Senior Review Planner

cc: Commonwealth Engineers Inc.  
Diane H. Hammell Trust  
Chester County Health Department  
Kristen Denne, Caln Township Manager



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January 7, 2021

P.J. Scheese, Zoning Officer  
East Nottingham Township  
158 Election Road  
Oxford, PA 19363

Re: Final Subdivision - Langston Subdivision  
# East Nottingham Township - SD-12-20-16555

Dear Ms. Scheese:

A final subdivision plan entitled "Langston Subdivision", prepared by D.L. Howell Associates, and dated December 1, 2020, was received by this office on December 8, 2020. This plan is reviewed by the Chester County Planning Commission in accord with the provisions of Section 502 of the Pennsylvania Municipalities Planning Code. We offer the following comments on the proposed Subdivision for your consideration.

**PROJECT SUMMARY:**

Location:	Southwest side of Fulton and both sides of Route 472
Site Acreage:	75.30
Lots/Units:	162 lots
Proposed Land Use:	Single Family Residential
New Parking Spaces:	16 spaces
Municipal Land Use Plan Designation:	Suburban
UPI#:	69-3-70, 69-3-38, 69-3-67, 69-3-70.3, 69-3-43.6

**PROPOSAL:**

The applicant proposes the phased creation of 161 new single-family residential lots, one parcel for an existing dwelling, 8,576 linear feet of new road and 16 community parking spaces to be sited on five existing parcels totaling 78.95 acres. The project site, which will be served by public water and public sewer, is located in the R-2 Residential zoning district. The plan has been designed under the provisions of the Retained Open Space Development option and Transfer of Development Rights.

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

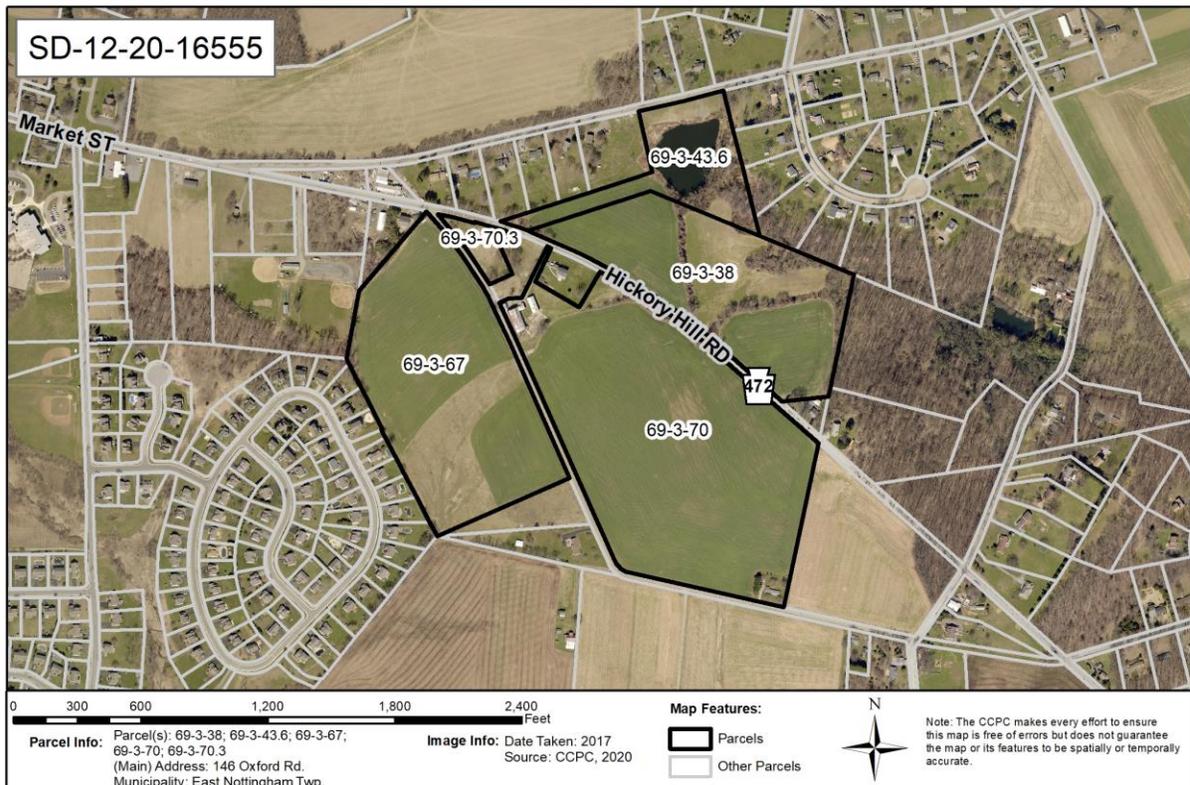
**BACKGROUND:**

1. The Chester County Planning Commission has previously reviewed a preliminary subdivision proposal for this site. The most recent review, CCPC# 11399-4, dated November 4, 2009, addressed creation of 180 single-family residential parcels and 8 open space parcels from five existing parcels totaling 81.23 acres.

**COUNTY POLICY:**

**LANDSCAPES:**

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





*Overall Title Plan, Sheet CO 1.1*

WATERSHEDS:

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

PRIMARY ISSUES:

4. Subsection M of the General Plan Notes on Title Page of the plan indicates that the plan received conditional use approval on September 10, 2007 and 15 conditions applicable to the approval are listed. On Sheet CO 1.7 a recorded document entitled Agreement Concerning Conditional Use Approval is reproduced in the upper left hand corner of that sheet. The Township Solicitor, should review the agreement document to ensure that it is consistent with all aspects of the Conditional Use Approval.

5. We note that the connection to the adjoining residential development, Wiltshire at Oxford, which is an extension of McKenna Drive, is designed as an emergency access only and is to be closed-off with collapsible bollards. While we acknowledge the potential for cut-through traffic, the Township should consider the circulation advantages of creating a full access link between the two developments such as school bus routing, mail and package delivery and garbage collection service. This emergency access also could be utilized as a safe route to school providing pedestrian linkage to Oxford High School and Elk Ridge Elementary School students. Also the Township and the applicant should discuss the instillation of a sidewalk along the south side of Hickory Hill Road to provide pedestrian access for Elk Ridge school students and create a pedestrian link to the Borough of Oxford.
6. 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.
7. The site contains areas of hydric (wet) soils (Wo-Worsham and Gn-Glenville) which have limitations to development. These limitations include drainage problems due to low permeability, low runoff rates and sub-surface saturation. While it does not appear that any development activity will occur in hydric soil areas, the applicant should be aware that when construction takes place on these soils, it interferes with the natural drainage of the land.
8. We acknowledge the proposed improvements to Frog Hollow Road as shown on Sheet CO 3.7 and the abandonment of Fulton Road between Frog Hollow and Hickory Hill Roads. The applicant and the Township should discuss improvements to Fulton Road between the intersection with Frog Hollow Road and the proposed improvements on Fulton Road that is adjacent to the development site. This would provide residents with consistent and improved access all the way to Hickory Hill Road when using Fulton Road.
9. We suggest that the applicant and the Township consider the use of shared driveways; using shared driveways can reduce impervious coverage, earth disturbance and construction costs.
10. The Development Phasing shown on Sheet CO 4.1A, the Natural Sensitive Resource Plan, indicates three phases of development, on the Title Page of the plan General Plan Note J-4, indicate two construction phases are proposed. Clarification of the phasing should be resolved prior to the Township taking action on the final subdivision plan.
11. The Township and the applicant should discuss the installation of the walking trails throughout the development to ensure their instillation occurs during the initial phase of construction.
12. The plan indicates that two different models of single family dwelling are proposed, both models have front loaded garages. This will yield a streetscape that will predominately feature garage doors. Neighborhoods are considered more appealing and lively when the dwelling portions of the house interact with the street. Garage prominent homes do not contribute to the liveliness of a streetscape. The applicant and the Township should discuss how to reduce garage prominence along front facades. The potential monotonous appearance of the development can be addressed by using side loaded garages, varying the setbacks of the dwellings, varying the façade trim and color, varying the roofing color or style, varying the landscaping of each dwelling and avoiding exact duplication of adjacent dwellings.

13. The proposed lot configuration creates a situation where the rear of several dwellings face a public road. The applicant and the Township should discuss a “foreground meadow” design approach and/or screening between these dwellings and the road so the back sides of the houses are screened from view to people on the road, to help reduce road noise and the intrusion of vehicle exhaust and to improve the overall appearance of the development.
14. The applicant and the Township should consider designing the stormwater facilities as a visual amenity for residents using the walking trail. The basins could be seeded with appropriate plantings to attract birds and wildlife and by siting benches at scenic locations.
15. The Township and the applicant should discuss the possibility of preserving some of the existing trees and vegetation on the east and west sides of Hickory Hill Road to provide screening and prevent erosion along the highway verges.

ADMINISTRATIVE ISSUES:

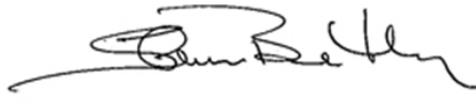
16. The plan indicates that a Homeowners’ Association will be responsible for the proposed common facilities/areas. Ownership, maintenance, use provisions, restrictions, and liability responsibilities associated with any common held amenities should be written into the Homeowners' Association (HOA) document. The HOA document should include provisions which allow the Township to: intervene and maintain common owned facilities; determine the schedule for Association formation; timing for construction of common facilities; and determine the schedule for transfer of ownership from developer to the HOA of common facilities. The HOA document should be submitted as part of the application to the municipality to be reviewed by an attorney versed in homeowners' association documents to evaluate the document for its completeness and compliance.
17. According to County Tax Assessment records, four of the development parcels appear to be subject to an Act 319 (Clean and Green) covenant. We advise the applicant to contact the Chester County Assessment Office (telephone #610-344-6105) to determine if this proposal could affect the applicant’s tax status. Additional information on this topic is provided online at: [www.chesco.org/256/Act-319---Clean-Green](http://www.chesco.org/256/Act-319---Clean-Green).
18. The plan indicates that six waivers from the provisions of the Township Subdivision and Land Development Ordinance have been granted. The Township should verify that any conditions imposed as part of the grant of these waivers have been incorporated into the plan.
19. The Township should verify that the design and location of any proposed external lighting conforms to ordinance requirements. The illumination should be directed inward from the periphery of the site and be oriented to reduce glare and visual impact on Hickory Hill Road, Fulton Road and the adjoining land uses.
20. The Township should verify that the plan is consistent with all ordinance requirements related to sight distance at the access point to Hickory Hill and Fulton Roads. The plan should also be reviewed to verify that sight distances within the development are not diminished by landscaping, signage or structures. We also suggest that the Township Engineer verify that the design of the roads and alleys will accommodate service vehicles such as fire and garbage trucks related to turning radiuses.

Page: 6  
Re: Final Subdivision - Langston Subdivision  
# East Nottingham Township - SD-12-20-16555

21. 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.
22. The Township Fire Marshal should verify the design, specifications and location of all proposed fire-protection facilities. All local emergency service providers should have the means to collapse the bollards on the emergency access drive to the adjoining Wiltshire at Oxford development.
23. The wording of General Plan Note K.15 should be revised to indicate the current beginning of construction date.
24. A minimum of four (4) copies of the plan should be presented at the Chester County Planning Commission for endorsement to permit recording of the final plan in accord with the procedures of Act 247, the Pennsylvania Municipalities Planning Code, and to meet the requirements of the Recorder of Deeds and the Assessment Office.

This report does not review the plan for compliance to all aspects of your ordinance, as this is more appropriately done by agents of East 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,



Glenn Bentley  
Senior Review Planner

cc: E. Miller Property, LLC  
DL Howell & Associates, Inc. Attn: Justin Brewer, P.E.  
Anthony Antonelli, District Permits Manager, PennDOT  
Francis J. Hanney, PennDOT  
Chester County Conservation District  
Chester County Assessment Office



# THE COUNTY OF CHESTER



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January 27, 2021

Kimberly Moretti, Manager  
East Pikeland Township  
PO Box 58  
Kimberton, PA 19442

Re: Preliminary/Final Subdivision - Centennial Evangelical Lutheran Church  
# East Pikeland Township - SD-12-20-16584

Dear Ms. Moretti:

A preliminary/final subdivision plan entitled "Centennial Evangelical Lutheran Church", prepared by Hopkins and Scott Inc., and dated July 1, 2020, was received by this office on December 29, 2020. This plan is reviewed by the Chester County Planning Commission in accord with the provisions of Section 502 of the Pennsylvania Municipalities Planning Code. We offer the following comments on the proposed subdivision for your consideration.

**PROJECT SUMMARY:**

Location: southwest corner of Hares Hill and Cold Stream Road  
Site Acreage: 2.20  
Lots/Units: 2 lots  
Proposed Land Use: Single Family Residential, Religious Organization  
Municipal Land Use Plan Designation: Medium Density Residential  
UPI#: 26-2-190-E

**PROPOSAL:**

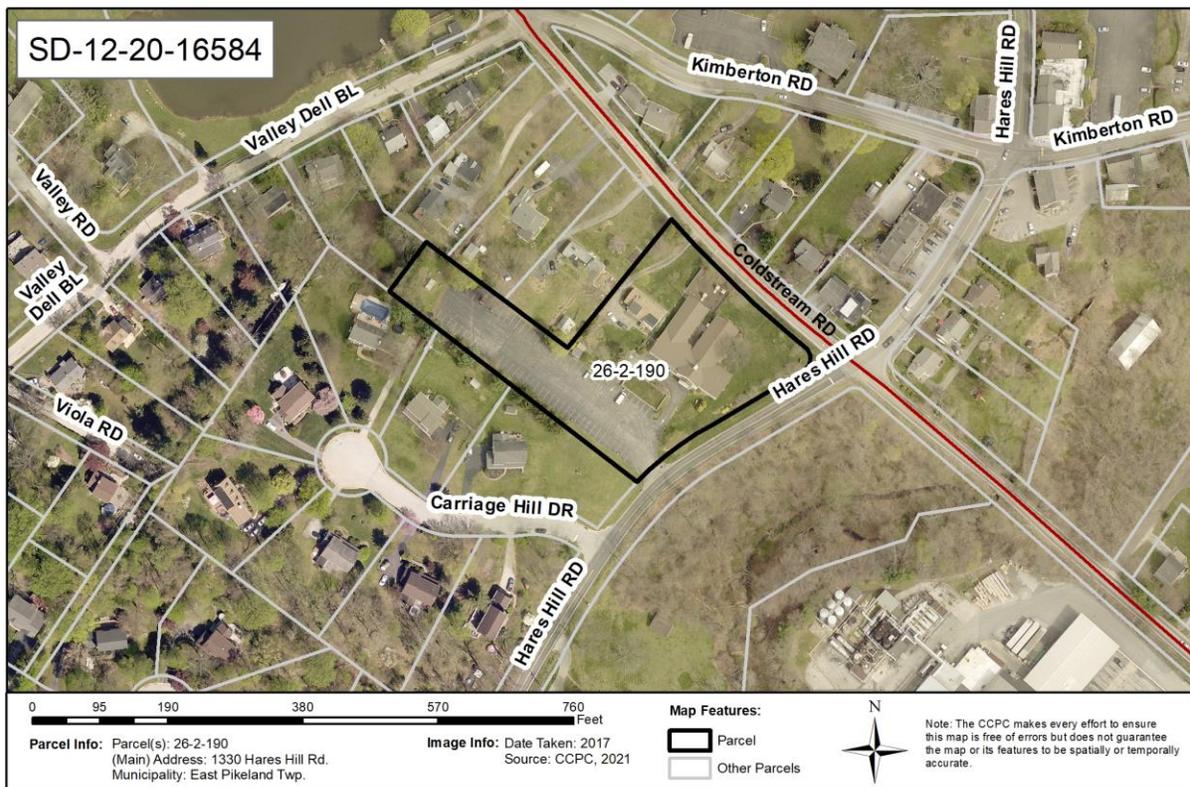
The applicant proposes the creation of 2 lots. The project site is served by public water and sewer and is located in the KV-Kimberton Village zoning district.

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

**COUNTY POLICY:**

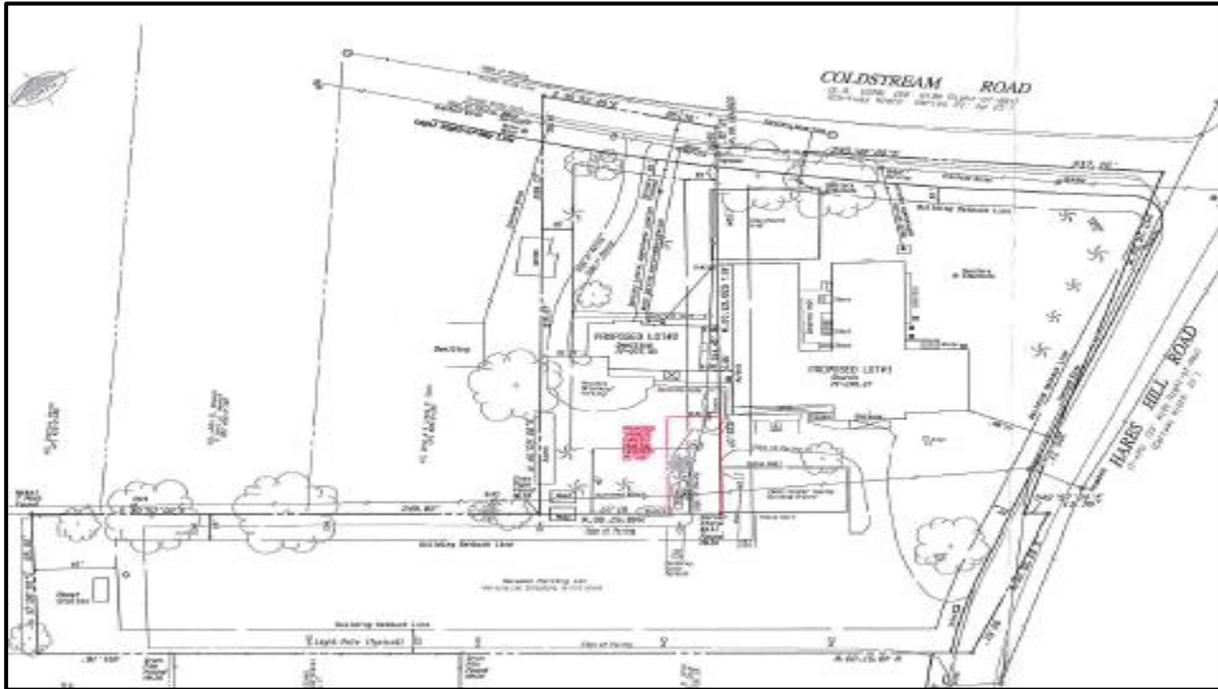
**LANDSCAPES:**

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



**PRIMARY ISSUES:**

2. The Surveyors responsible for the plan preparation should verify the bearings and distances for proposed lot 2; the plan appears to indicate that the east and west property lines of that lot are exactly the same length (239.07 feet).
3. Details of the ingress, egress and parking easement should be incorporated into the deeds of both parcels as should any agreement related to maintenance of the paved area within the easement.



*Detail of Subdivision Plan*

ADMINISTRATIVE ISSUES:

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

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

Sincerely,

Glenn Bentley  
Senior Review Planner

cc: Centennial Evangelical Lutheran Church  
Hopkins and Scott, Inc. Attn: Jerry L Miller P.L.S.



# THE COUNTY OF CHESTER



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Josh Maxwell  
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January 8, 2021

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

Re: Preliminary Land Development - 333 Technology Drive  
# East Whiteland Township – LD-12-20-16567

Dear Mr. Barner:

A Preliminary Land Development Plan entitled "333 Technology Drive", prepared by Edward B. Walsh and Associates, Inc., and dated August 21, 2020, was received by this office on December 11, 2020. 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.

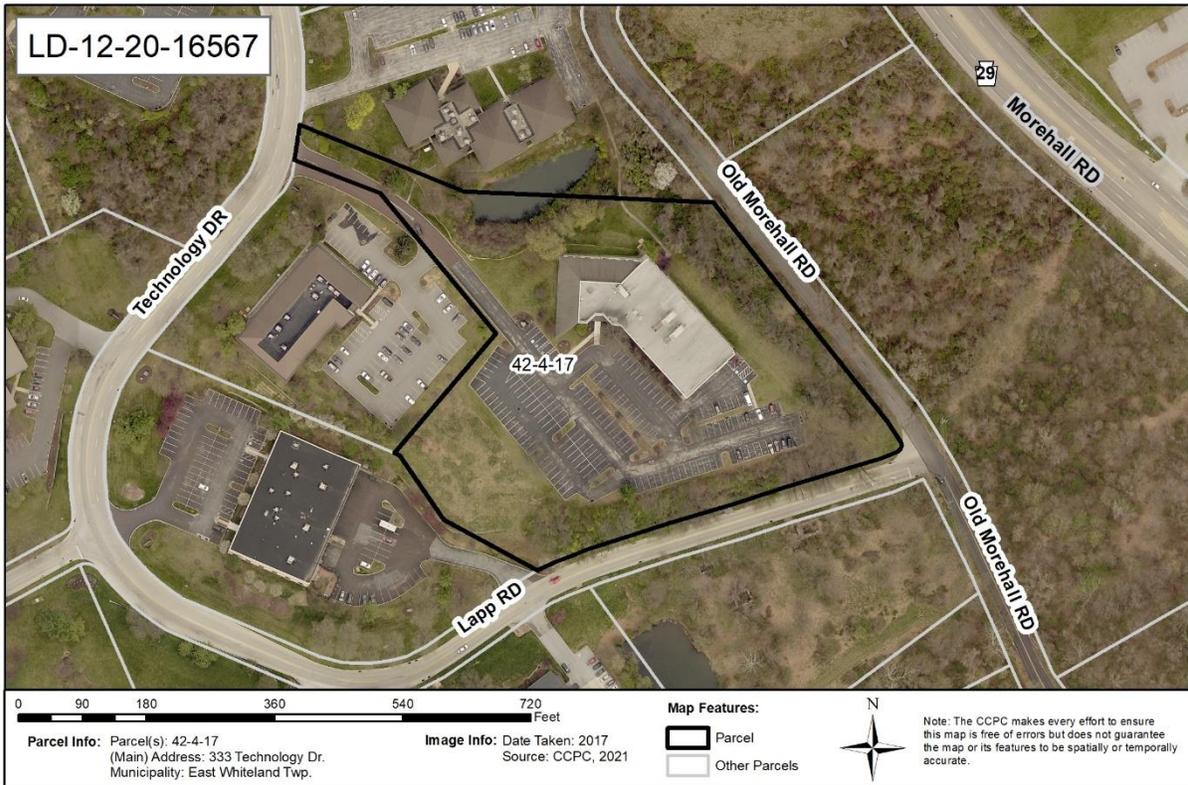
**PROJECT SUMMARY:**

Location:	northwest corner of Old Morehall Road and Lapp Road
Site Acreage:	5.84
Lots/Units:	1 Lot
Non-Res. Square Footage:	0
Proposed Land Use:	Additional parking for existing commercial office building
New Parking Spaces:	31
Municipal Land Use Plan Designation:	Office/Business Park
UPI#:	42-4-17

**PROPOSAL:**

The applicant proposes the construction of 31 additional parking spaces for an existing office building. 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 zoning district.

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



### COUNTY POLICY:

#### LANDSCAPES:

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

#### WATERSHEDS:

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

#### PRIMARY ISSUES:

3. The Township should verify that the design of the proposed outdoor lighting plan (Sheet 6) 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.



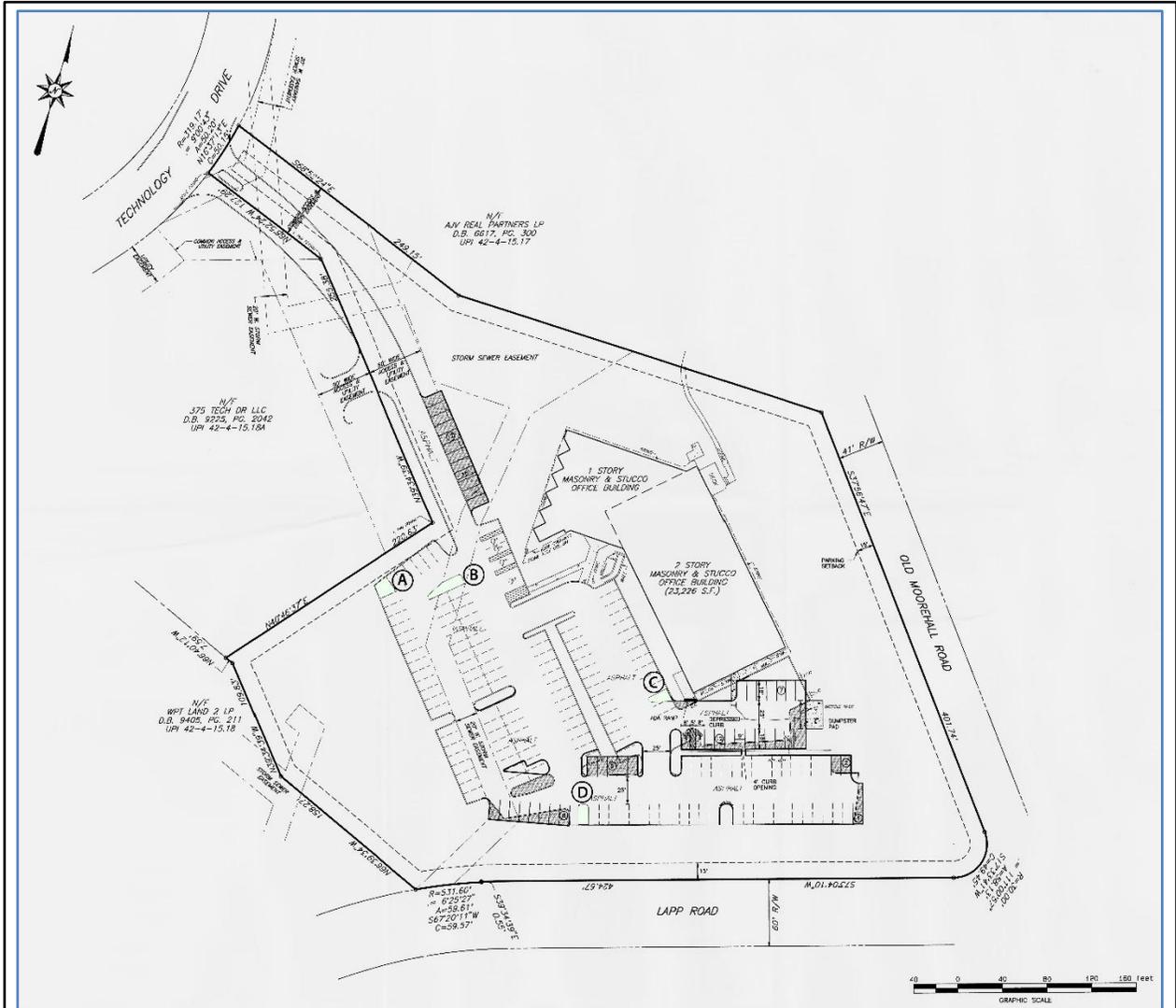
Site Plan Detail, Sheet 1: Preliminary Land Development - 333 Technology Drive

- We recommend that the applicant and Township consider providing sidewalks for this development. Sidewalks are an essential design element in the **Suburban Center Landscape**. “Connect” Objective C of **Landscapes3**, the 2018 County Comprehensive Plan, is to provide universally accessible sidewalks, trails, and public transit connections to create a continuous active transportation network within designated growth areas.

Additionally, the site is located within the study area of *Great Valley/Route 29 Multimodal Study*. The Study recommend that sidewalks be constructed on the east side of Old Morehall Road. The Study also recommends that Lapp Road be extended from Old Morehall Road to Route 29 opposite the driveway to Valley Creek Park, and that a shared use bicycle and pedestrian path be provided along this road extension. The Study is available online at:

<http://www.eastwhiteland.org/DocumentCenter/View/128/Great-Valley-Route-29-Multimodal-Study-Final-PDF>.

5. A landscaping plan was not included with the current plan submission. We recommend that the applicant and Township consider incorporating the design elements outlined below in its design of the proposed parking facilities. **Landscapes3** recommends that developments in the **Suburban Center Landscape** include extensive landscaping in parking areas (page 37). At a minimum, one shade tree should be planted for every parking lot island or landscape area, as per page 31 of the County Planning Commission’s **Suburban Center Landscapes Design Guide**. The Design Guide is available online at: <https://www.chescoplanning.org/municorner/PlanningGuides.cfm>.



- A. While undergoing improvements, we recommend adding landscaping at this corner area to remove extraneous impervious pavement.
- B. Similar to other parking rows in the lot, we recommend this parking row be terminated with a landscaped island to define the drive aisle. Ideally, the island width should be equal or greater than the width of a parking spot to allow ample room for landscaping.
- C. We recommend an island be extended in this location to prevent conflicts between existing parking and the adjusted drive aisle.
- D. We recommend a parking lot island be included in this location to minimize the proposed unbroken row of parking.

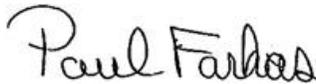
Page: 5  
Re: Preliminary Land Development - 333 Technology Drive  
# East Whiteland Township – LD-12-20-16567

ADMINISTRATIVE ISSUES:

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). We note that the Post Construction Stormwater Management Report, prepared by Edward B. Walsh and Associates, Inc., dated November 9, 2020, indicates that the increase in the flow rate will be managed via a proposed underground pipe storage system; Infiltration is not proposed due to carbonate geology.
7. A minimum of four (4) copies of the plan should be presented at the Chester County Planning Commission for endorsement to permit recording of the final plan in accord with the procedures of Act 247, the Pennsylvania Municipalities Planning Code, and to meet the requirements of the Recorder of Deeds and the Assessment Office.

This report does not review the plan for compliance to all aspects of your ordinance, as this is more appropriately done by agents of East 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: MLR Technology Drive, LLD  
Edward B. Walsh and Associates, Inc.



# THE COUNTY OF CHESTER



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

January 27, 2021

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

Re: Preliminary/Final Land Development - 20 Moores Road-Building 5  
# East Whiteland Township – LD-12-20-16579

Dear Mr. Barner:

A Preliminary/Final Land Development Plan entitled 20 Moores Road-Building 5, prepared by Nave Newell, Inc., and dated November 13, 2020, was received by this office on December 29, 2020. This plan is reviewed by the Chester County Planning Commission in accord with the provisions of Section 502 of the Pennsylvania Municipalities Planning Code. We offer the following comments on the proposed land development for your consideration.

**PROJECT SUMMARY:**

Location:	southeast side of Moores Road, and the north side of Route 202
Site Acreage:	65.6
Lots/Units:	1 Lot
Non-Res. Square Footage:	175,000
Proposed Land Use:	Office Building
New Parking Spaces:	878
Municipal Land Use Plan Designation:	Office/Business Park
UPI#:	42-4-2.3

**PROPOSAL:**

The applicant proposes the construction of a four-story 175,000 square foot commercial office building, identified as “Building 5.” The existing buildings on the site will remain. Moores Road will be widened to provide a left turn lane for a new driveway entrance on Moores Road for the proposed building. The project site, which will be served by public water and public sewer, is located in the PO Professional Office zoning district.

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

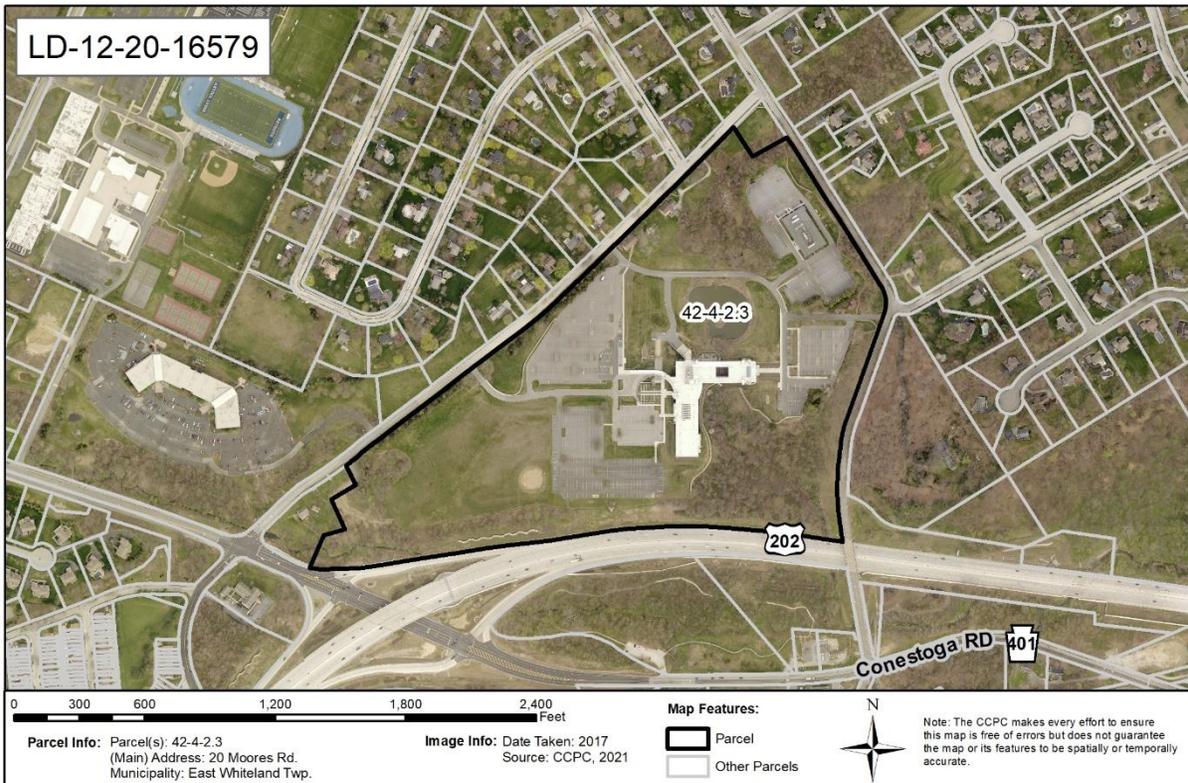
**BACKGROUND:**

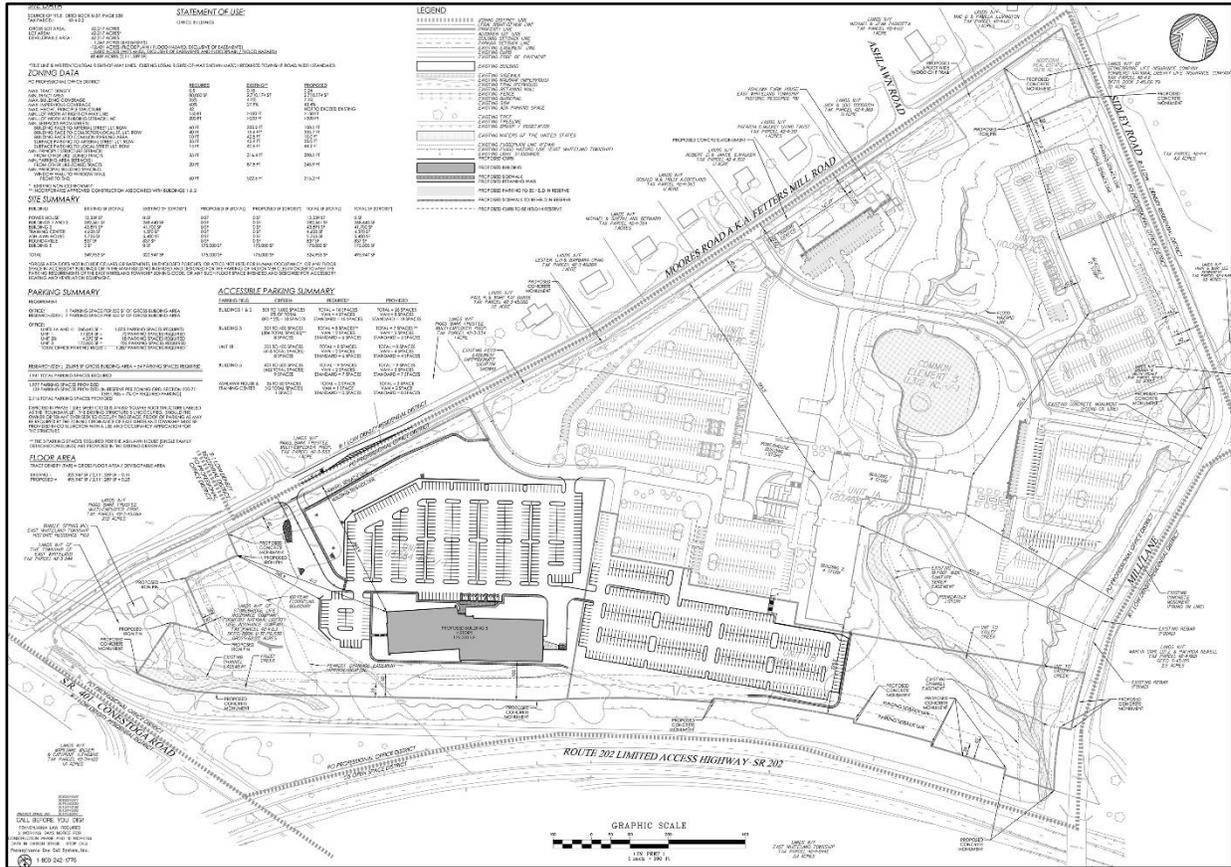
1. The Chester County Planning Commission has previously reviewed several land development plan submissions for this site, the latest of which, CCPC# LD-2-16-13283, dated February 16, 2016, addressed the addition of a phasing plan to a prior land development plan submission. The Phasing Plan (Sheet C12.0) indicated that proposed Buildings 4 and 5 (two three-story office buildings totaling 198,000 square feet) will be situated within Phase 2 of the development. According to our records, this prior land development plan was approved by the Township on March 9, 2016. The current plan submission indicates that Building 4 has been eliminated from this development, and Building 5 is now a four-story 175,000 square foot building.

**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. Additionally, roads, sidewalks and paths with convenient access to parks and community facilities should be provided. As an overlay of all other landscapes, the county's **Natural Landscapes** consist of a network of streams, wetlands, floodplains, and forests that are protected by regulations or should be subject to limited disturbance. Conservation practices should protect and restore these natural resources. The proposed land development is consistent with the objectives of the **Suburban Landscape**.





Site Plan Detail, Sheet C3.0: Preliminary/Final Land Development - 20 Moores Road-Building 5

**WATERSHEDS:**

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

**PRIMARY ISSUES:**

**Access and Circulation:**

4. We acknowledge, and endorse, that sidewalks and crosswalk areas will be provided for Building 5. Sidewalks are an essential design element in the **Suburban Landscape**. We recommend that the applicant and Township provide a crosswalk where the proposed sidewalk extends to the existing driveway entrance on Moores Road. While not shown on the site plan, 2017 aerial photography indicates that there is an existing pedestrian path on the east side of this driveway entrance. The applicant should clearly depict the location of the existing pedestrian network on the approved plan.

5. We suggest that sidewalks/crosswalk areas be provided to permit direct pedestrian access from Building 5 to Building 2 to the east. While the site plan indicates that a portion of an existing walkway situated along the south and east sides of the parking area to the immediate east of Building 5 will be re-routed as part of this project, it appears that this pedestrian connection extends to the rear of Building 2.
6. We suggest that the applicant and Township identify the location of internal pedestrian connections to the Township's proposed trail network. The Trails Plan (Map 1) in the Township's 2016 Comprehensive Plan depicts the location of Sidley Road and Moores Road trail corridors in this area of the Township. We also note that the Township's draft Parks, Recreation and Open Plan provides more specific details about the Sidley Road/Mill Road trail connection to the Chester Valley Trail on page 52 of the October 1, 2020 draft Plan. "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.
7. The Township should verify that the design of the proposed outdoor lighting plan (Sheets C7.5 and C7.6) 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.
8. The Parking Summary table on Sheet C3.0 indicates that the applicant will be providing 36 more spaces than required by the Township Zoning Ordinance for this development. We suggest that the applicant and the Township evaluate the anticipated parking demand for this facility, and determine whether all of the proposed parking spaces shown will be necessary. If fewer spaces are required, we suggest that the extra spaces could be landscaped and held in reserve instead of being paved. The reserve spaces could be converted to paved spaces in the future if it becomes evident that they are actually needed. Reserving parking spaces in this manner can help to reduce initial construction costs, limit the creation of impervious surfaces, and increase opportunities for landscaping. This issue is further discussed in comment #15.

Historic Preservation:

9. Map 3: Historic Resources in the Township's 2016 Comprehensive Plan, and the 2011 Township Historic Resources Atlas, identify that an adjoining parcel to the west (UPI # 42-3-244-E) contains a Class I Historic Resource. The applicant and Township should work 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).

Natural Features Protection:

10. 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.

11. 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).
12. 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.

Stormwater Management:

13. 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).
14. Infiltration Bed 2 discharges to an existing natural swale at End Wall-104. This swale drains directly into Valley Creek, an Exceptional Value wild trout stream. Increased frequencies of intense rainfall events over the past few years have led to significant erosion below similarly designed outlets. To reduce the likelihood of erosion in this swale and to prevent the delivery of excess sediment to Valley Creek, the applicant should consider installing a level-lip spreader or incorporating a similar BMP treatment train at this outlet to further dissipate the energy of any discharge.
15. If the proposed parking area cannot be reduced, as suggested in comment #8, then the applicant should incorporate additional measures to increase infiltration and promote on-site stormwater management to the greatest extent possible given the site conditions. Additional practices that could reduce runoff include the following:
  - a. Installing a section of the planned parking areas as porous pavement;
  - b. Installing a portion of the planned building's roof as a green roof;
  - c. Increasing the number and size of parking lot islands and planting these additional areas with trees to increase foliar coverage; and
  - d. Incorporating curb cuts into the select parking lot islands to create small infiltration beds or rain gardens.
16. The Post Construction Stormwater Management Plans indicate that the majority of manholes associated with the planned subsurface detention basins are located within planned parking spaces. To ensure that access to these manholes and observation wells is unimpeded during routine inspection and maintenance, the applicant should consider locating these manholes either within a driving lane or within the planned parking lot islands.

Page: 6  
Re: Preliminary/Final Land Development - 20 Moores Road-Building 5  
# East Whiteland Township – LD-12-20-16579

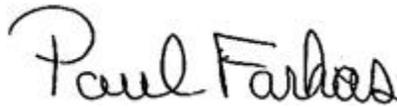
17. The Landscaping plans note that Ernst Native Upland Wildlife Forage Cover Meadow Mix (ERNST-123) will be used to seed the planned infiltration basins and rain garden. This seed mix is best suited for well-drained, upland soils that are dry for the majority of the year, thus this mix may not fully establish vegetative cover in areas of the basin that are frequently saturated. The applicant should consider using a native seed mix for the bottom of the basins and the planned rain garden that is better suited for saturated conditions. Examples of appropriate seed mixes include Ernst Rain Garden Mix (ERNMX-180) or Ernst Retention Basin Floor Mix (ERNMX-126).

ADMINISTRATIVE ISSUES:

18. Sheet C3.5 – Condominium Plan appears to depict the configuration of Building 5 from a previous plan submission. This should be clarified by the applicant.
19. The applicant should contact the office of the Chester County Conservation District (CCCD) 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.
20. A minimum of four (4) copies of the plan should be presented at the Chester County Planning Commission for endorsement to permit recording of the final plan in accord with the procedures of Act 247, the Pennsylvania Municipalities Planning Code, and to meet the requirements of the Recorder of Deeds and the Assessment Office.

This report does not review the plan for compliance to all aspects of your ordinance, as this is more appropriately done by agents of 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: Mountain Laurel Funding Company, LLC  
Nave Newell, Inc.  
Chester County Conservation District  
Chester County Water Resources Authority



# THE COUNTY OF CHESTER



COMMISSIONERS  
Marian D. Moskowitz  
Josh Maxwell  
Michelle Kichline

Brian N. O’Leary, AICP  
Executive Director

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

January 7, 2021

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

Re: Preliminary Subdivision - 31 Coffman Avenue  
# East Whiteland Township – SD-12-20-16554

Dear Mr. Barner:

A Preliminary Subdivision Plan entitled "31 Coffman Avenue", prepared by JMR Engineering LLC, and dated December 1, 2020, was received by this office on December 8, 2020. 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:**

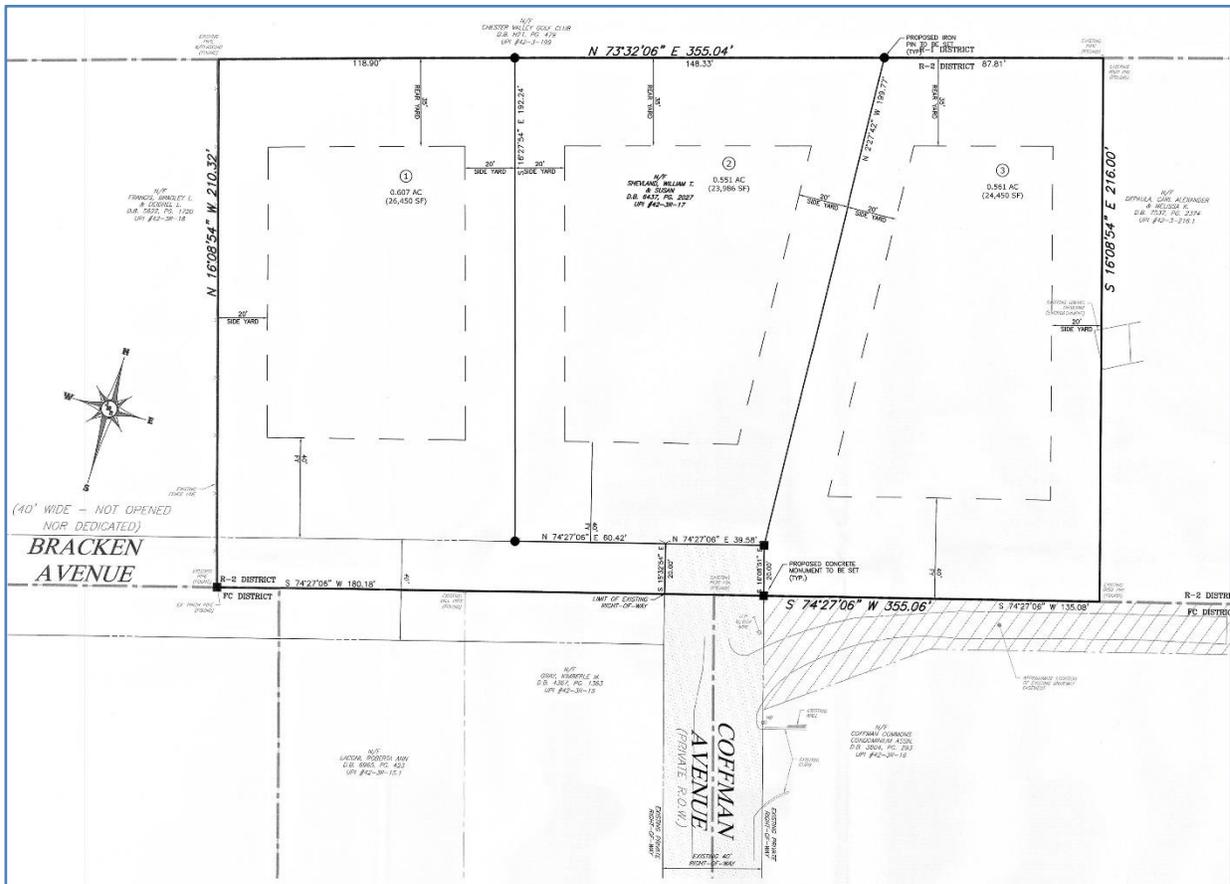
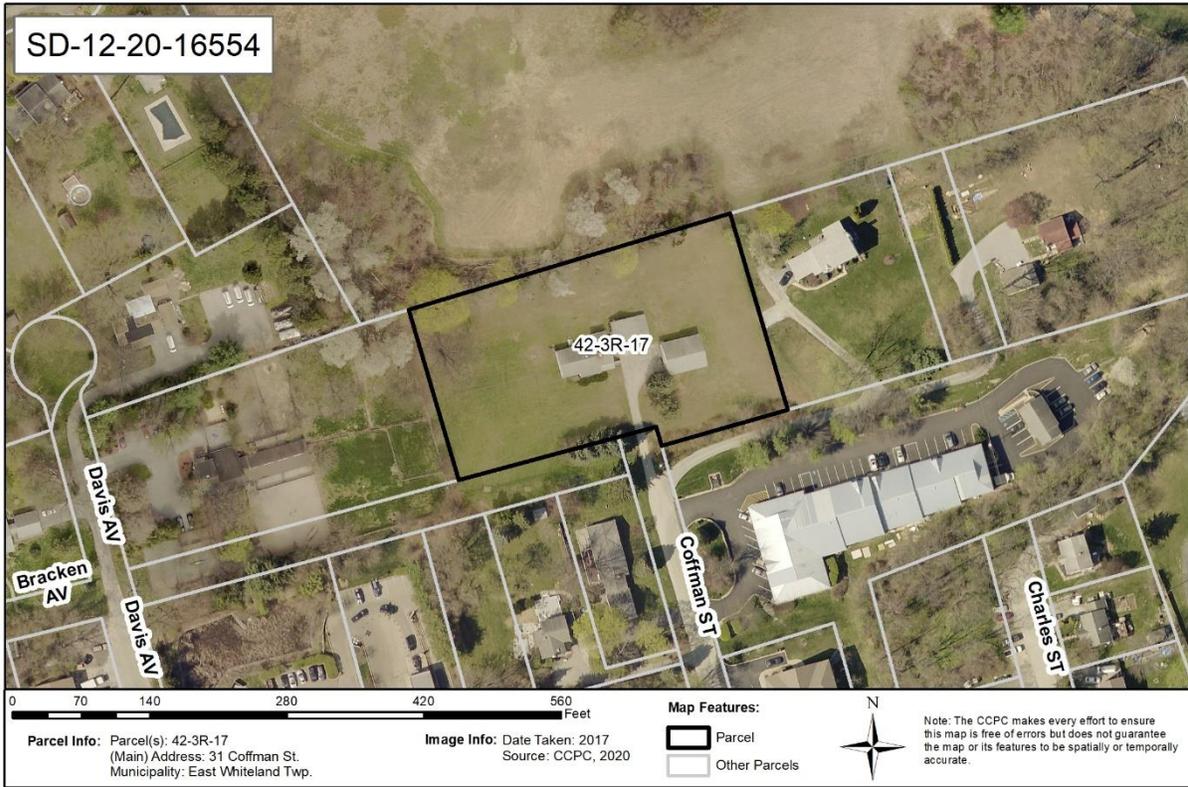
Location:	corner of Coffman Avenue and Bracken Avenue, north of Lancaster Avenue
Site Acreage:	1.74
Lots/Units:	3 Lots
Non-Res. Square Footage:	0
Proposed Land Use:	Single Family Residential
New Parking Spaces:	0
Municipal Land Use Plan Designation:	Residential - Low Density
UPI#:	42-3R-17

**PROPOSAL:**

The applicant proposes the creation of 3 single family residential lots. The existing residence and accessory buildings will be removed. The project site, which will be served by public water and public sewer, is located in the R-2 Low Density Residential zoning district.

Vehicular access to all three lots will be provided from Coffman Avenue. We note that, while the site plan indicates that the right-of-way for this section of Bracken Avenue is not opened nor dedicated, Project General Note 19 on Sheet 2 states that the right-of-way dedication for Bracken Avenue shall be continually offered by way of this plan.

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



Site Plan Detail, Sheet 2: 31 Coffman Avenue

**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 subdivision is consistent with the objectives of the **Suburban Center Landscape**.

**WATERSHEDS:**

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

**PRIMARY ISSUES:**

3. We recommend that the Township consider how this development would impact the future build-out of Bracken Avenue (currently a paper street). It may benefit the Township if the applicant is responsible for pavement construction in this area that meets municipal roadway specifications. An important design element of Suburban Center Landscapes is interconnected streets and properties. Expanding a street grid network improves connectivity and links between properties, distributes traffic impacts, and increases pedestrian and bicycle connectivity. For reference, please see page 36 of the County Planning Commission's [Suburban Center Landscapes Design Guide](#), which is available online at: <https://www.chesoplanning.org/municorner/PlanningGuides.cfm>.
4. 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:**

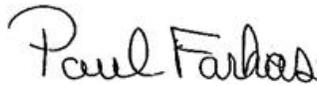
5. Land disturbance and land development activities that occur within the (East) Valley Creek watershed must comply with the applicable stormwater management ordinance standards as approved in the *Valley Creek Watershed Act 167 Stormwater Management Plan* (February 2011).

Page: 4  
Re: Preliminary Subdivision - 31 Coffman Avenue  
# East Whiteland Township – SD-12-20-16554

6. According to the Waiver Requests table on Sheet 2, the applicant is requesting three waivers from the Township Subdivision and Land Development Ordinance, along with one waiver 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.
7. The site plan states that the maintenance of the permanent stormwater management facilities, which includes rain gardens, shall be the responsibility of the individual lot owner. Ongoing efforts by the municipality may be needed to educate the homeowners so that they can fully understand and fulfill the operation and maintenance requirements for these facilities, particularly in regard to the on-going maintenance of the rain garden plantings.
8. The applicant should contact the office of the Chester County Conservation District (CCCD) 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.
9. A minimum of four (4) copies of the plan should be presented at the Chester County Planning Commission for endorsement to permit recording of the final plan in accord with the procedures of Act 247, the Pennsylvania Municipalities Planning Code, and to meet the requirements of the Recorder of Deeds and the Assessment Office.

This report does not review the plan for compliance to all aspects of your ordinance, as this is more appropriately done by agents of East 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: Renehan Building Group Inc.  
JMR Engineering LLC  
William & Susan Shevland  
Chester County Conservation District



# THE COUNTY OF CHESTER



COMMISSIONERS  
Marian D. Moskowitz  
Josh Maxwell  
Michelle Kichline

Brian N. O’Leary, AICP  
Executive Director

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

January 20, 2021

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

Re: Preliminary/Final Subdivision - Elverson United Methodist Church  
# Elverson Borough - SD-01-21-16598

Dear Ms. Kolb:

A preliminary/final subdivision plan entitled "Elverson United Methodist Church", prepared by Bercek and Smith Engineering Inc. and dated December 15, 2020, was received by this office on January 11, 2021. This plan is reviewed by the Chester County Planning Commission in accord with the provisions of Section 502 of the Pennsylvania Municipalities Planning Code. We offer the following comments on the proposed subdivision for your consideration.

**PROJECT SUMMARY:**

Location: East of South Brick Lane, south of Ridge Road (State Route 23)  
Site Acreage: 12.10 acres  
Lots: 3 lots proposed  
Proposed Land Use: Single family residential  
Municipal Land Use Plan Designation: Commerce (Elverson Borough) and Suburban Residential (West Nantmeal Township)  
UPI#: 23-3-1.3B, 13-5-2.1A

**PROPOSAL:**

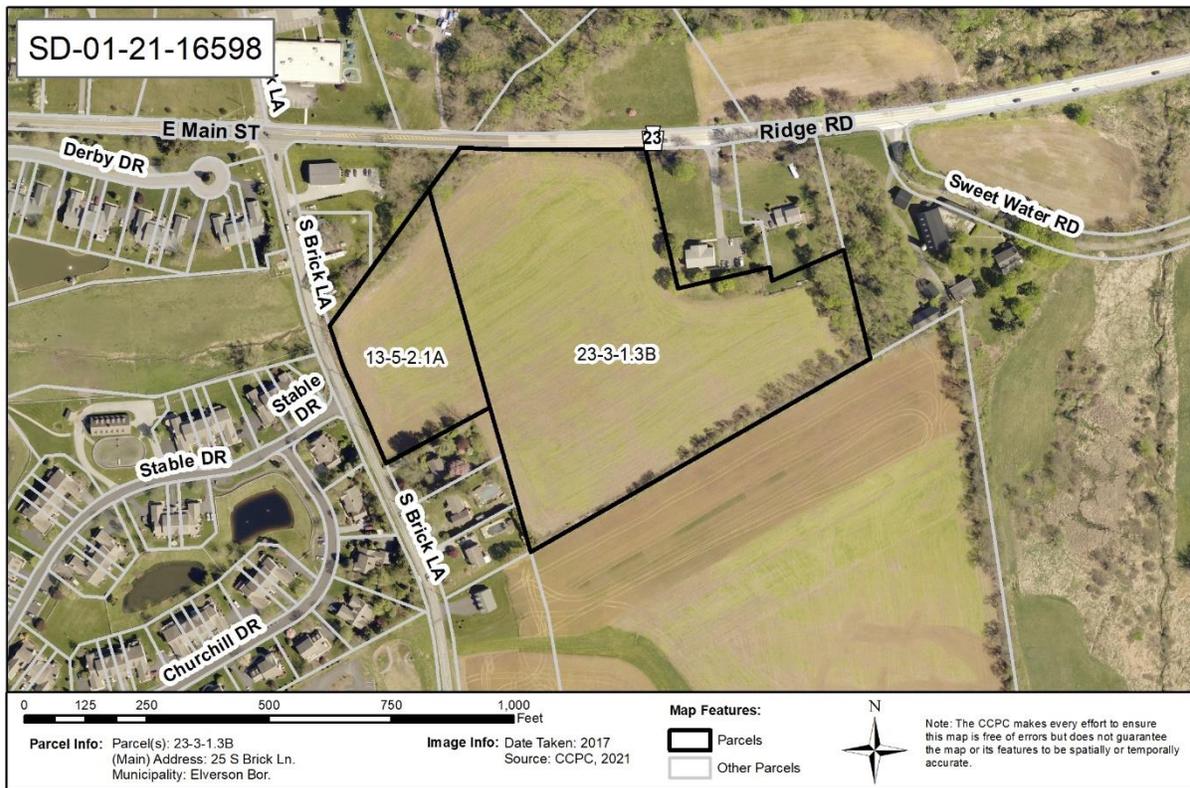
The applicant proposes the creation of three lots. The site is located in both Elverson Borough and in West Nantmeal Township; the western portion of the site is located in the Elverson Borough – SR Site Responsive zoning district and the eastern portion of the site is located in the West Nantmeal Township - R-3 Suburban Residential zoning district. The site is served by public water and public sewer facilities. The plan proposes no development on the site, and no new access onto either South Brick Lane or Ridge Road is proposed. The subdivision plan was submitted to the Chester County Planning Commission by Elverson Borough.

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

**COUNTY POLICY:**

**LANDSCAPES:**

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



**PRIMARY ISSUES:**

2. The County Planning Commission's [Multimodal Circulation Handbook](#) (2016 Update), which is available online at [www.chescoplanning.org/resources/PubsTransportation.cfm](http://www.chescoplanning.org/resources/PubsTransportation.cfm), classifies Ridge Road (State Route 23) as a minor arterial road. The Handbook (page 183) recommends a 100 foot-wide right-of-way for minor arterial roads to accommodate future road and infrastructure improvements. We recommend that the applicant and the Borough contact PennDOT to determine the appropriate right-of-way to be reserved for this section of Ridge Road. We suggest that this area be identified as a dedicated right-of-way, and be offered for dedication to PennDOT.



*Detail of Elverson United Methodist Church  
Preliminary/Final Subdivision Plan*

3. If future development is being considered for the site, 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 2014 Elverson Borough Comprehensive Plan's "Map 8-B: Recreation and Open Space Plan" shows a sidewalk along South Brick Lane extending south to Stable Drive. The applicant should extend the sidewalk along South Brick Lane to the applicant's site. If a future subdivision of this site involves a new street, a sidewalk should be provided along the new street.

ADMINISTRATIVE ISSUE:

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

Page: 4

Re: Preliminary/Final Subdivision - Elverson United Methodist Church

# Elverson Borough - SD-01-21-16598

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

Sincerely,

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

Wes Bruckno, AICP  
Senior Review Planner

cc: Bercek and Smith Engineering Inc.  
Elverson United Methodist Church  
Gary C. Elston, West Nantmeal Township Board of Supervisors



# THE COUNTY OF CHESTER



COMMISSIONERS  
Marian D. Moskowitz  
Josh Maxwell  
Michelle Kichline

Brian N. O’Leary, AICP  
Executive Director

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

January 7, 2021

Barbara Davis, Secretary  
Highland Township  
100 Five Point Road  
Coatesville, PA 19320

Re: Final Subdivision - Hilltop Farm Property LLC  
# Highland Township - SD-12-20-16558

Dear Ms. Davis:

A final subdivision plan entitled "Hilltop Farm Property LLC", prepared by Register Associates Inc. and dated November 17, 2020, was received by this office on December 8, 2020. 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 Fernwood Road and Friends Meetinghouse Road
Site Acreage:	25.70 acres
Lots/Units:	2 lots; to be merged
Proposed Land Use:	Farm/pasture land
Municipal Land Use Plan Designation:	Agriculture
UPI#:	45-6-61.2, 45-6-61.1

**PROPOSAL:**

The applicant proposes to merge two lots into one lot. The site, which is served by on-site water and sewer facilities, is located in the Highland Township AP-Agricultural Preservation zoning district. The tract contains agricultural buildings and a dwelling. No additional development is proposed by this subdivision.

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



Page: 3  
Re: Final Subdivision - Hilltop Farm Property LLC  
# Highland Township - SD-12-20-16558

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, and the Health Department.

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

Sincerely,

A handwritten signature in cursive script that reads "Wes Bruckno".

Wes Bruckno, AICP  
Senior Review Planner

cc: Regester Associates Inc.  
Hilltop Farm Property LLC  
Chester County Health Department



# THE COUNTY OF CHESTER



COMMISSIONERS  
Marian D. Moskowitz  
Josh Maxwell  
Michelle Kichline

Brian N. O’Leary, AICP  
Executive Director

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

January 5, 2021

Steven Landes, Manager  
Honey Brook Township  
500 Suplee Road  
Honey Brook, PA 19344

Re: Preliminary Subdivision and Land Development - 2232 Horseshoe Pike  
# Honey Brook Township – SD-12-20-16551 LD-12-20-16552

Dear Mr. Landes:

A preliminary subdivision and land development plan entitled "2232 Horseshoe Pike", prepared by Nave Newell Inc., and dated November 24, 2020, was received by this office on December 7, 2020. This plan is reviewed by the Chester County Planning Commission in accord with the provisions of Section 502 of the Pennsylvania Municipalities Planning Code. We offer the following comments on the proposed subdivision and land development for your consideration.

**PROJECT SUMMARY:**

Location:	South side of Horseshoe Pike (State Route 322), north of Icedale Road
Site Acreage:	60.45 acres
Units/lots:	113 units/ two lots to be merged
Proposed Land Use:	Single family - Mobile Home
New Parking Spaces:	55 on-street spaces
Municipal Land Use Plan Designation:	Mixed Use Residential - Mobile Home Park Overlay
UPI#:	22-8-81.1, 22-8-81

**PROPOSAL:**

The applicant proposes the construction of a 113 residential manufactured home units and the merging of two lots into one lot. The site, which will be served by public water and public sewer facilities, is located in the Honey Brook Township MR Mixed Residential - Manufactured Home Park Conditional Use zoning district. The site contains an existing manufactured home park. The plan indicates that the applicant received a conditional use approval for the expansion of the park.

**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.

**COUNTY POLICY:**

**LANDSCAPES:**

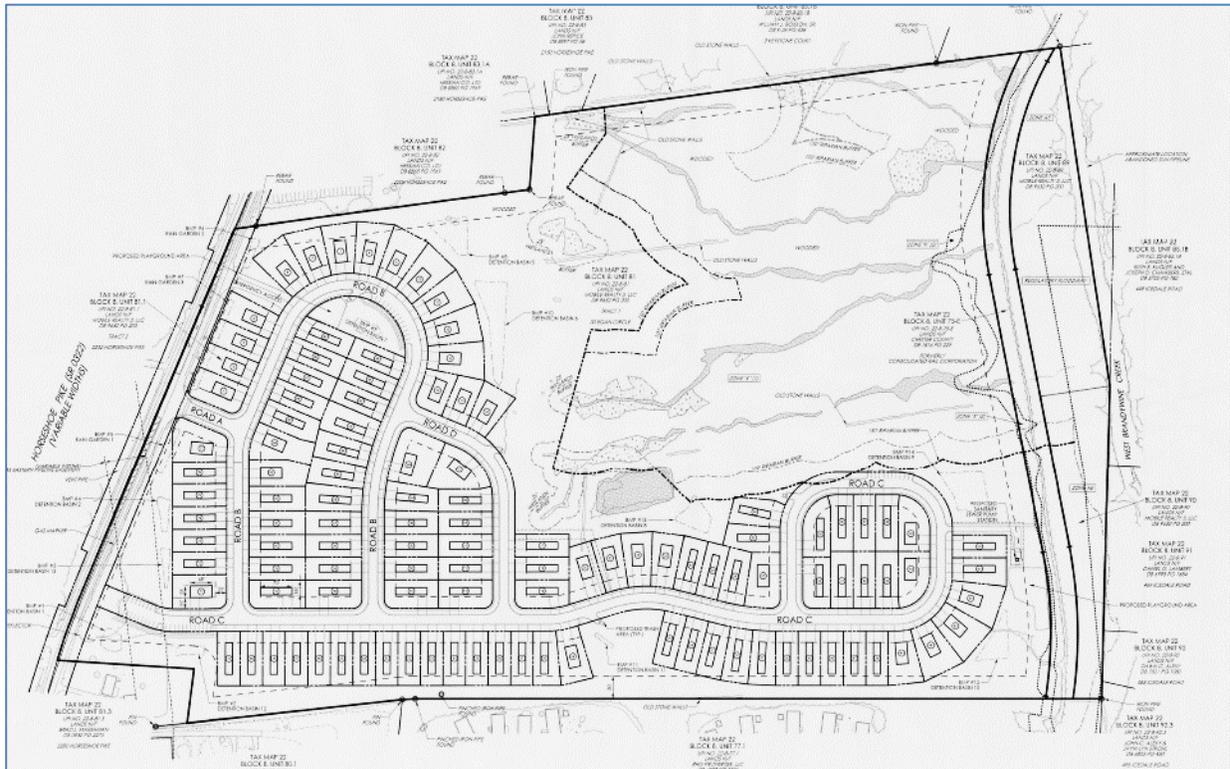
1. The site is located within the **Rural Center Landscape** designation of [Landscapes3](#), the 2018 County Comprehensive Plan. This landscape often evolves from a village at an historic crossroads that has expanded over time. The vision for the **Rural Center Landscape** is as a community focal point for the surrounding rural and agricultural areas that accommodates limited growth, with transportation infrastructure and amenities provided at a village scale and character. The proposed subdivision and land development is consistent with the objectives of the **Rural Center Landscape**.



**WATERSHEDS:**

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

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



***Detail of 2232 Horseshoe Pike  
Preliminary Subdivision and Land Development Plan***

3. The Township’s emergency service providers should be requested to review the plan to ensure that safe access and egress is provided for this site. We recommend the applicant and Township refer to the Emergency Access design element of the County Planning Commission’s Multimodal Circulation Handbook (2016 Update) in its design of the emergency access connections. This design element is available online at: [www.chesco.org/DocumentCenter/View/27034](http://www.chesco.org/DocumentCenter/View/27034). Additionally, emergency providers should be able to quickly identify and locate individual units in the development. The Township Fire Marshal should also verify the design and location of all proposed fire-protection facilities.
4. The County Planning Commission’s Multimodal Circulation Handbook (2016 Update), which is available online at [www.chescoplanning.org/resources/PubsTransportation.cfm](http://www.chescoplanning.org/resources/PubsTransportation.cfm), classifies Horseshoe Pike (State Route 322), as a major arterial. The Handbook (page 183) recommends a 150 foot-wide right-of-way for major arterial roads to accommodate future road and infrastructure improvements. We recommend that the applicant and the Township contact PennDOT to determine the appropriate right-of-way to be reserved for this section of Horseshoe Pike. We suggest that this area be identified as a dedicated right-of-way, and be offered for dedication to PennDOT.
5. The on-street parking areas should be more conveniently-distributed throughout the site
6. Sidewalks along Horseshoe Pike should be considered to provide safe pedestrian access to the businesses area west of the site.

7. We recommend that the applicant provide a road connecting to the adjacent Arrowhead mobile home park to the west. We would be happy to assist the Township with design ideas in making the connection.
8. The landscaping does not appear to be distributed throughout the site. The Township should ensure that the plan conforms to the Township's landscaping requirements. While we acknowledge the proposed plan may conform to the required plant material quantities, we recommend significant additional plantings of trees and shrubs in an informal design between Horseshoe Pike and the residences along the road frontage. Landscaping in this location will provide a privacy buffer for the proposed residences and contribute to the rural character of the site.
9. The Township should confirm that the site plan complies with the riparian buffer requirements in the Municipal Code. *Landscapes3* supports the comprehensive protection and restoration of the county's ecosystems, including riparian corridors ("Protect" Objective page 63). It appears that a portion of Road C and a parking area are located within the Township's 150-foot riparian buffer area.
10. The proposed playground area is located in a remote portion of the site, near a sewage pump station and a stormwater basin. We suggest that the playground area be placed in a centralized location. We also suggest that the site be provided with conveniently-located common areas where residents can congregate for recreation and social activities. In addition, we recommend providing walkways near the location of the site's stormwater management facilities to enhance the development's passive recreational amenities.
11. Units 1-4 and 77 are located near Rt. 322, and road noise will make these units less desirable. We suggest a deeper setback from Rt. 322 be provided.
12. 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. The Township Engineer should specifically review the design of the Road A access to determine if adequate queueing length is provided.
13. The plan indicates that the applicant obtained conditional use approval for this project. Prior to granting final plan approval, the Township should verify that any conditions of approval are incorporated into the final plan. The final plan should accurately note any conditions set as part of the conditional use approval.
14. The plan indicates that a Homeowners' Association will be responsible for the proposed common facilities/areas. Ownership, maintenance, use provisions, restrictions, and liability responsibilities associated with any common held amenities should be written into the Homeowners' Association (HOA) document. The HOA document should include provisions which allow the Township to: intervene and maintain common owned facilities; determine the schedule for Association formation; timing for construction of common facilities; and determine the schedule for transfer of ownership from developer to the HOA of common facilities. The HOA document should be submitted as part of the application to the municipality to be reviewed by an attorney versed in homeowners' association documents to evaluate the document for its completeness and compliance.
15. The applicant's parcel abuts UPI #22-8-75E, which is owned by Chester County. This tract was

Page: 5  
Re: Preliminary Subdivision and Land Development - 2232 Horseshoe Pike  
# Honey Brook Township – SD-12-20-16551 LD-12-20-16552

part of the former Hibernia railroad line. The County has no current plans to develop this tract into a trail, but the County owns a significant amount of the corridor and may decide to develop the corridor as a trail in the future.

This corridor, as well as the north south route that is shown on the eastern side of the property, both appear in the Brandywine Greenways Strategic Action Plan, which became part of Honey Brook Township/Borough's 2015 joint comp plan. The Brandywine Greenways Strategic Action Plan designates these two trails as "County Trails." We recommend that the applicant agree to permit access to any future trail on this corridor from the applicant's site.

ADMINISTRATIVE ISSUES:

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

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

Sincerely,



Wes Bruckno, AICP  
Senior Review Planner

cc: Nave Newell Inc.,  
Mobile Realty 3, LLC, c/o Herb Fisher  
Chester County Health Department  
Anthony Antonelli, District Permits Manager, PennDOT  
Francis J. Hanney, PennDOT  
Chester County Conservation District



# THE COUNTY OF CHESTER



COMMISSIONERS  
Marian D. Moskowitz  
Josh Maxwell  
Michelle Kichline

Brian N. O’Leary, AICP  
Executive Director

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

January 5, 2021

Steven Landes, Manager  
Honey Brook Township  
500 Suplee Road  
Honey Brook, PA 19344

Re: Preliminary Subdivision and Land Development - 2232 Horseshoe Pike  
# Honey Brook Township – SD-12-20-16551 LD-12-20-16552

Dear Mr. Landes:

A preliminary subdivision and land development plan entitled "2232 Horseshoe Pike", prepared by Nave Newell Inc., and dated November 24, 2020, was received by this office on December 7, 2020. This plan is reviewed by the Chester County Planning Commission in accord with the provisions of Section 502 of the Pennsylvania Municipalities Planning Code. We offer the following comments on the proposed subdivision and land development for your consideration.

**PROJECT SUMMARY:**

Location:	South side of Horseshoe Pike (State Route 322), north of Icedale Road
Site Acreage:	60.45 acres
Units/lots:	113 units/ two lots to be merged
Proposed Land Use:	Single family - Mobile Home
New Parking Spaces:	55 on-street spaces
Municipal Land Use Plan Designation:	Mixed Use Residential - Mobile Home Park Overlay
UPI#:	22-8-81.1, 22-8-81

**PROPOSAL:**

The applicant proposes the construction of a 113 residential manufactured home units and the merging of two lots into one lot. The site, which will be served by public water and public sewer facilities, is located in the Honey Brook Township MR Mixed Residential - Manufactured Home Park Conditional Use zoning district. The site contains an existing manufactured home park. The plan indicates that the applicant received a conditional use approval for the expansion of the park.

**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.**

**COUNTY POLICY:**

**LANDSCAPES:**

1. The site is located within the **Rural Center Landscape** designation of [Landscapes3](#), the 2018 County Comprehensive Plan. This landscape often evolves from a village at an historic crossroads that has expanded over time. The vision for the **Rural Center Landscape** is as a community focal point for the surrounding rural and agricultural areas that accommodates limited growth, with transportation infrastructure and amenities provided at a village scale and character. The proposed subdivision and land development is consistent with the objectives of the **Rural Center Landscape**.



**WATERSHEDS:**

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

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



*Detail of 2232 Horseshoe Pike  
Preliminary Subdivision and Land Development Plan*

3. The Township’s emergency service providers should be requested to review the plan to ensure that safe access and egress is provided for this site. We recommend the applicant and Township refer to the Emergency Access design element of the County Planning Commission’s Multimodal Circulation Handbook (2016 Update) in its design of the emergency access connections. This design element is available online at: [www.chesco.org/DocumentCenter/View/27034](http://www.chesco.org/DocumentCenter/View/27034). Additionally, emergency providers should be able to quickly identify and locate individual units in the development. The Township Fire Marshal should also verify the design and location of all proposed fire-protection facilities.
4. The County Planning Commission’s Multimodal Circulation Handbook (2016 Update), which is available online at [www.chescoplanning.org/resources/PubsTransportation.cfm](http://www.chescoplanning.org/resources/PubsTransportation.cfm), classifies Horseshoe Pike (State Route 322), as a major arterial. The Handbook (page 183) recommends a 150 foot-wide right-of-way for major arterial roads to accommodate future road and infrastructure improvements. We recommend that the applicant and the Township contact PennDOT to determine the appropriate right-of-way to be reserved for this section of Horseshoe Pike. We suggest that this area be identified as a dedicated right-of-way, and be offered for dedication to PennDOT.
5. The on-street parking areas should be more conveniently-distributed throughout the site
6. Sidewalks along Horseshoe Pike should be considered to provide safe pedestrian access to the businesses area west of the site.

7. We recommend that the applicant provide a road connecting to the adjacent Arrowhead mobile home park to the west. We would be happy to assist the Township with design ideas in making the connection.
8. The landscaping does not appear to be distributed throughout the site. The Township should ensure that the plan conforms to the Township's landscaping requirements. While we acknowledge the proposed plan may conform to the required plant material quantities, we recommend significant additional plantings of trees and shrubs in an informal design between Horseshoe Pike and the residences along the road frontage. Landscaping in this location will provide a privacy buffer for the proposed residences and contribute to the rural character of the site.
9. The Township should confirm that the site plan complies with the riparian buffer requirements in the Municipal Code. *Landscapes3* supports the comprehensive protection and restoration of the county's ecosystems, including riparian corridors ("Protect" Objective page 63). It appears that a portion of Road C and a parking area are located within the Township's 150-foot riparian buffer area.
10. The proposed playground area is located in a remote portion of the site, near a sewage pump station and a stormwater basin. We suggest that the playground area be placed in a centralized location. We also suggest that the site be provided with conveniently-located common areas where residents can congregate for recreation and social activities. In addition, we recommend providing walkways near the location of the site's stormwater management facilities to enhance the development's passive recreational amenities.
11. Units 1-4 and 77 are located near Rt. 322, and road noise will make these units less desirable. We suggest a deeper setback from Rt. 322 be provided.
12. 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. The Township Engineer should specifically review the design of the Road A access to determine if adequate queueing length is provided.
13. The plan indicates that the applicant obtained conditional use approval for this project. Prior to granting final plan approval, the Township should verify that any conditions of approval are incorporated into the final plan. The final plan should accurately note any conditions set as part of the conditional use approval.
14. The plan indicates that a Homeowners' Association will be responsible for the proposed common facilities/areas. Ownership, maintenance, use provisions, restrictions, and liability responsibilities associated with any common held amenities should be written into the Homeowners' Association (HOA) document. The HOA document should include provisions which allow the Township to: intervene and maintain common owned facilities; determine the schedule for Association formation; timing for construction of common facilities; and determine the schedule for transfer of ownership from developer to the HOA of common facilities. The HOA document should be submitted as part of the application to the municipality to be reviewed by an attorney versed in homeowners' association documents to evaluate the document for its completeness and compliance.
15. The applicant's parcel abuts UPI #22-8-75E, which is owned by Chester County. This tract was

Page: 5  
Re: Preliminary Subdivision and Land Development - 2232 Horseshoe Pike  
# Honey Brook Township – SD-12-20-16551 LD-12-20-16552

part of the former Hibernia railroad line. The County has no current plans to develop this tract into a trail, but the County owns a significant amount of the corridor and may decide to develop the corridor as a trail in the future.

This corridor, as well as the north south route that is shown on the eastern side of the property, both appear in the Brandywine Greenways Strategic Action Plan, which became part of Honey Brook Township/Borough's 2015 joint comp plan. The Brandywine Greenways Strategic Action Plan designates these two trails as "County Trails." We recommend that the applicant agree to permit access to any future trail on this corridor from the applicant's site.

ADMINISTRATIVE ISSUES:

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

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

Sincerely,



Wes Bruckno, AICP  
Senior Review Planner

cc: Nave Newell Inc.,  
Mobile Realty 3, LLC, c/o Herb Fisher  
Chester County Health Department  
Anthony Antonelli, District Permits Manager, PennDOT  
Francis J. Hanney, PennDOT  
Chester County Conservation District



# THE COUNTY OF CHESTER



COMMISSIONERS  
Marian D. Moskowitz  
Josh Maxwell  
Michelle Kichline

Brian N. O'Leary, AICP  
Executive Director

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

January 25, 2021

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

Re: Final Subdivision - Eric. L. & Wendy H. Adams  
# Pennsbury Township - SD-01-21-16590

Dear Ms. Howley:

A final subdivision plan entitled "Eric. L. & Wendy H. Adams", prepared by Register Associates Inc., and dated December 11, 2020, was received by this office on January 5, 2021. This plan is reviewed by the Chester County Planning Commission in accord with the provisions of Section 502 of the Pennsylvania Municipalities Planning Code. We offer the following comments on the proposed subdivision for your consideration.

**PROJECT SUMMARY:**

Location: west of McFadden Road, south of Baltimore Pike  
Site Acreage: 4.27  
Lots/Units: 1 lot  
Proposed Land Use: Single Family Residential  
Municipal Land Use Plan Designation: PN-Planned Neighborhood  
UPI#: 64-3-93.3, 64-3-93.2

**PROPOSAL:**

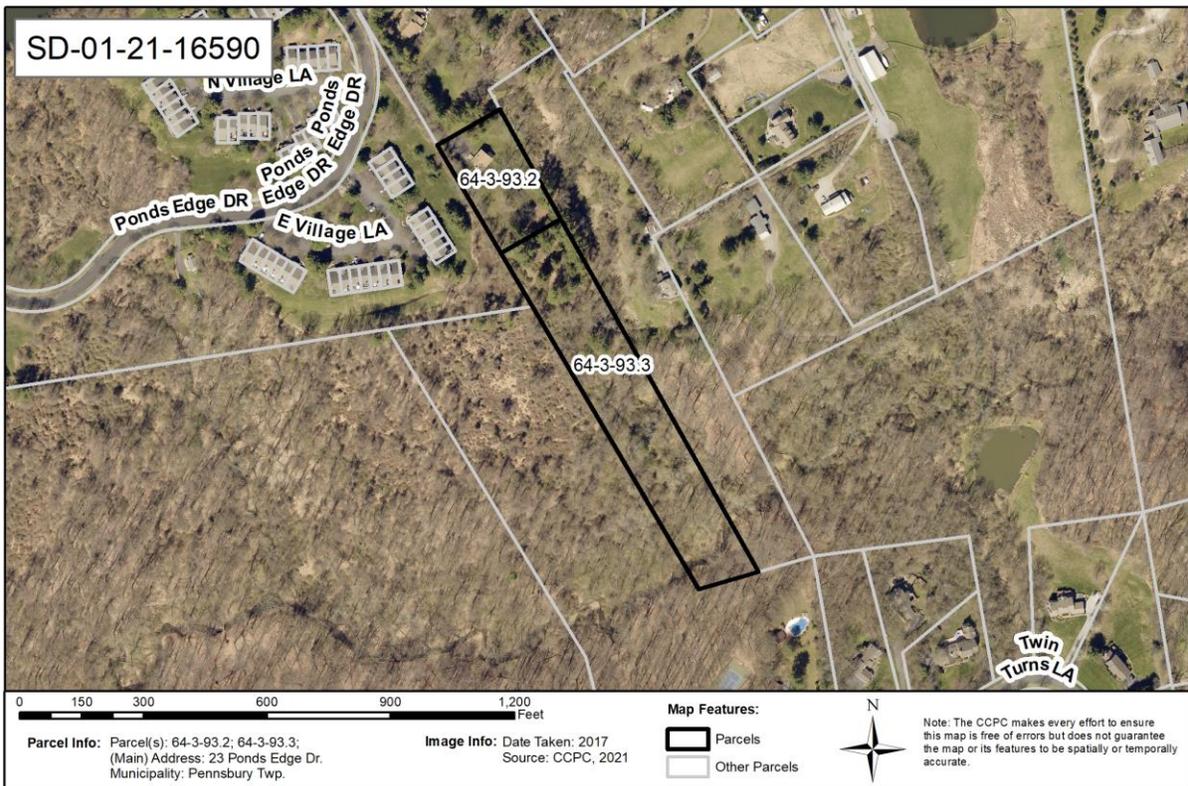
The applicant proposes the consolidation of two existing lots into a single 4.27 acre lot. The project site is located in the R-4 Residential zoning district. No new sewage disposal or water supply is proposed.

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

**COUNTY POLICY:**

**LANDSCAPES:**

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

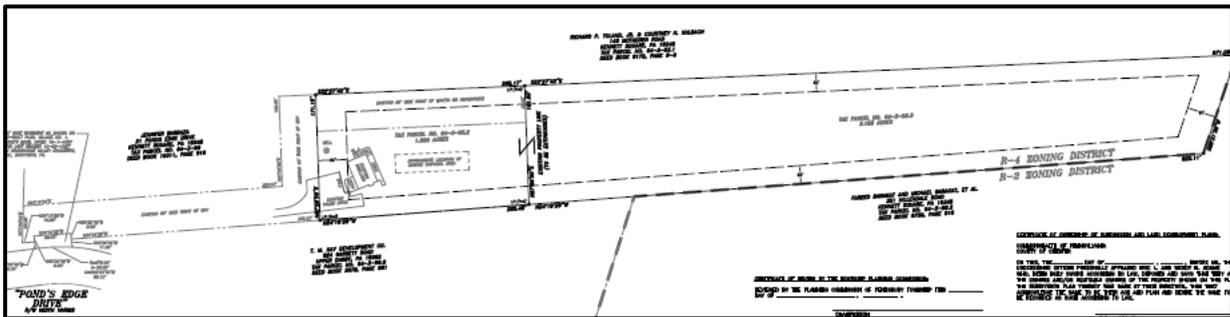


**PRIMARY ISSUES:**

1. Since no construction is proposed by the plan, we recommend that the combined parcel be preserved in perpetuity to protect its natural features. Our recommendation is based on the following:
  - The site contains areas of hydric (wet) soils (WoA-Worsham) which have limitations to development. These limitations include drainage problems due to low permeability, low runoff rates and sub-surface saturation. When construction takes place on these soils, it interferes with the natural drainage of the land. If construction occurs on this site, on-site alterations to existing drainage patterns should be carefully

inspected by the Township Engineer to insure that off-site drainage conditions are not negatively affected.

- Aerial photography indicates that much of the site is wooded. Mature trees and shrubs reduce the volume and impacts of stormwater runoff by intercepting precipitation, increasing evapotranspiration, and stabilizing soil through root growth.
- The slope of southern portion of the combined lot, the presence of Ring Run at the bottom of this slope, the narrow width of the lot, the presence of hydric soils and other factors would make development of this site difficult and expensive.



Detail of the Plan

ADMINISTRATIVE ISSUES:

2. The applicant is requesting three waivers from the provisions of the Township Subdivision and Land Development Ordinance. Waiver requests should only be granted following the determination that the proposed project either meets the purpose of these requirements or does not create the impacts that these provisions are intended to manage.
3. A minimum of four (4) copies of the plan should be presented at the Chester County Planning Commission for endorsement to permit recording of the final plan in accord with the procedures of Act 247, the Pennsylvania Municipalities Planning Code, and to meet the requirements of the Recorder of Deeds and the Assessment Office.

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

Sincerely,

Glenn Bentley  
Senior Review Planner

cc: Eric L. & Wendy H. Adams  
Register Associates, Inc.



# THE COUNTY OF CHESTER



COMMISSIONERS  
Marian D. Moskowitz  
Josh Maxwell  
Michelle Kichline

Brian N. O'Leary, AICP  
Executive Director

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

January 15, 2021

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

Re: Preliminary/Final Land Development - 257 Church Street  
# Phoenixville Borough - LD-12-20-16578

Dear Mr. Boelker:

A preliminary/final land development plan entitled "257 Church Street", prepared by Bercek & Associates, and dated December 15, 2020, was received by this office on December 21, 2020. 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:	NE corner of Gay & Church Streets
Site Acreage:	0.09
Lots/Units:	6 units
Proposed Land Use:	Apartment
Municipal Land Use Plan Designation:	Mixed Use
UPI#:	15-9-306-E

**PROPOSAL:**

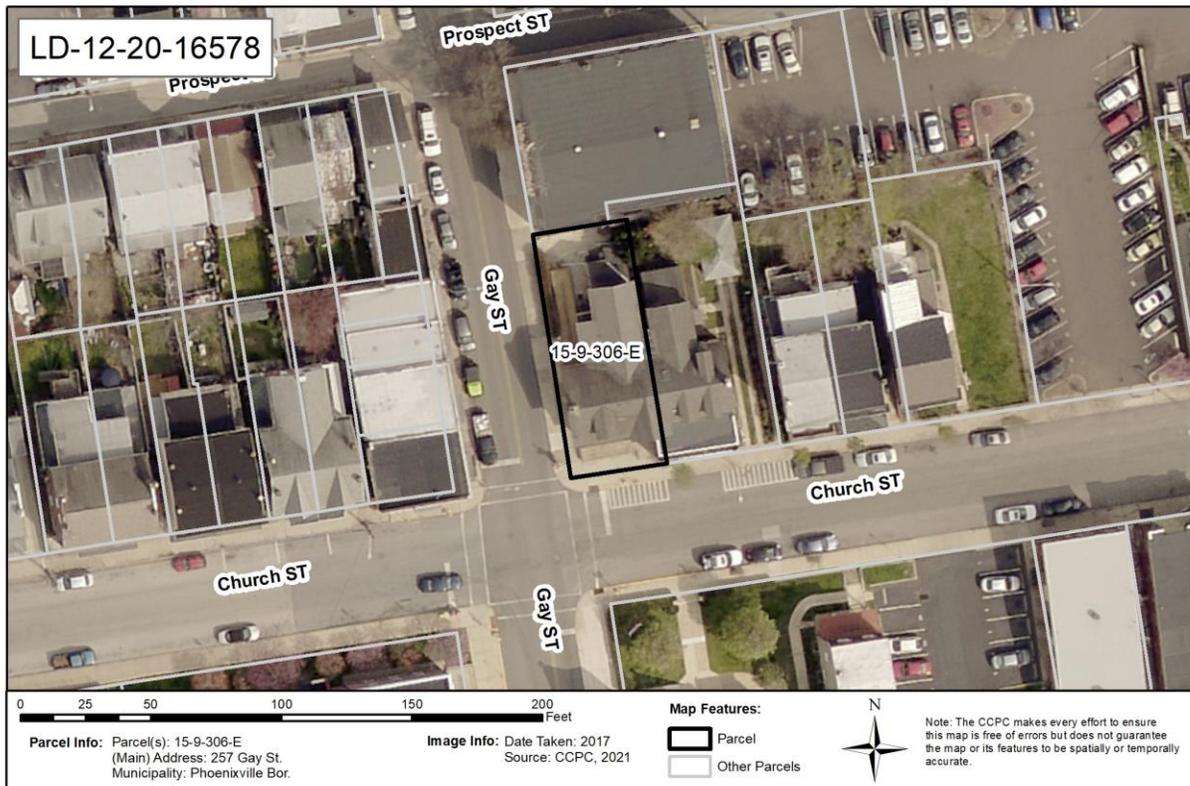
The applicant proposes the conversion of the use of the existing building from commercial to 6 residential units. The project site, which is served by public water and public sewer, is located in the TC-Town Center zoning district. No external construction is proposed as part this submission.

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

**COUNTY POLICY:**

**LANDSCAPES:**

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

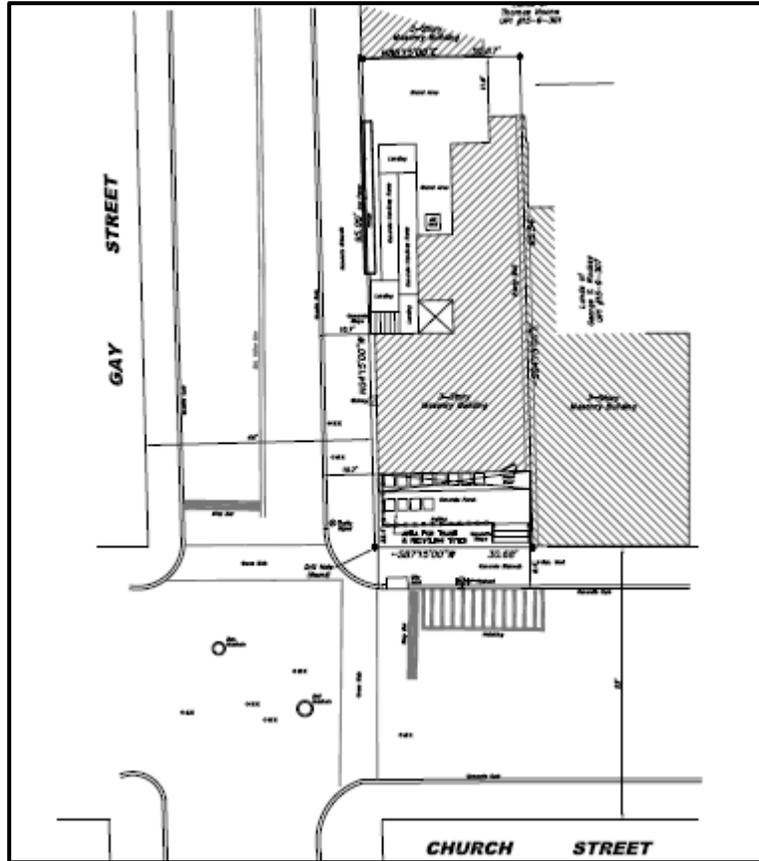


**PRIMARY ISSUES:**

2. The Borough Fire Marshal should verify the design, location and specifications of all proposed fire-protection facilities and emergency access measures.
3. The Borough and the applicant should discuss screening or relocation of the trash and recycling bins that are currently stored on the front porch.
4. The applicant should consider installing a bike rack as part of the plan.

**ADMINISTRATIVE ISSUES:**

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



*Detail of the plan*

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

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

Sincerely,

Glenn Bentley  
Senior Review Planner

cc: 257 Church Street Realty, LLC, Attn: Brooke Ginty, President  
Bercek & Associates



# THE COUNTY OF CHESTER



COMMISSIONERS  
Marian D. Moskowitz  
Josh Maxwell  
Michelle Kichline

Brian N. O’Leary, AICP  
Executive Director

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

January 12, 2021

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

Re: Preliminary/Final Land Development - Main Street Lofts  
# Phoenixville Borough - LD-12-20-16566

Dear Mr. Krack:

A preliminary/final land development plan entitled "Main Street Lofts", prepared by 3GHC Architects LLC, and dated December 10, 2020, was received by this office on December 14, 2020. 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 intersection of South Main Street and Church Street
Site Acreage:	0.15 acres (6,749 square feet)
Units:	23 apartments, ground floor retail
Non-Res. Square Footage:	3,151 square feet of ground floor retail space, and 140 square feet of meeting space
Proposed Land Use:	Apartment, retail
New Parking Spaces:	No on-site parking
Municipal Land Use Plan Designation:	Historic Town Center
UPI#:	15-9-336

**PROPOSAL:**

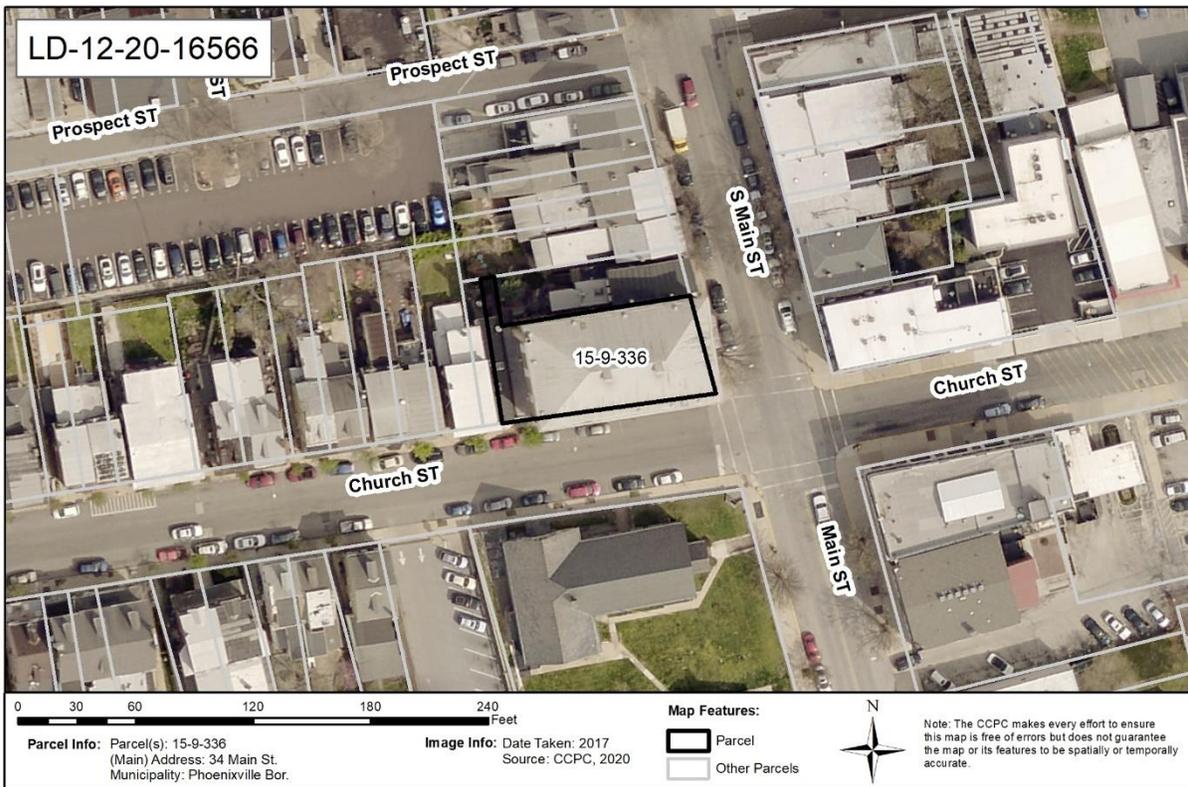
The applicant proposes the construction of a 23 residential units, including one “Americans with Disabilities Act” ground floor apartment and 22 efficiency units on the second and third floors of an existing structure, 151 square feet of retail space and 140 square feet of meeting space on the ground floor. The site, which is served by public water and public sewer facilities, is located in the Phoenixville Borough TC Town Center zoning district.

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

**COUNTY POLICY:**

**LANDSCAPES:**

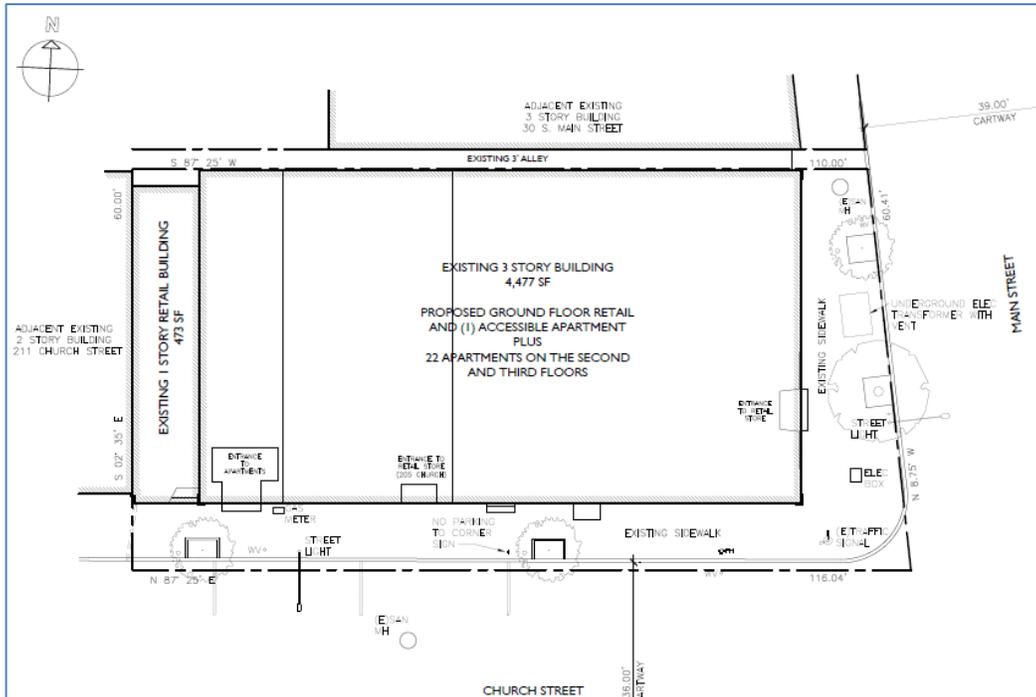
1. The site is located within the **Urban Center Landscape** designation of [Landscapes3](#), the 2018 County Comprehensive Plan. The vision for the **Urban Center Landscape** is historic downtown and established neighborhoods serving as civic, economic, and population centers with a traditional town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



**WATERSHEDS:**

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

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



*Detail of - Main Street Lofts  
Preliminary/Final Land Development Plan*

PRIMARY ISSUES:

3. The County Planning Commission commends the Borough and the applicant for the proposed adaptive reuse of a significant Phoenixville Borough structure, as well as for providing additional housing opportunities in the Borough.
4. We suggest that the applicant and Borough consider providing a percentage of affordably-priced housing units within the proposed apartment building. "Live" Objective B of *Landscapes3* is to accommodate housing at costs accessible to all residents. Additionally, the County recently launched the A+ Homes initiative, that focuses on creating homes that are attractive, affordably-priced, adaptable, aging-friendly, and accessible. Additional information on the A+ Homes initiative is available online at:  
<https://www.chescoplanning.org/Housing/aPlusHomes.cfm>.
5. The applicant should correct the spelling of Phoenixville and the references to Delaware County on the plan.
6. The Borough Engineer should review the stormwater management design.
7. The Borough should verify that the plan conforms to the Borough's parking requirements.
8. We suggest that the applicant and the Borough consider installing a bike rack and street furniture such as a bench, which may be particularly important on a corner site.
9. The Borough Fire Marshal should verify the design and location of all proposed fire protection facilities, and should also review any matters that may relate to access from the rear alley.

Page: 4  
Re: Preliminary/Final Land Development - Main Street Lofts  
# Phoenixville Borough - LD-12-20-16566

10. We recommend that the Borough Historic and Architectural Review Commission review and comment in the proposed adaptive reuse of the structure.

ADMINISTRATIVE ISSUES:

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, and the Assessment Office.

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

Sincerely,



Wes Bruckno, AICP  
Senior Review Planner

cc: 3GHC Architects LLC  
Chester County Health Department  
Whitehall Real Estate Enterprises LLC



# THE COUNTY OF CHESTER



COMMISSIONERS  
Marian D. Moskowitz  
Josh Maxwell  
Michelle Kichline

Brian N. O'Leary, AICP  
Executive Director

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

January 19, 2021

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

Re: Final Subdivision - Wilson Property  
# Sadsbury Township - SD-01-21-16596

Dear Ms. Shank:

A final subdivision plan entitled "Wilson Property", prepared by Padula Engineering, and dated December 16, 2020, was received by this office on January 11, 2021. This plan is reviewed by the Chester County Planning Commission in accord with the provisions of Section 502 of the Pennsylvania Municipalities Planning Code. We offer the following comments on the proposed subdivision for your consideration.

**PROJECT SUMMARY:**

Location: West of Octorara Road, to the southwest of Lincoln Highway  
Site Acreage: 3.06 acres  
Lots: 3 lots proposed  
Proposed Land Use: Single family residential  
Municipal Land Use Plan Designation: Suburban  
UPI#: 37-4-25

**PROPOSAL:**

The applicant proposes the creation of three lots. The site, which is served by public water and public sewer facilities, is located in the Sadsbury Township R-1 Residential zoning district. The tract contains one dwelling; a second dwelling is proposed on Lot 1.

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

**COUNTY POLICY:**

**LANDSCAPES:**

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

in housing diversity and affordability. Additionally, roads, sidewalks and paths with convenient access to parks and community facilities should be provided. The proposed subdivision is consistent with the objectives of the **Suburban Landscape**.



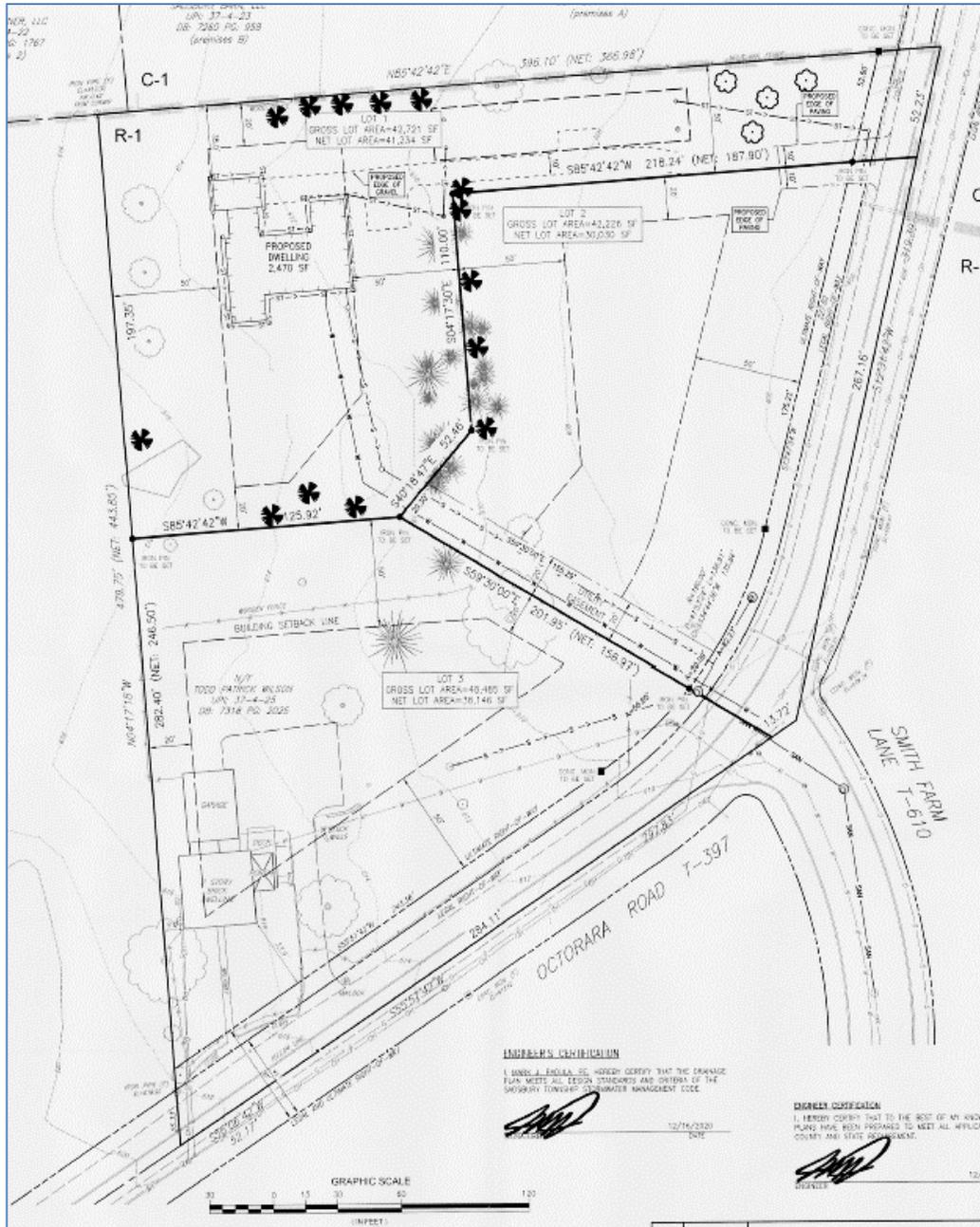
**WATERSHEDS:**

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

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

**PRIMARY ISSUES:**

3. We suggest that the applicant clarify whether Lot 1 and Lot 2 will require cross-access easements. If so, the deeds to the affected lots should reflect the terms of the easement. We also recommend that a shared driveway access onto Octorara Road be utilized to ensure appropriate sight distances and reduce site disturbances.



**Detail of Wilson Property  
 Final Subdivision Plan**

4. We recommend that the applicant retain as much of the existing wooded areas on the tract as possible. Mature trees and shrubs reduce the volume and impacts of stormwater runoff by intercepting precipitation, increasing evapotranspiration, and stabilizing soil through root growth. The limits of tree removal should be 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.

Page: 4  
Re: Final Subdivision - Wilson Property  
# Sadsbury Township - SD-01-21-16596

5. The lot to the west of the applicant's tract (UPI: 37-4-16.1) is long and narrow. If the owner of that lot desires to create a flag lot in the northern portion of that lot in the future, it may be more convenient to provide access to it by extending the easement along the northern part of the applicant's proposed Lot 1 (and perhaps relocating the proposed dwelling farther south). We also note that there is another lot farther to the west that is similarly constrained by potentially-convenient access, and may also benefit from an extended access easement.

ADMINISTRATIVE ISSUES:

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

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

Sincerely,



Wes Bruckno, AICP  
Senior Review Planner

cc: Padula Engineering  
Todd P. Wilson  
Chester County Conservation District



# THE COUNTY OF CHESTER



COMMISSIONERS  
Marian D. Moskowitz  
Josh Maxwell  
Michelle Kichline

Brian N. O’Leary, AICP  
Executive Director

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

January 12, 2021

Amanda Shaner, Administrator/Secretary-Treasurer  
South Coventry Township  
1360 New Philadelphia Road  
Pottstown, PA 19465

Re: Preliminary Land Development - 2046 Pottstown Pike  
# South Coventry Township - LD-12-20-16570

Dear Ms. Shaner:

A preliminary land development plan entitled "2046 Pottstown Pike", prepared by TSE Tristate Engineering and dated November 25, 2020, was received by this office on December 21, 2020. This plan is reviewed by the Chester County Planning Commission in accord with the provisions of Section 502 of the Pennsylvania Municipalities Planning Code. We offer the following comments on the proposed Land development for your consideration.

**PROJECT SUMMARY:**

Location:	East side of Pottstown Pike (State Route 100)
Site Acreage:	3.66 acres
Lots:	1 lot
Proposed Land Use:	Parking area
New Parking Spaces:	No new spaces
Municipal Land Use Plan Designation:	Rural Residential
UPI#:	20-4-74

**PROPOSAL:**

The applicant proposes the construction of paved parking and storage areas at an existing commercial facility. A future “stone area” is also shown. The site contains a dwelling and commercial structures and has driveway access to Pottstown Pike (State Route 100). The site is served by on-site water and on-site sewer facilities and is located in the South Coventry Township MR zoning district.

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

**COUNTY POLICY:**

**LANDSCAPES:**

1. The 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 land development is consistent with the objectives of the **Rural Landscape**.



**WATERSHEDS:**

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

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

**PRIMARY ISSUES:**

3. The Township Engineer should verify that the stormwater management facilities are designed to accommodate the future “stone area”.



***Detail of - 2046 Pottstown Pike  
Preliminary Land Development Plan***

4. The County Planning Commission’s Multimodal Circulation Handbook (2016 Update), which is available online at [www.chescoplanning.org/resources/PubsTransportation.cfm](http://www.chescoplanning.org/resources/PubsTransportation.cfm), classifies Pottstown Pike (State Route 100) as a major arterial. The Handbook (page 183) recommends an 80 foot-wide right-of-way for major arterial roads to accommodate future road and infrastructure improvements. We recommend that the applicant and the Township contact PennDOT to determine the appropriate right-of-way to be reserved for this section of Pottstown Pike. We suggest that this area be identified as a dedicated right-of-way, and be offered for dedication to PennDOT. However, we suggest that the historic building at the road frontage should not be included in any future right-of-way, to discourage the potential for future demolition.

Page: 4  
Re: Preliminary Land Development - 2046 Pottstown Pike  
# South Coventry Township - LD-12-20-16570

5. The Township should verify that the applicant will meet the Americans with Disabilities Act parking requirements, and specifically determine whether the space closest to the historic building is a universally accessible parking space.
6. We do not believe the existing pull-in parking along Pottstown Pike is an optimal design regarding safety. Alternate locations for the roadside parking should be considered. The Chester County Planning Commission will be offer the applicant and the Township with design assistance for the parking relocation.

ADMINISTRATIVE ISSUES:

7. The applicant should contact the office of the Chester County Conservation District 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.
8. A minimum of five copies of the plan should be presented at the Chester County Planning Commission for endorsement to permit recording of the final plan in accord with the procedures of Act 247, the Pennsylvania Municipalities Planning Code, and to meet the requirements of the Recorder of Deeds, the Assessment Office, and the Health Department.

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

Sincerely,



Wes Bruckno, AICP  
Senior Review Planner

cc: TSE Tristate Engineering  
Chester County Health Department  
Anthony Antonelli, District Permits Manager, PennDOT  
Francis J. Hanney, PennDOT  
Chester County Conservation District  
Alana Rose LLC



# THE COUNTY OF CHESTER



COMMISSIONERS  
Marian D. Moskowitz  
Josh Maxwell  
Michelle Kichline

Brian N. O’Leary, AICP  
Executive Director

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P. O. Box 2747  
West Chester, PA 19380-0990  
(610) 344-6285 Fax (610) 344-6515

January 27, 2021

Matt Baumann, Assistant Manager  
Tredyffrin Township  
1100 DuPortail Road  
Berwyn, PA 19312

Re: Preliminary Subdivision - Parcel 43-5-1  
# Tredyffrin Township – SD-12-20-16585

Dear Mr. Baumann:

A Preliminary Subdivision Plan entitled "Parcel 43-5-1", prepared by Edward B. Walsh & Associates Inc., and dated October 2, 2019, was received by this office on December 29, 2020. 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 Yellow Springs Road (State Route 1016), east of General Alexander Drive
Site Acreage:	5.50
Lots/Units:	2 Lots
Non-Res. Square Footage:	0
Proposed Land Use:	Single Family Residential
Municipal Land Use Plan Designation:	Open Space, to the east of a Residential-Low Density designation
UPI#:	43-5-1

**PROPOSAL:**

The applicant proposes the creation of 2 single family residential lots. The existing residence will remain on Lot 2. The project site, which will be served by onsite water and onsite sewer, is located in the R 1/2 Residential zoning district.

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



**COUNTY POLICY:**

**LANDSCAPES:**

1. The project site is located within the **Rural Landscape** and **Valley Forge National Historical Park Overlay** 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. The **Valley Forge National Historical Park**, the site of the 1777-1778 Revolutionary War winter encampment of the American Army, preserves the land on which American soldiers sacrificed and persevered through great hardship for our nation’s founding and honors the ability of citizens to pull together and overcome adversity during extraordinary times. *Landscapes3* recognizes the Valley Forge National Historical Park as an overlay area on the Landscapes Map. Overlay areas do not replace the underlying landscape categories, but they identify areas where continued preservation of these resources is a high priority. Development within or adjacent to the Valley Forge National Historical Park should preserve key lands, adaptively reuse historic resources, and apply context-sensitive design to integrate with distinctive cultural features and the nationally significant cultural landscape. The proposed subdivision is consistent with the objectives of the **Rural Landscape**.

**WATERSHEDS:**

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

**PRIMARY ISSUES:**

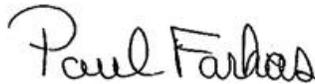
3. The Township 2011 Historic Resources Atlas indicates that the project site contains a Class 2 Historic Resource (it appears that all the existing buildings on the project site will remain). The applicant and Township should work to mitigate any negative impacts on the integrity of the existing historic 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).
4. There is an existing stone wall and hedgerow along the frontage of the property along Yellow Springs Road. The applicant should identify if the stone wall and hedgerow will be fully retained, and if the westernmost end of the stone wall will be fully restored as part of this project. Since this site is located at the entrance to the Valley Forge National Historic Park, this wall/hedgerow can provide screening between Yellow Springs Road and the new construction on Lot 1 that maintains the overall appearance of the corridor leading into the National Historic Park.

ADMINISTRATIVE ISSUES:

5. Land disturbance and land development activities that occur within the (East) Valley Creek watershed must comply with the applicable stormwater management ordinance standards as approved in the *Valley Creek Watershed Act 167 Stormwater Management Plan* (February 2011).
6. The site plan depicts the location of a recharge bed on Lot 1. Ongoing efforts by the municipality may be needed to educate the homeowner so that they can fully understand and fulfill the operation and maintenance requirements for these stormwater facilities.
7. The site plan and the Act 247 County Referral Form indicate that the site will be served by on-site water and on-site sewer. However, the site plan only depicts the location of an existing well on Lot 2, and an existing septic system situated within the central portion of Lot 1. The Township should reserve granting final plan approval until the location of the water and sewer facilities for both lots 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.
8. The cross-hatched area shown on Lot 2, which appears to correspond to a stone patio/stone pad for the existing residence on this lot, is not identified in the map legend. This should be clarified by the applicant.
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. A minimum of five (5) copies of the plan should be presented at the Chester County Planning Commission for endorsement to permit recording of the final plan in accord with the procedures of Act 247, the Pennsylvania Municipalities Planning Code, and to meet the requirements of the Recorder of Deeds, the Assessment Office, and the Health Department.

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

Sincerely,



Paul Farkas  
Senior Review Planner

cc: Daniel J. Piazza  
Edward B. Walsh & Associates, Inc.  
Chester County Health Department  
Anthony Antonelli, District Permits Manager, PennDOT  
Francis J. Hanney, PennDOT



# THE COUNTY OF CHESTER



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Government Services Center, Suite 270  
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January 19, 2021

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

Re: Final Subdivision - Steven R. & Lynn Morgan  
# West Fallowfield Township - SD-01-21-16589

Dear Ms. Wheeler:

A final subdivision plan entitled "Steven R. & Lynn Morgan", prepared by Commonwealth Engineers Inc., and dated December 15, 2020, was received by this office on January 5, 2021. This plan is reviewed by the Chester County Planning Commission in accord with the provisions of Section 502 of the Pennsylvania Municipalities Planning Code. We offer the following comments on the proposed subdivision for your consideration.

**PROJECT SUMMARY:**

Location:	Southwest side of Steelville Road, east of Thompson Road
Site Acreage:	40.92 acres
Lots:	3 lots proposed
Proposed Land Use:	Single Family Residential, Farm/Pasture Land
Municipal Land Use Plan Designation:	Agricultural Preserve, Open Space Network
UPI#:	44-4-37.3, 44-4-38

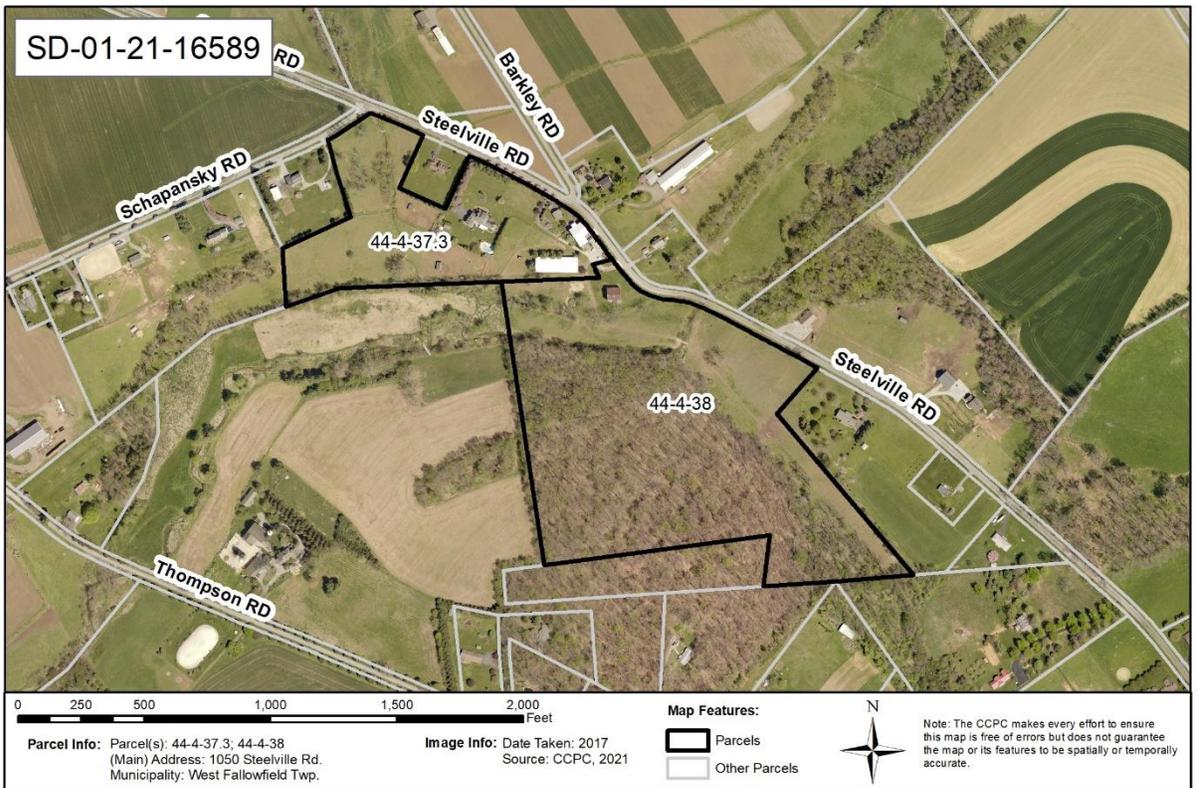
**PROPOSAL:**

The applicant proposes the creation of three lots from two existing lots. Two dwellings, a barn, a grist mill and other structures are located on the tract. No additional development is proposed by this subdivision. The site, which is served by on-site water and sewer facilities, is located in the West Fallowfield Township Agricultural zoning district.

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

**BACKGROUND:**

1. The Chester County Planning Commission previously reviewed a sketch plan for this tract. Our comments on that sketch plan were forwarded to the Township in a letter dated October 20, 2020, refer to CCPC SD-10-20-16513.



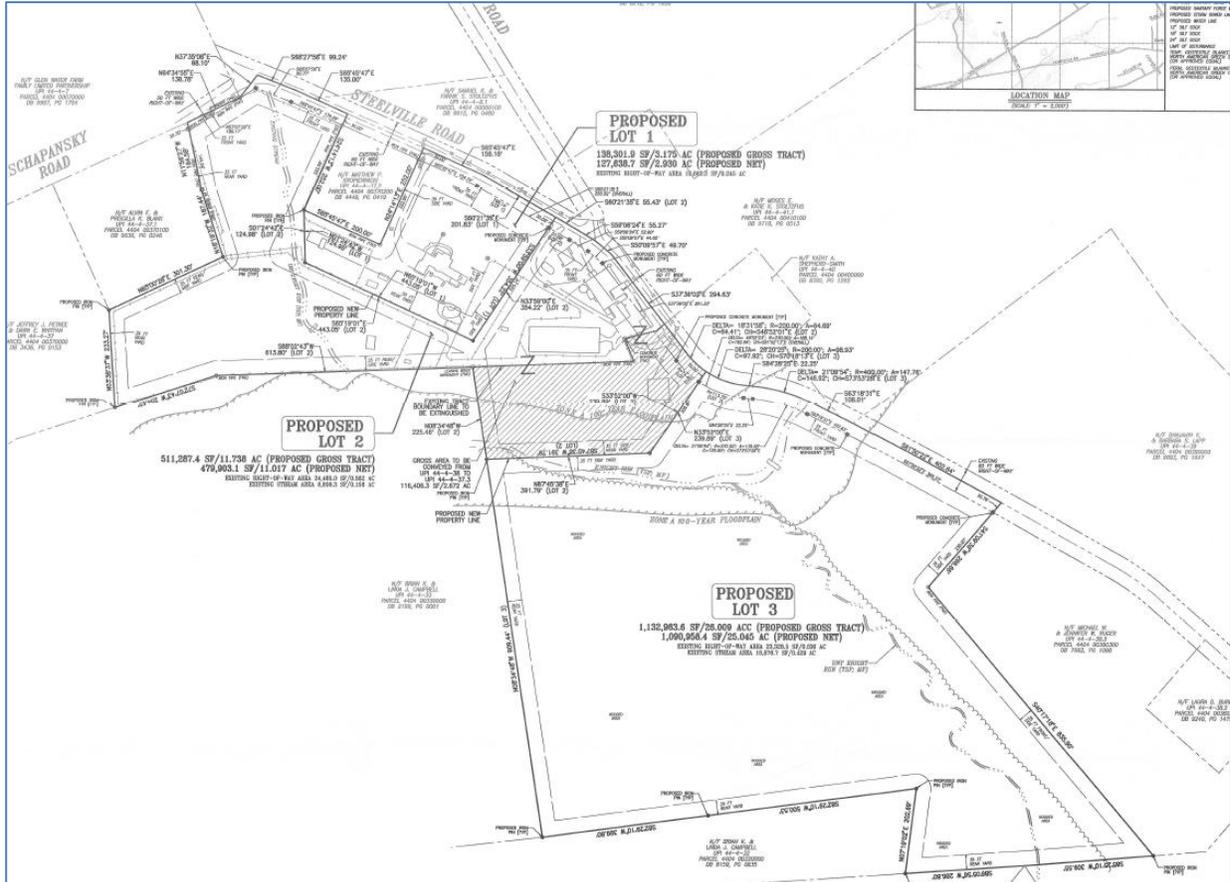
### LANDSCAPES:

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

### WATERSHEDS:

- Watersheds**, the water resources component of [Landscapes3](#), indicates the proposed development is located within the Knight Run subbasin of the Octoraro Creek watershed. **Watersheds'** highest priority land use objectives within this watershed are:
  - restore water quality of “impaired” streams and ground water,
  - reduce agricultural nonpoint source pollutants, and
  - implement comprehensive stormwater management.

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



*Detail of Steven R. & Lynn Morgan  
Final Subdivision Plan*

**PRIMARY ISSUES:**

4. The on-site water and on-site sewer facilities for all proposed lots should be shown. The applicant should also identify areas for a replacement on-lot sewage disposal systems that can be used in the event that the primary system fails.
5. Due to the sensitive environmental features on the tract, including a 100-year floodplain, steep slopes and wooded areas, and its designation in the West Fallowfield Township Comprehensive Plan as “Agricultural Preserve, Open Space Network”, we suggest that Lot 3 be deed-restricted from future development.

**ADMINISTRATIVE ISSUE:**

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

Page: 4  
Re: Final Subdivision - Steven R. & Lynn Morgan  
# West Fallowfield Township - SD-01-21-16589

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

Sincerely,

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

Wes Bruckno, AICP  
Senior Review Planner

cc: Commonwealth Engineers Inc.  
Chester County Health Department  
Steven R. & Lynn Morgan



# THE COUNTY OF CHESTER



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Executive Director

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January 8, 2021

Casey LaLonde, Manager  
West Goshen Township  
1025 Paoli Pike  
West Chester, PA 19380

Re: Preliminary/Final Land Development - 315 Snyder Avenue  
# West Goshen Township – LD-12-20-16557

Dear Mr. LaLonde:

A Preliminary/Final Land Development Plan entitled "315 Snyder Avenue", prepared by D.L. Howell and Associates, Inc., and dated December 2, 2020, was received by this office on December 9, 2020. This plan is reviewed by the Chester County Planning Commission in accord with the provisions of Section 502 of the Pennsylvania Municipalities Planning Code. We offer the following comments on the proposed land development for your consideration.

**PROJECT SUMMARY:**

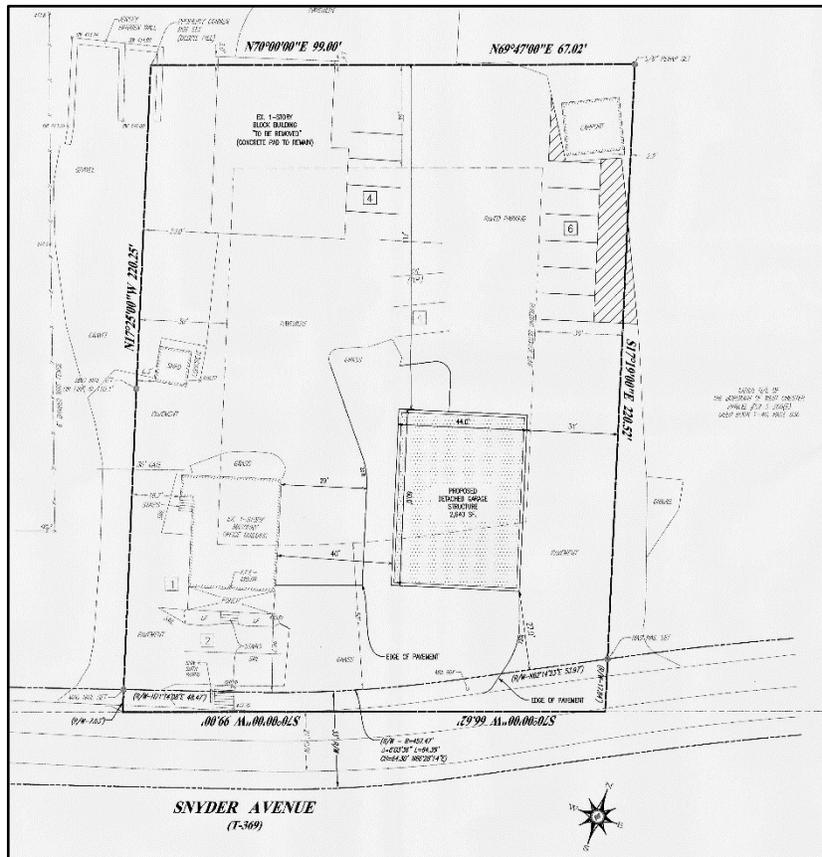
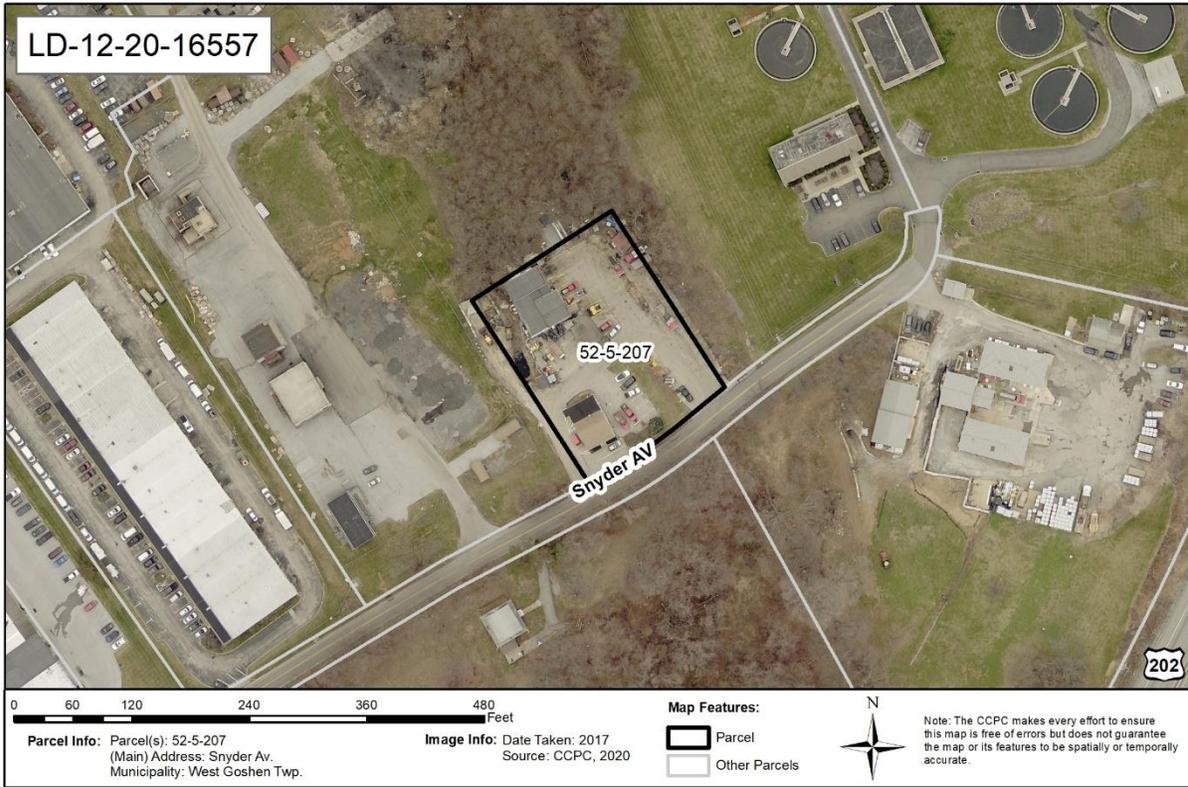
Location:	north side of Snyder Avenue, east of South Matlack Street
Site Acreage:	0.84
Lots/Units:	1 Lot
Non-Res. Square Footage:	2,640
Proposed Land Use:	Accessory garage for an existing industrial use
Municipal Land Use Plan Designation:	Commercial, Office, Industrial Infill
UPI#:	52-5-207

**PROPOSAL:**

The applicant proposes the construction of a 2,640 square foot accessory garage. While an existing office building will remain, an existing 1-story block building on the northern portion of the site will be removed. The project site, which will be served by public water and onsite sewer, is located in the I-2 Light Industrial zoning district.

We note that the Zoning Variance Granted Table on Sheet 1 indicates that, on December 4, 2019, the Township Zoning Hearing Board granted a variance from the building setback provisions, in order to permit the construction of a garage within 27 feet from the right-of-way of Snyder Avenue.

**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 1: Preliminary/Final Land Development - 315 Snyder Avenue

**LANDSCAPES:**

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

**WATERSHEDS:**

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

**PRIMARY ISSUES:**

3. The Township should verify that the design of the proposed outdoor lighting plan (Sheet 8) 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.
4. General Note 1 states that the existing office currently utilizes a cesspool for sewage disposal which will remain in operation, and the proposed garage will utilize a holding tank for sewage disposal. We recommend that the applicant investigate the feasibility of connecting to public sewer; County mapping records indicate that the project site is located within a public sewer service area. The Chester County Planning Commission does not endorse the use of on-site water or sewer for commercial or industrial uses, due to the potential for high wastewater flows and the contamination of groundwater resources.

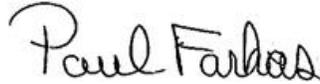
**ADMINISTRATIVE ISSUES:**

5. Land disturbance and land development activities that occur within Chester County must comply with the *County-wide Act 167 Stormwater Management Plan for Chester County, PA* (July 2013) and the associated Act 167 stormwater management ordinance standards adopted by each municipality.
6. The applicant should verify the accuracy of the parking tabulation table on Sheet 1. The figures provided in this table do not appear to correspond to the number of existing and proposed spaces shown on the plan.
7. A minimum of five (5) copies of the plan should be presented at the Chester County Planning Commission for endorsement to permit recording of the final plan in accord with the procedures of Act 247, the Pennsylvania Municipalities Planning Code, and to meet the requirements of the Recorder of Deeds, the Assessment Office, and the Health Department.

Page: 4  
Re: Preliminary/Final Land Development - 315 Snyder Avenue  
# West Goshen Township – LD-12-20-16557

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, slightly slanted style.

Paul Farkas  
Senior Review Planner

cc: Richard & Emma Smith  
D.L. Howell and Associates, Inc.  
Chester County Health Department



# THE COUNTY OF CHESTER



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Michelle Kichline

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Executive Director

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Government Services Center, Suite 270  
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January 8, 2021

Casey LaLonde, Manager  
West Goshen Township  
1025 Paoli Pike  
West Chester, PA 19380

Re: Final Subdivision - Woodlands at Greystone (Phase 2)  
# West Goshen Township – SD-12-20-16565

Dear Mr. LaLonde:

A Final Subdivision Plan entitled Woodlands at Greystone (Phase 2), prepared by Horizon Engineering Associates LLC, and dated August 4, 2009, and last revised on October 28, 2020, was received by this office on December 10, 2020. This plan is reviewed by the Chester County Planning Commission in accord with the provisions of Section 502 of the Pennsylvania Municipalities Planning Code. We offer the following comments on the proposed subdivision for your consideration.

**PROJECT SUMMARY:**

Location: west side of Phoenixville Pike, north side of Route 322 Bypass  
Site Acreage: 434.17 (overall tract area)  
Proposed Land Use: Phase 2-91 Residential Units (57 Single Family, 34 Twin Units)  
Municipal Land Use Plan Designation: High Density Residential; Mixed Use; and Open Space  
UPI#: 52-3J-82 to 52-3J-92, 52-3J-94 to 52-3J-104, 52-3J-107 to 52-3J-110, 52-3J-117, 52-3J-137 to 52-3J-140, 52-3J-184 to 52-3J-190, 52-3J-366 to 52-3J-376, 52-3J-414 to 52-3J-421, 52-3J-441 to 52-3J-474

**PROPOSAL:**

The Chester County Planning Commission has previously reviewed four plans for the development of this site, the latest of which, CCPC# SD-02-19-15781, dated March 15, 2019, addressed the phased construction of 589 residential units. Our copy of the final plan approved by the Township on May 30, 2019 is identified as Phase 1 of the Woodlands at Greystone development, consisting of 182 residential units. The current plan submission addresses revisions for Phase 2 of the project, which are generally minor in nature (ex. changes in the phase boundaries); the current plan submission indicates that Phase 2 consists of 91 residential units. We note that the overall lot layout and road configuration of the development appears to be identical to the previously approved plan. We also note that the Phasing Plan (Sheet 27B) indicates that Phase 3 of the project “may be broken into separate phases upon future phasing plan amendment.” The project site, which will be served by public water and public sewer, is located in the R-3B Flexible Design Conservation zoning district.

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



Page: 3  
Re: Final Subdivision - Woodlands at Greystone (Phase 2)  
# West Goshen Township – SD-12-20-16565

**COUNTY POLICY:**

**LANDSCAPES:**

1. The project site is located within the **Suburban Landscape** and **Natural Landscape** designations of *Landscapes3*, the 2018 County Comprehensive Plan. The proposed subdivision is consistent with the objectives of the **Suburban Landscape**.

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

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

Sincerely,



Paul Farkas  
Senior Review Planner

cc: RLD Greystone LLC  
Riley Riper Hollin & Colagreco  
Horizon Engineering Associates LLC



# THE COUNTY OF CHESTER



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Josh Maxwell  
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Brian N. O’Leary, AICP  
Executive Director

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January 6, 2021

Jon Altshul, Manager  
Westtown Township  
1039 Wilmington Pike  
West Chester, PA 19382

Re: Sketch Plan - Stokes Property  
# Westtown Township – SD-12-20-16556

Dear Mr. Altshul:

An unofficial Sketch Plan entitled "Stokes Property", prepared by D.L. Howell and Associates, Inc., and dated November 10, 2020, was received by this office on December 9, 2020. Although our review is not required by Act 247, the Pennsylvania Municipalities Planning Code (MPC) as amended, our comments are offered as a planning service at the request of Westtown Township. This review focuses primarily upon design and procedural-related issues and concerns to assist the applicant and Westtown Township in its review of this proposal prior to the official submission. This review does not replace the need for an official referral by Westtown Township of a preliminary or final plan, as required by the Pennsylvania Municipalities Planning Code.

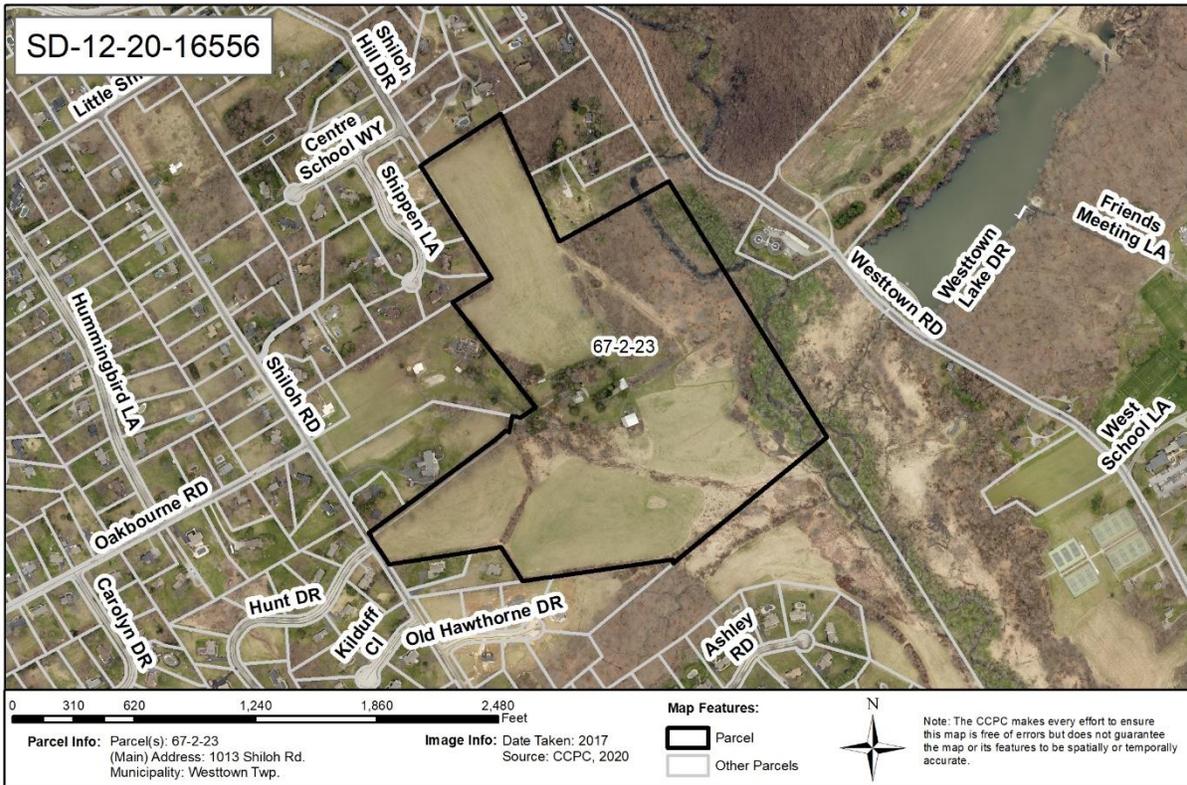
**PROJECT SUMMARY:**

Location:	east side of Shiloh Road, south of Little Shiloh Road
Site Acreage:	65.10
Lots/Units:	62 Lots
Non-Res. Square Footage:	0
Proposed Land Use:	Single Family Residential
New Parking Spaces:	0
Municipal Land Use Plan Designation:	Open Space, adjoining Neighborhood Conservation
UPI#:	67-2-23

**PROPOSAL:**

The applicant proposes the creation of 62 residential lots, and 35.97 acres of open space. The existing dwelling and accessory building will remain on Lot 62. The project site will be served by public water and public sewer; it is our understanding that the proposed sewer service will require an amendment to the Township’s Act 537 Plan. The project site is located in the R-1 Residential zoning district, and is being developed under the standards in Article IX-Flexible Development Procedure of the Township Zoning Ordinance.

**RECOMMENDATION: The County Planning Commission recommends that the issues raised in this letter be addressed, particularly the alternative sketch plan options discussed in comment #8, and all Township issues should be resolved before action is taken on this plan.**



**LANDSCAPES:**

1. The project site is located within the **Suburban Landscape** and **Natural Landscape** designations of [Landscapes3](#), the 2018 County Comprehensive Plan. The vision for the **Suburban Landscape** is predominantly residential communities with locally-oriented commercial uses and facilities, accommodating growth at a medium density that retains a focus on residential neighborhoods, with enhancements in housing diversity and affordability. Additionally, roads, sidewalks and paths with convenient access to parks and community facilities should be provided. As an overlay of all other landscapes, the county's **Natural Landscapes** consist of a network of streams, 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 single family residential development in accordance with the Township's Flexible Development Procedure standards is an appropriate use in a **Suburban Landscape designation**, careful consideration of any development activity on this site is required due to existing physical and environmental constraints, particularly the transmission pipelines that traverse the central portion of the site.

Additionally, the Future Land Use map in the Township's 2019 Comprehensive Plan indicates that the project is located in an Open Space category, adjoining a Neighborhood Conservation category to the north and to the west. It is identified on page 11-11 of the Township Comprehensive Plan that the key issues for open space are: permanency of open space; economic viability of private open space; sustainable use of open space; and interconnection of open spaces. The key issues for Neighborhood Conservation category, as noted on page 11-8 and 11-9, include the following: provision for pedestrian and bicycle interconnections; open space access; and historic preservation.



Sketch Plan Detail – Stokes Property

**Design Issues:**

2. Our copy of the Township Historic Resources Map indicates that the site contains a Class 2 historic resource, and we acknowledge and endorse that the density calculation table indicates that the applicant is requesting a bonus density for the restoration/rehabilitation of the historic resource. The Township should reserve granting final plan approval until the proposal has been reviewed by the Township’s Historical Commission. “Appreciate” Objective A of *Landscapes3*, the 2018 County Comprehensive Plan, is to preserve historic resources in their context while supporting appropriate reuse as a vital part of our community infrastructure and character. Additional information on this issue is available online at: [www.chescoplanning.org/Landscapes3/1c-Appreciate.cfm](http://www.chescoplanning.org/Landscapes3/1c-Appreciate.cfm).

3. The project site is traversed by two hazardous liquid transmission pipelines. 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>.
4. The applicant should identify if a stop sign will be provided for the proposed entrance at the Shiloh Road/Hunt Drive intersection. Due to existing slopes, and numerous intersecting streets to the north and south, there is the potential for sight distance issues at this intersection.
5. We recommend that sidewalks be provided for this development. Sidewalks are an essential design element for new construction in the **Suburban Landscape**.
6. The Parks and Open Space map in the Township’s 2019 Comprehensive Plan indicates the project site adjoins the Plumly Farm municipal open space area to the south. We recommend that the applicant and Township incorporate trails into the design of the proposed open space, including connection(s) to the proposed trail corridor on the adjoining Plumly Farm site depicted on the Trails and Bikeways map in the Township’s Comprehensive Plan. We also recommend that the applicant and Township consider utilizing all-weather materials in the construction of all trail corridors, which will accommodate a wider variety of uses, and be handicapped-accessible.
7. We recommend that, due to the topography of the area, the applicant and Township consider providing landscaping/buffering that exceeds the minimum requirements in the Township Code. In particular, there should be significant areas of landscaping provided between the proposed development and the neighboring properties in the vicinity of Shiloh Road, the Hawthorne subdivision, and Shippen Lane.
8. Due to the existing physical and environmental constraints of the project site, we recommend that the applicant and Township consider the alternative sketch plans provided on pages 6 through 8 of this review letter. We note that all three options provide for trail corridors within the open space, which extend to the Plumly Farm municipal open space area to the south, and reduce the overall length of the proposed roadway network (approximately 4,630 linear feet in the current sketch plans submission).

Option A on page 6 depicts the proposed construction of 41 townhouse units, with no new housing near the hazardous liquid transmission pipelines. This option is the County Planning Commission’s preferred option, because it stays clear of the pipelines, maintains significant open space, and protects the spatial integrity of the existing house grounds, including views to and from the house and the alignment of the existing driveway. Option B on page 7 depicts the proposed construction of 66 residential units (15 single family and 41 townhouse units), and Option C on page 8 depicts the proposed construction of 33 single family units. Options B and C illustrate proposed development scenarios that limit new housing near the pipelines, provide more interconnected open space, protect the existing house grounds, restrain the use of cul-de-sacs, and conserve existing vegetation and cultural features, such as hedgerows.

**Natural Features Protection:**

9. The sketch plan indicates that the project site contains precautionary slope (15-25 percent) and prohibitive slope (25 percent and greater) areas. The Township should verify that all necessary ordinance relief measures to permit grading in steep slope areas have been granted and that 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.
10. 2013 soils data indicates that the project site contains areas of predominantly hydric (wet) soils (Ba Baile, and Ha Hatboro) which have limitations to development. These limitations include drainage problems due to low permeability, low runoff rates and sub-surface saturation. When construction takes place on these soils, it interferes with the natural drainage of the land. If construction occurs on this site, on-site alterations to existing drainage patterns should be carefully inspected by the Township Engineer to insure that off-site drainage conditions are not negatively affected.
11. 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.
12. The plan and 2017 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. Additional native trees and shrubs should be incorporated into the landscaping plans to replace and mitigate the loss of removed trees.

**Agricultural Security Area:**

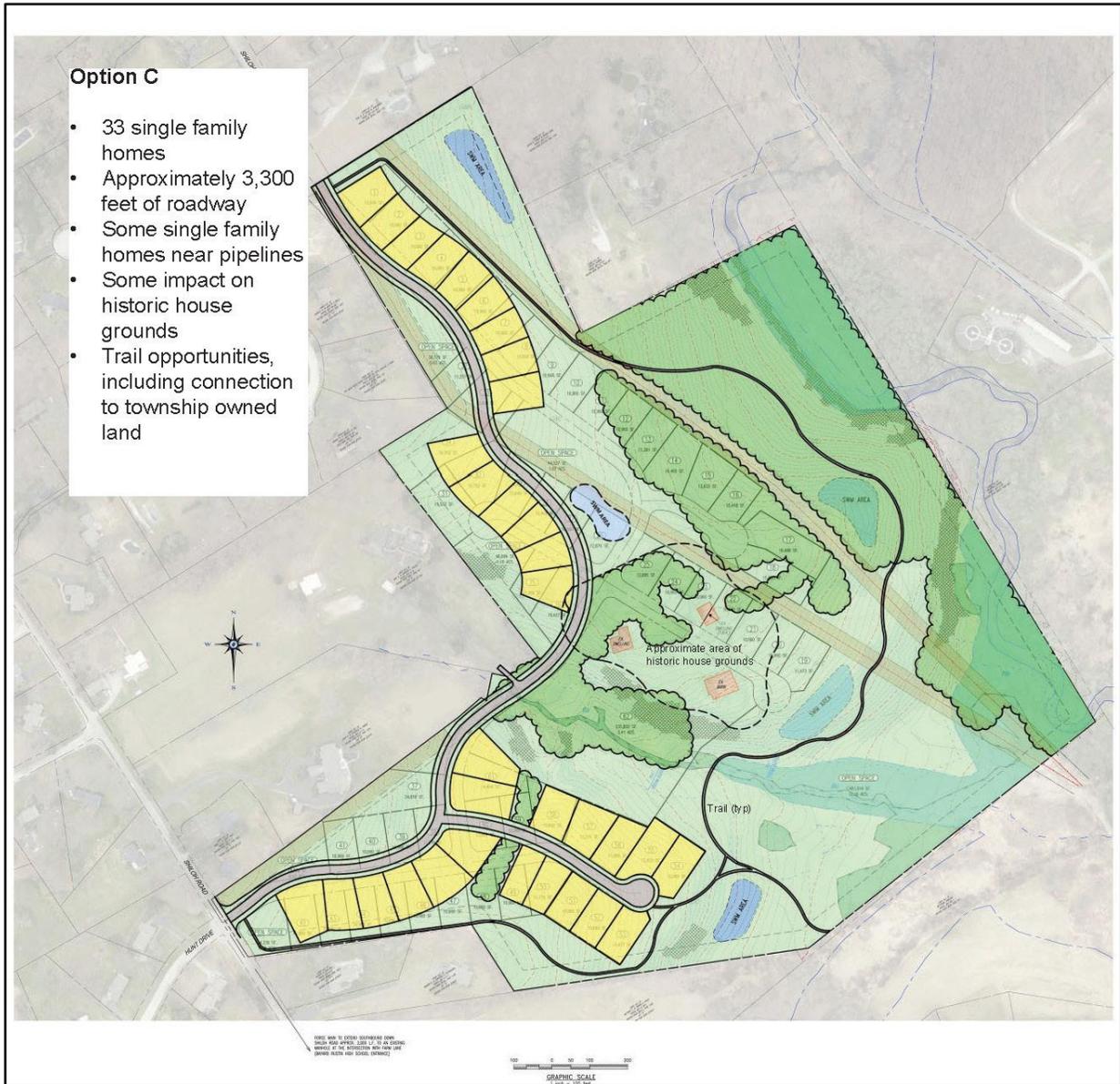
13. The site is located within an agricultural security area adopted by the Township in accordance with the Agricultural Security Area Act (Act 43). Adoption of an agricultural security area is a public policy statement for the preservation of agriculture. The proposed development does nothing to preserve agriculture which is contrary to the adopted land use policies of the Township. Before action is taken, the Township should consider how this development, and others like it, are changing the character of the Township from agricultural to residential, particularly the impact within the agriculture security area. The Township should consider how designation of agricultural security areas relates to its current zoning ordinance.



CCPC Alternative Sketch Plan – Option A  
(Base drawing from sketch plan, prepared by D.L. Howell & Associates, Inc., dated 11/10/2020)



CCPC Alternative Sketch Plan – Option B  
(Base drawing from sketch plan, prepared by D.L. Howell & Associates, Inc., dated 11/10/2020)



CCPC Alternative Sketch Plan – Option C  
(Base drawing from sketch plan prepared by D.L. Howell & Associates, Inc., dated 11/10/2020)

Page: 9  
Re: Sketch Plan - Stokes Property  
# Westtown Township – SD-12-20-16556

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

Sincerely,

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

Paul Farkas  
Senior Review Planner

cc: Lucille Stokes Irrevocable Trust  
D.L. Howell and Associates, Inc.

# Proposed Plan and Ordinance Reviews





# ORDINANCE PROPOSALS

1/1/2021 to 1/31/2021

The staff reviewed proposals for:

	Total
Subdivision and Land Development Ordinance (SLDO) Amendments	1
Zoning Map Amendments	1
Zoning Ordinance Amendments	5
<b>TOTAL REVIEWS</b>	<b>7</b>

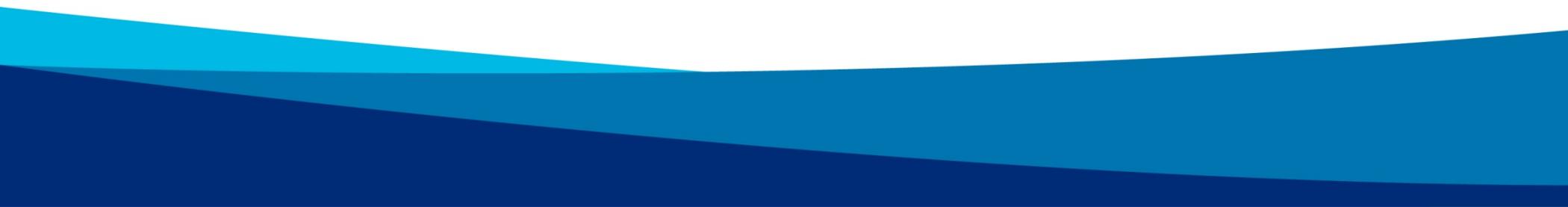
MUNICIPALITY	FILE NO.	REVIEW DATE	TOPIC	LANDSCAPES3 CONSISTENCY
East Coventry Township	ZA-01-21-16587	1/14/2021	<b>Proposed - Zoning Ordinance Amendment</b> Permitting educational uses, including storage related to educational uses, by special exception in the R-2 District	<b>Consistent</b>
East Pikeland Township	ZA-12-20-16581	1/21/2021	<b>Proposed - Zoning Ordinance Amendment</b> Adding a new Overlay District the KLID-Kimberton Low Impact Development, revising definitions and adding a new Section XXVIII addressing the overlay district provisions.	<b>Consistent</b>
East Whiteland Township	ZA-12-20-16561	1/8/2021	<b>Proposed - Zoning Ordinance Amendment</b> The Township proposes amendments to both its Zoning Ordinance and Zoning Map, pertaining to off-premises signs; it is our understanding that the primary intent of these amendments is to relocate the areas where off-premises signs are permitted in the Township, from areas along Route 30 to areas along Route 202.	<b>Consistent</b>
East Whiteland Township	ZM-12-20-16562	1/8/2021	<b>Proposed - Zoning Map Amendment</b> The Township proposes amendments to both its Zoning Ordinance and Zoning Map, pertaining to off-premises signs; it is our understanding that the primary intent of these amendments is to relocate the areas where off-premises signs are permitted in the Township, from areas along Route 30 to areas along Route 202.	<b>Consistent</b>

MUNICIPALITY	FILE NO.	REVIEW DATE	TOPIC	LANDSCAPES3 CONSISTENCY
Uwchlan Township	SA-01-21-16588	1/6/2021	<b>Proposed - SLDO Amendment</b> Transmission pipeline setback ordinance, and establishing a consultation zone, including definitions.	<b>Consistent</b>
Warwick Township	ZA-12-20-16586	1/19/2021	<b>Proposed - Zoning Ordinance Amendment</b> Zoning Ordinance Amendments: 1) Section 1900 of Warwick Township Zoning Ordinance 2) Section 2409 - HARB Applications 3) Section 1923 - Timber Harvesting PennState Model Regulations; 4) Section 1927 - Solar Energy System Buffers	<b>Consistent</b>
West Bradford Township	ZA-12-20-16568	1/11/2021	<b>Proposed - Zoning Ordinance Amendment</b> Redefine terms related to signs, address applications for billboards and related regulations; further updating sign regulations.	<b>Consistent</b>

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

**TOTAL NUMBER OF ORDINANCE PROPOSALS CONSISTENT WITH LANDSCAPES3: 7**

# Ordinance Review Letters





# THE COUNTY OF CHESTER



COMMISSIONERS  
Marian D. Moskowitz  
Josh Maxwell  
Michelle Kichline

Brian N. O'Leary, AICP  
Executive Director

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

January 15, 2021

David Kraynik, Manager  
East Coventry Township  
855 Ellis Woods Road  
Pottstown, PA 19465

Re: Zoning Ordinance Amendment - Permitting Educational Uses, Storage Related to Educational Uses, and Educational Services Center, by Special Exception in the R-2 District  
# East Coventry Township - ZA-01-21-16587

Dear Mr. Kraynik:

The Chester County Planning Commission has reviewed the proposed East Coventry 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 December 28, 2020. We offer the following comments to assist in your review of the proposed East Coventry Township Zoning Ordinance amendment.

## DESCRIPTION:

1. East Coventry Township proposes to permit educational uses, including storage related to educational uses, and educational services center, by special exception in the R-2 Residential District, provided the property is served by public water and sewer facilities.

## COMMENTS:

2. We suggest that the Township define "educational services center" in the Zoning Ordinance; this term seems overly broad and may result in confusion in the administration of the Ordinance. The Township Zoning Ordinance that is available online does not define this term.
3. The Township should consider the type and character of the "storage related to educational uses" that would be permitted in the R-2 District. Specifically, the Township should consider whether school busses will be so classified. If so, we suggest that the Township consider issues such as screening, vehicle circulation and traffic planning, control of oils and other fluids that may be deposited from busses, and parking area lighting.
4. The permitted uses would be regulated by special exception in the proposed amendment. The special exception process is an appropriate because it can help limit potential adverse effects of developments. We recommend that the Zoning Hearing Board consider reasonable conditions on applications pursuant to this amendment. Such conditions are authorized under Section 912.1 of the Pennsylvania Municipalities Planning Code, which states that "... the board may attach such reasonable conditions and safeguards, in addition to those expressed in the [zoning] ordinance, as it may deem necessary to implement the purposes of this act and the zoning ordinance."

Page: 2

Re: Zoning Ordinance Amendment - Permitting Educational Uses, Storage Related to Educational  
Uses, and Educational Services Center, by Special Exception in the R-2 District  
# East Coventry Township - ZA-01-21-16587

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

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

Sincerely,

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

Wes Bruckno, AICP  
Senior Review Planner



# THE COUNTY OF CHESTER



COMMISSIONERS  
Marian D. Moskowitz  
Josh Maxwell  
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West Chester, PA 19380-0990  
(610) 344-6285 Fax (610) 344-6515

January 22, 2021

Kimberly Moretti, Manager  
East Pikeland Township  
PO Box 58  
Kimberton, PA 19442

Re: Zoning Ordinance Amendment – Kimberton Low Impact Development Overlay District  
# East Pikeland Township - ZA-12-20-16581

Dear Ms. Moretti:

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 December 23, 2020. We offer the following comments to assist in your review of the proposed Zoning Ordinance Amendment.

## DESCRIPTION:

1. The Township proposes the following amendments to its Zoning Ordinance:
  - A. Two definitions are deleted and seven new definitions are added to Section 201 Definitions;
  - B. The Kimberton Low Impact Development Overlay District is to be added to Section 300.2, which lists the Township's zoning overlay districts;
  - C. Article XXVIII is added to address the provisions of the proposed Kimberton Low Impact Development Overlay District, which includes: Purpose statements, Applicability, Use Regulations, Density and Density Bonus Regulations, Area, Bulk and Dimensional Regulations, Design and Performance Standards for Low Impact Development Housing Communities and Ownership and Governance.
  - D. The Township zoning map is revised to indicate the proposed extent of the KLID overlay district, which overlays the KV-Kimberton Village and the KR-Kimberton Residential base zoning districts.

## BACKGROUND:

2. The Chester County Planning Commission has reviewed several iterations of zoning ordinance amendments addressing infill development in Kimberton. Our most recent major review on this topic was dated April 19, 2017 and included an Act 247 review and a VPP-Vision Partnership Program final grant review for proposed amendments to the zoning ordinance to facilitate context appropriate development and redevelopment of historic Kimberton Village.

**LANDSCAPES:**

3. The KV and KR zoning districts are 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 amendment is consistent with the objectives of the **Suburban Landscape**.  
Kimberton is identified as a Historic Village on the Significant Historic Landscapes Overlay map in [Landscapes3](#). “Appreciate” Objective A of [Landscapes3](#), 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).

**COMMENTS:**

4. The Township should review the wording of the definitions proposed. We suggest the following revisions. In the definition of Age Restricted Housing Community, subsection .b(ii) the phrase “...regardless of age” should be qualified to indicate that it is applicable to the handicapped dependents. The definition of the term “Clubhouse Building” should be revised to delete the word “Clubhouse” within the definition; in other sections of the amendment the term “Community Building” is used. If these two terms are interchangeable, then it should be included in the definition. The wording related to types of housing permitted in the definition of the term “Low Impact Development Housing Community” should be revised to replace the phrase in the second sentence “...that may contain...” with “including” or “such as”. Also in the same definition the bracketed phrase “(as opposed to a vehicular street)” should be replaced with a reference to the definition of “Pedestrian Street”.
5. We recommend that Section 2801 Applicability begin with a statement that indicates that the proposed Kimberton Low Impact Development Overlay District (KLID) is applicable as an overlay district in the KV-Kimberton Village and KR-Kimberton Residential base districts.
6. The Township should consider a standard Townhouse width dimension in determining the maximum length of a Townhouse building. As written the maximum number of units in a Townhouse building is 6 and the maximum building length for a Townhouse is 90, which yields a Townhouse width of 15 feet. This is inconsistent with the Minimum Building Width figure of 20 feet of Section 2804.7. The 15 foot width is also significantly smaller than the standard Townhouse width. While we acknowledge this should yield a smaller footprint, non-standard or custom design dwellings are typically more expensive.
7. We suggest that the first sentence of proposed Section 2800.5 should be revised to read, “Provide additional housing options in the community with fewer additions to school enrollment, creating a positive fiscal impact for schools.” Section 2800.16 should be revised to read, “To promote development that has less ecological impact and comparable fiscal impact to traditional development styles.” Section 2800.17 should be revised to read, “To promote a lifestyle that has less impact on the environment and promotes conservation.” In Section 2804.4 for clarity, we suggest that the second sentence be revised to read: “The Community may include combinations of dwelling types. ...”

Page: 3

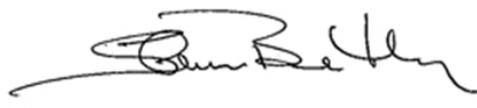
Re: Zoning Ordinance Amendment – Kimberton Low Impact Development Overlay District  
# East Pikeland Township - ZA-12-20-16581

8. We recommend that Section 2805.4, Park Recreation, Open Space, Greenway and Trail Standards include a provision that requires a centrally located usable open space for community gatherings and recreation.
9. The Township should include language in Section 2805 that requires the design of the buildings and community center to be consistent with that of Historic Kimberton. New development should closely follow the massing, rooflines, fenestration and style of the village, so that it appears to be a natural extension of Kimberton.
10. The proposed ordinance language should specifically state if pervious pavement is to be considered pervious or impervious for clarity and the purposes of calculation.
11. The local Fire Marshal should be consulted regarding the minimum side and rear yard dimensions to ensure that personnel and equipment will have access to address fire emergencies. As written Minimum side and rear yards are not required.
12. We suggest that the required SITES v2 Rating System provisions and the HERS Home Energy Rating System Index provisions be incorporated into a separate document that would be referenced in the Zoning Ordinance. The Design Guidelines Handbook for Age Restricted Housing and Low Impact Development Housing Communities (a possible title) would include the provisions listed in Design Performance Standards of Section 2805.9 and .10 for the SITES v2 and HERS Rating Systems and could also include graphics, photos and examples of how the Systems are utilized and information on where they have been used for existing projects. The organizations that created and administer these systems may have existing publications that are available for this purpose. This approach streamlines the proposed zoning ordinance amendment by relocating the extensive technical provisions and two-page table. An added advantage of using a Handbook approach is that if either of these systems are revised or new versions are created a zoning ordinance amendment would not be required.
13. Section IV of the amendment proposes revising the Township zoning map to indicate the extent of the proposed Kimberton Low Impact Development Overlay District (KLID), however the attachment (A) containing the revised map was not included with this submission. The Township should ensure that that the map amendment is included prior to taking action on this submission.

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

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

Sincerely,



Glenn Bentley  
Senior Review Planner



# THE COUNTY OF CHESTER



COMMISSIONERS  
Marian D. Moskowitz  
Josh Maxwell  
Michelle Kichline

Brian N. O'Leary, AICP  
Executive Director

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

January 8, 2021

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

Re: Zoning Ordinance Amendment – Off-Premises Signs; and  
Zoning Map Amendment – OS Open Space to PO Professional Office  
# East Whiteland Township – ZA-12-20-16561 and ZM-12-20-16562

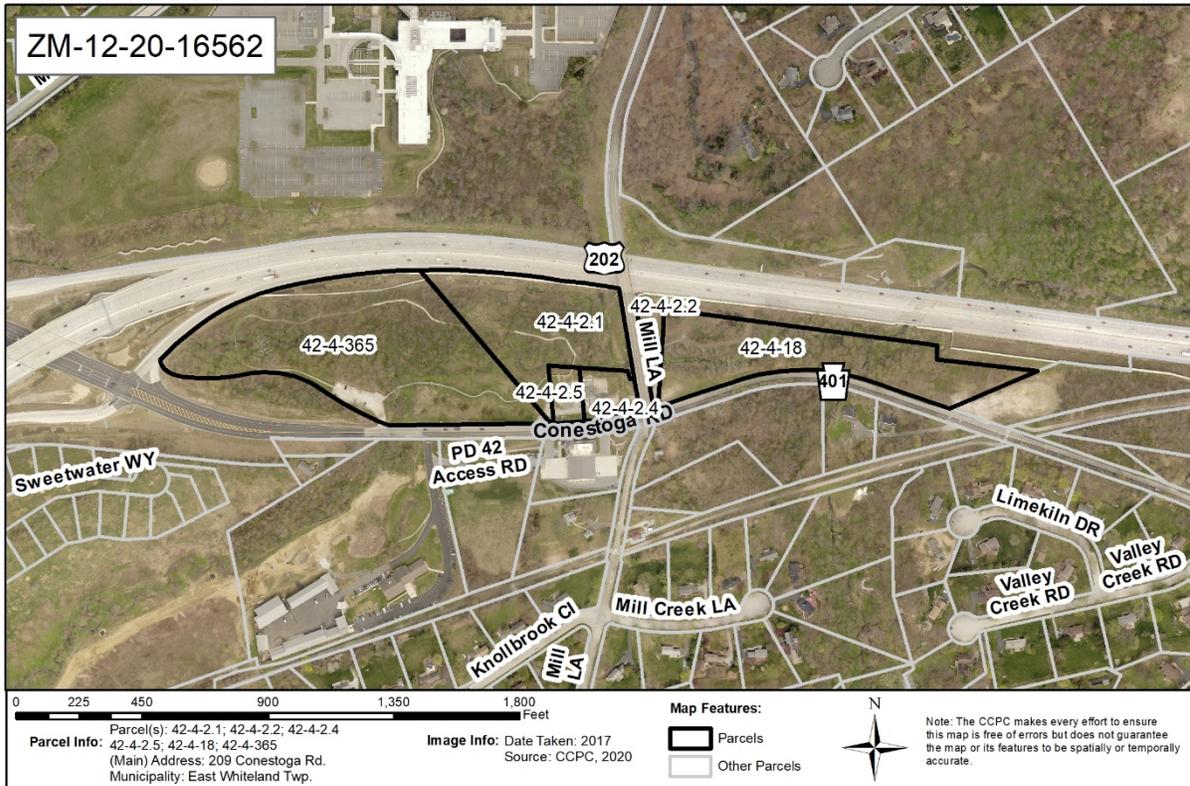
Dear Mr. Barner:

The Chester County Planning Commission has reviewed the proposed Zoning Ordinance and Zoning Map Amendments as submitted pursuant to the provisions of the Pennsylvania Municipalities Planning Code, Section 609(e). The referral for review was initially received by this office on December 11, 2020, and a revised version of both amendments was received on December 31, 2020. This review addresses the revised versions received on December 31, 2020.

## DESCRIPTION:

1. The Township proposes the following amendments to its Zoning Ordinance and Zoning Map (it is our understanding that the primary intent of these amendments is to relocate the areas where off-premises signs are permitted in the Township):
  - A. Delete Section 200-85, Off-Premises Signs, to be replaced by the proposed language in Section 1 of the draft zoning ordinance amendment. The proposed revisions to the existing off-premises sign standards include the following:
    - a. While off-premises signs are currently permitted to be located within 75 feet of right-of-way of Lancaster Avenue and within 2,100 of the municipal boundary, the proposed ordinance language would permit off-premises signs in the PO Professional Office district, provided that the lot is located on the south side of Route 202, and the sign is located within 75 feet of the Route 202 right-of-way;
    - b. Increase the maximum permitted sign area, which is currently 300 square feet, to 672 square feet;
    - c. Change the maximum permitted height from 45 feet to 50 feet; and
    - d. Change the minimum message duration for electronic displays from 10 seconds to 8 seconds.
  - B. Change the zoning designation of the following parcels, situated on the east and west side of Mill Lane, between Route 202 to the north and Route 401 to the south, from OS Open Space to PO Professional Office:
    - a. UPI# 42-4-365, 7.8 acres;
    - b. UPI# 42-4-2.1, 3.4 acres;

- c. UPI# 42-4-2.5, 0.72 acres;
- d. UPI# 42-4-2.4, 0.73 acres;
- e. UPI# 42-4-2.2, 0.3 acres; and
- f. UPI# 42-4-18, 6.5 acres.



AREA EVALUATION:

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

Land Use:

- 2. County Assessment records indicate that all six parcels are owned by East Whiteland Township. Map 11: Community Facilities in the Township’s 2016 Comprehensive identifies UPI# 42-4.21 and #42-4-365 as the Ecology Park Open Space area, and UPI# 42-4-2.2 and 42-4-18 as “Twp. Owned Property.”

Adjacent Zoning:

- 3. The land to the southeast along the south side of Route 202 is zoned OS Open Space. The land on the south side of Conestoga Road east of Mill Lane is zoned R-1 Low Density Residential. The land on the south side of Conestoga Road west of Mill Lane is zoned either INS Institutional or R-1 Low Density Residential. The land on the north side of Route 202, west of Mill Lane, is zoned PO Professional Office. The land on the north side of Route 202, east of Mill Lane, is zoned R-1 Low Density Residential.

Page: 3

Re: Zoning Ordinance Amendment – Off-Premises Signs; and  
Zoning Map Amendment – OS Open Space to PO Professional Office  
# East Whiteland Township – ZA-12-20-16561 and ZM-12-20-16562

Municipal Comprehensive Plan:

4. Map 5: Future Land Use in the Township’s 2016 Comprehensive Plan indicates that the parcels proposed to be rezoned PO Professional Office are located in an Open Space designation. Figure 12-Future Land Use Category Descriptions on page 39 describes the Open Space category as “functional recreation areas, such as public parks and trails, natural open space for conservation, preservation, or recreational use.”

While we note that the land on the north side of Route 202 west of Mill Lane is located in an Office/Business Park designation on the Township’s Future Land Use map, the land on the south side of Conestoga Road is located in either a Low Density Residential or Institutional Designation, and the land on the north side of Route 202 east of Mill Lane is also located in a Low Density Residential designation.

LANDSCAPES:

5. The project site is located within the **Suburban Landscape** and **Natural Landscape** designations of [Landscapes3](#), the 2018 County Comprehensive Plan. The vision for the **Suburban Landscape** is predominantly residential communities with locally-oriented commercial uses and facilities, accommodating growth at a medium density that retains a focus on residential neighborhoods, with enhancements in housing diversity and affordability. 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 uses permitted in the Township’s PO Professional Office zoning district, as set forth in Attachment 6-Table of Permitted Uses for Mixed Use Districts of the Township Zoning Ordinance, are appropriately located within a **Suburban Landscape** designation, this does not appear to be an appropriate location for off-premises signs in the Township. “Preserve” Recommendation #5 of [Landscapes3](#) (page 55) is to enhance the protection of historic resources, cultural resources, and scenic viewsheds through open space preservation techniques. This issue is further discussed in comment #6.

COMMENTS:

6. We recommend that, instead of the location proposed by these amendments, East Whiteland Township consider other areas in the Township for off-premises signs, such as the Route 29 corridor. Off-premises signs appear to be out of character along the south side of Route 202 in this area of the Township. The Township’s Future Land Use map indicates that the area of the Township along the south side of Route 202, from Swedesford Road to the east to Planebrook Road to the west, is located within a mix of open space, low density residential, institutional, and medium density residential designations.
7. We suggest that the Township review the Digital and Electronic Signs Planning Tool on the Commission’s website for additional issues to consider prior to finalizing the proposed zoning (text) amendment language. This tool, which includes links to model ordinance language, is available online at:  
[www.chescoplanning.org/MuniCorner/Tools/DigitalSigns.cfm](http://www.chescoplanning.org/MuniCorner/Tools/DigitalSigns.cfm).

Page: 4  
Re: Zoning Ordinance Amendment – Off-Premises Signs; and  
Zoning Map Amendment – OS Open Space to PO Professional Office  
# East Whiteland Township – ZA-12-20-16561 and ZM-12-20-16562

Another source of information that the Township could review is the research from the American Association of State Highway and Transportation Officials (AASHTO), regarding roadside advertising and driver distraction, which is summarized at:

<http://www.chescoplanning.org/municorner/etools/pdf/NAHBAFINAL-Wachtel.pdf>.

8. The Township should consider the rationale for proposing to increase the maximum area for off-premises signs, which is considerably larger than typically permitted by many other municipalities. According to our records, there are currently only four Chester County municipalities that permit off-premises signs greater than 672 square feet: West Nantmeal Township (680 square feet); Upper Uwchlan Township (700 square feet); City of Coatesville (960 square feet); and Lower Oxford Township (960 square feet). We suggest that the Township review the *Montgomery County Planning Commission's Model Sign Ordinance*, which includes an appendix on calculating the permitted size for off-premises signs, which considers such factors as rate of speed and viewer reaction time (page 119). This document 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)
9. We suggest that Section 200-85.K, hours of operation, be revised to reference “residential uses,” rather than “residential zoning districts,” as there may be legal nonconforming residential uses and/or multi-family residential development impacted by off-premises signs that are not currently zoned residential.
10. We suggest that the Township Solicitor verify whether Section 200-85.L.(1), as currently written, is appropriate as is it relates to sign content.
11. While it our understanding that the primary intent of these amendments is to relocate the areas where off-premises signs are permitted in the Township, from areas along Route 30 to areas along Route 202, the text of the proposed zoning map amendment does not contain any references to off-premises signs. This should be clarified by the Township.
12. Prior to taking action on these amendment, the Township should ensure that they have met the posting and notification requirements for zoning map amendments as set forth in Section 609 of the PA Municipalities Planning Code (PA MPC).

**RECOMMENDATION: We recommend that the Township consider other areas that would be more appropriate locations for off-premises signs. The Township should also consider the other issues raised in this letter before taking action on the proposed zoning ordinance and zoning map amendments.**

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

Sincerely,



Paul Farkas  
Senior Review Planner



# THE COUNTY OF CHESTER



COMMISSIONERS  
Marian D. Moskowitz  
Josh Maxwell  
Michelle Kichline

Brian N. O'Leary, AICP  
Executive Director

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

January 7, 2021

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

Re: Subdivision and Land Development Ordinance Amendment – Setbacks for New Development  
Adjacent to Gas Transmission Pipelines and Establishing a Consultation Zone  
# Uwchlan Township - SA-01-21-16588

Dear Ms. Giordano:

The Chester County Planning Commission has reviewed the proposed Uwchlan Township Subdivision and Land Development Ordinance amendment as submitted pursuant to the provisions of the Pennsylvania Municipalities Planning Code, Section 505(a). The referral for review was received by this office on December 18, 2020. We offer the following comments to assist in your review of the proposed Subdivision and Land Development Ordinance amendment.

## DESCRIPTION:

1. Uwchlan Township proposes the following amendments to its Subdivision and Land Development Ordinance:
  - a. Define “Consultation Zone”, “Pipeline” and “Surface Land Uses Associated with Transmission Pipelines” and “Transmission Pipelines”;
  - b. Require a minimum setback of 300 feet from any existing or proposed transmission pipeline right-of-way for specified uses;
  - c. Require that applications for new residential structures and commercial, industrial and institutional uses proposed within 1,000 feet of any existing or proposed transmission pipeline right-of-way include written verification from the applicant that, among other requirements:
    - The applicant has contacted the pipeline operator and has provided the pipeline operator with documentation detailing the proposed development activity;
    - The applicant has made sufficient access to the pipeline available to the pipeline operator for routine maintenance and emergency operations, and
    - The pipeline operator has reviewed the documents for compatibility.

## BACKGROUND:

2. The Chester County Planning Commission received two previous amendments to the Township Subdivision and Land Development Ordinance relating to this matter. Our comments on those proposed

Page: 2

Re: Subdivision and Land Development Ordinance Amendment – Setbacks for New Development  
Adjacent to Gas Transmission Pipelines and Establishing a Consultation Zone  
# Uwchlan Township - SA-01-21-16588

amendments were submitted to the Township in letters dated October 7, 2020; refer to CCPC # SA-09-20-16478, and October 27, 2020; refer to CCPC # SA- SA-10-20-16515. The current submission is not substantially different from the earlier submissions.

**RECOMMENDATION: We commend the Township for proactively addressing pipeline safety precautions in their land development regulations. The Commission supports the adoption of the proposed Subdivision and Land Development Ordinance amendment.**

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

Sincerely,

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

Wes Bruckno, AICP  
Senior Review Planner



# THE COUNTY OF CHESTER



COMMISSIONERS  
Marian D. Moskowitz  
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Executive Director

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

January 20, 2021

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

Re: Zoning Ordinance Amendment - Timber Harvesting, General Principal Use Regulations in the R-A, NHP, INS Districts, Solar Energy Systems and Facilities, Clarification of Historic Resources Subject to HARB Review  
# Warwick Township - ZA-12-20-16586

Dear Ms. Grimley:

The Chester County Planning Commission has reviewed the proposed Warwick 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 December 29, 2020. We offer the following comments to assist in your review of the proposed Warwick Township Zoning Ordinance amendment.

## DESCRIPTION:

1. The Township proposes the following amendments to its Zoning Ordinance:
  - A. Timber Harvesting Regulations.

Timber harvesting regulations are proposed to be amended, including definitions, specifying timbering activities that are required to comply with the provisions of the Ordinance and which are exempt (notably, some non-commercial thinning measures are exempt, but if more than one-third of the trees on a property are proposed for removal, no subdivision or land development plan shall be submitted for the property within five years), notification (to the Township) procedures for proposed timbering activities, regulations regarding the conduct of timbering activities, and enforcement measures are proposed. Forestry is to be permitted by-right in all zoning districts as required by the Pennsylvania Municipalities Planning Code
  - B. General Principal Use Regulations in the R-A, NHP, INS Districts.

Regulations in the R-A Residential/Agricultural, the NHP Natural Heritage Protection and the INS Institutional Districts are proposed, such that if a property is greater than 20 acres, a total of two single-family detached dwelling units may be permitted without a formal subdivision approval, subject to conditions. For parcels between 50 and 100 acres, a total of three may be permitted, and for greater than 100 acres, a total of five may be permitted.

Page: 2

Re: Zoning Ordinance Amendment - Timber Harvesting, General Principal Use Regulations in the R-A, NHP, INS Districts, Solar Energy Systems and Facilities, Clarification of Historic Resources Subject to HARB Review

# Warwick Township - ZA-12-20-16586

C. Solar Energy Systems and Facilities Regulation.

The Township's solar energy ordinance provisions are proposed for amendment. A solar energy system shall be permitted in all zoning districts as an accessory use subject to specified requirements.

Also, a solar energy system shall be permitted as an accessory use to a historic resource and within Historic Districts, provided the system is consistent with Ordinance regulations regarding the protection of historical, architectural, and archaeological resources. Solar Energy Systems proposed on a property containing a Historic Resource within the Historic Districts is to be regulated by conditional use and upon recommendation of the Warwick Township Historical and Architectural Review Board.

Any ground-mounted system is required to be screened to mitigate negative offsite visual impacts and glare onto any residentially zoned adjacent property that is or used for residential purposes, as well as from adjacent roadways.

D. Clarification of Historic Resources Subject to HARB Review.

Historical, architectural and archeological resources protection regulations are proposed to be revised, such that the provisions will apply only to Class 1 Historic Resources within the boundaries of the registered historic districts, or to Class 1 or 2 Historic Resources within an Historic Village Cluster; and certain physical activities at a "contributing historic structure" will require compliance with the provisions of the Ordinance.

COMMENTS:

2. Timber Harvesting Regulations.

We understand that the Township Solicitor has reviewed the proposed language for consistency with the Pennsylvania (Act 38) Agriculture, Communities and Rural Environment "ACRE" regulations. We recommend that the Township Solicitor verify that the proposed language is consistent with the recent decisions of the State Attorney General's office related to timber harvesting (information on this matter is available at <http://www.attorneygeneral.gov/resources/acre/>.) We note that municipalities must show a clear differentiation between "timber harvesting" (which is protected under ACRE) and the removal of woodlands for development or other purposes. Also, the Township should ensure that the Ordinance will regulate timber harvesting activities, such as timber grown for veneer woods, nursery plant materials, and Christmas tree farms, similarly to how other normal agricultural activities are regulated.

We also suggest that the Township review the recently updated publication "Forest Management and Timber Harvesting in Pennsylvania" by the Penn State Extension, at: <https://extension.psu.edu/forest-management-and-timber-harvesting-in-pennsylvania>. A model ordinance in this publication has been determined by the Attorney General to be consistent with ACRE.

3. General Principal Use Regulations in the R-A, NHP, INS Districts.

It appears that the proposed amendment will require the placement of dwellings such that the dwellings may occupy separate lots if subdivided in the future; this provision is appropriate. When additional dwellings are permitted pursuant to the provisions of this proposed ordinance, we suggest that the Township ensure that the resultant dwellings are located on

Page: 3

Re: Zoning Ordinance Amendment - Timber Harvesting, General Principal Use Regulations in the R-A, NHP, INS Districts, Solar Energy Systems and Facilities, Clarification of Historic Resources Subject to HARB Review

# Warwick Township - ZA-12-20-16586

the tract so that they are compatible with the character of the area, such as by placement on the tract in such a way that sensitive environmental features are avoided, location near other dwellings, etc.

4. Solar Energy Systems and Facilities Regulation.

The Chester County Planning Commission encourages the use of alternate energy systems. *Landscapes3* “Connect” recommendation is: “**Support a resilient and clean energy network**”. This amendment can further encourage the use of alternate energy systems by removing the potential cost and delay of additional application costs by applicants.

The Township should be aware, however, that the proposed requirement that the ground-mounted system shall be effectively screened to mitigate negative offsite visual impacts and glare onto any residentially zoned adjacent property that is or used for residential purposes, as well as from all adjacent public roadways, may be difficult to implement because solar facilities typically need unobstructed solar access; the required screening may result in limiting this access. Also, the requirement that such systems be screened to mitigate “negative” impacts may be subjective and open to alternative interpretations. We suggest that the Township consider varying the location of ground-mounted systems, and using greater setbacks, to create more screening.

The Chester County Planning Commission’s **Green Development Codes and Ordinances** eTool contains information on solar energy systems, at:

<https://www.chescoplanning.org/MuniCorner/eTools/06-GreenDevCodes.cfm>

5. Clarification of Historic Resources Subject to HARB Review.

The proposed provisions appear to be appropriate, and we suggest that the Township Historical and Architectural Review Board comment on the language.

**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,



Wes Bruckno, AICP  
Senior Review Planner



# THE COUNTY OF CHESTER



COMMISSIONERS  
Marian D. Moskowitz  
Josh Maxwell  
Michelle Kichline

Brian N. O’Leary, AICP  
Executive Director

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

January 11, 2021

Justin Yaich, Manager  
West Bradford Township  
PO Box 562  
West Chester, PA 19381-0562

Re: Zoning Ordinance Amendment – Billboards and Signs  
# West Bradford Township - ZA-12-20-16568

Dear Mr. Yaich:

The Chester County Planning Commission has reviewed the proposed West Bradford Township Zoning Ordinance amendment as submitted pursuant to the provisions of the Pennsylvania Municipalities Planning Code, Section 609(e). The referral for review was received by this office on December 14, 2020. We offer the following comments to assist in your review of the proposed West Bradford Township Zoning Ordinance amendment.

DESCRIPTION:

1. West Bradford Township proposes the following amendments to its Zoning Ordinance:
  - a. Redefine terms related to signs, including: Billboard, Digital Billboard, Freestanding Sign, and Sign;
  - b. Regulate billboards by conditional use and permit them only along the east side of Route 322;
  - c. Regulate and require size, setback, location, lighting and design standards for billboards;
  - d. Regulate digital billboards; and
  - e. Revise the Township’s general sign regulations.

COMMENTS:

2. We commend the Township for proposing many appropriate standards for billboards and digital signs, including the proposed limit of 300 square feet for billboards.
3. The proposed definition of Digital Billboard is as follows:
 

“A billboard on which the sign face copy is composed of light emitting diode (LED), halogen, compact fluorescent, incandescent, plasma or similar screens, lamps or bulbs which may be changed remotely with no greater frequency than once every 20 seconds so as not to be distracting to motorists. “

We agree that digital billboards must not distract motorists. However, we suggest the phrase, “...so as not to be distracting to motorists” is subjective and may cause disagreements. We suggest that the

Township eliminate this phrase.

4. The proposed definition of Digital Billboard limits the image change interval (referred to as “dwell time”) to not more than 20 seconds. The County Planning Commission recommends the reasonable regulation of changeable message signs because they are designed to compete for drivers’ attention, but the Township may wish to investigate more appropriate factors for measuring and limiting a sign’s dwell time, such as average vehicle speed, sight distances, and other potential visual distractions for motorists. The Township should review the Digital and Electronic Signs Planning Tool on the Commission’s website for additional issues to consider prior to finalizing the proposed ordinance language. This tool, which includes links to model ordinance language, is available online at: [www.chescoplanning.org/MuniCorner/Tools/DigitalSigns.cfm](http://www.chescoplanning.org/MuniCorner/Tools/DigitalSigns.cfm).  
Another source of information that the Township should review is the research from the American Association of State Highway and Transportation Officials (AASHTO), regarding roadside advertising and driver distraction, which is summarized at: <http://www.chescoplanning.org/municorner/etools/pdf/NAHBAFINAL-Wachtel.pdf>.
5. We suggest that all sign lighting should be downward-pointing to limit “skyglow” and reduce glare on surrounding roads. In general, the applicant should use the minimum amount of light intensity that is necessary to safely illuminate the sign.
6. Supplementary Regulations, §450-64, subsection G,(2) requires billboards to be located on the east side of Route 322. However, §450-64, subsection G,(2)[4] states that:  

“Billboards shall not be located closer than 1,000 linear feet on the same side of the roadway or 500 linear feet on the opposite side of the roadway from another billboard as measured along the right-of-way line.”

The Township may wish to clarify whether the reference to billboards on the opposite side of the roadway refers to pre-existing billboards. We also suggest that the Township require additional minimum separations between billboards and historic structures; the Township’s 1000-foot separation requirement shown above can be considered.
7. Supplementary Regulations, Section 450-64, subsection G.(2) limits one billboard per parcel located on the east side of Route 322. However, Section 450-64, G.(2) [3] states that “Billboards may have not more than two sign faces of equal size, rectangular shape and dimension.” This suggests that more than one billboard is permitted, contrary to the limit in Section 450-64, subsection G.(2). The Township should clarify this section.
8. Supplementary Regulations, Section 450-64, subsection G.(3)(C)[6], sets the proposed limit of lighting intensity from billboards at adjacent residential properties of 0.1 foot-candles. We suggest that the Township reconsider this limit; lighting trespass from billboards at adjacent residential properties should be more properly be limited to 0.0 foot-candles.
9. The Township may wish to consider how it will interpret the use of architectural elements and designs that are uniquely associated with a particular commercial product and effectively serve as advertising tools, such as roof colors and designs, arches, awnings, and similar architectural elements.
10. The regulations require applicants to promptly correct issues such as damage, vandalism, and other problems that may occur at billboards and signs. We suggest that the Township require the applicant to provide a means to contact a responsible party to promptly correct these problems.

Page: 3  
Re: Zoning Ordinance Amendment – Billboards and Signs  
# West Bradford Township - ZA-12-20-16568

11. Digital signs can be controlled remotely. Section 450-64, subsection G.(4)(g) allows the Township to remotely access these billboards for Township, county, regional, state and national emergency services during emergency situations. This is a very useful provision. We suggest that it be expanded to allow the Township to remotely dim the display in instances where atmospheric conditions combine with light from billboards to create disabling glare, such as during fog conditions.
12. The definition of Sign appears to address wall signs that are mounted outside structures. The Township should consider how it will regulate signs that are mounted inside windows and which are visible from the exterior; such signs can often obstruct light and visual access inside structures, as well as potentially exceed the sign area limits set forth in the Ordinance.
13. The Township should consider whether it should regulate the size, placement and duration of political signs.

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

Sincerely,



Wes Bruckno, AICP  
Senior Review Planner

cc: Stacy Fuller, Esq.

# Act 537 Reviews

# Act 537 Reviews for Chester County

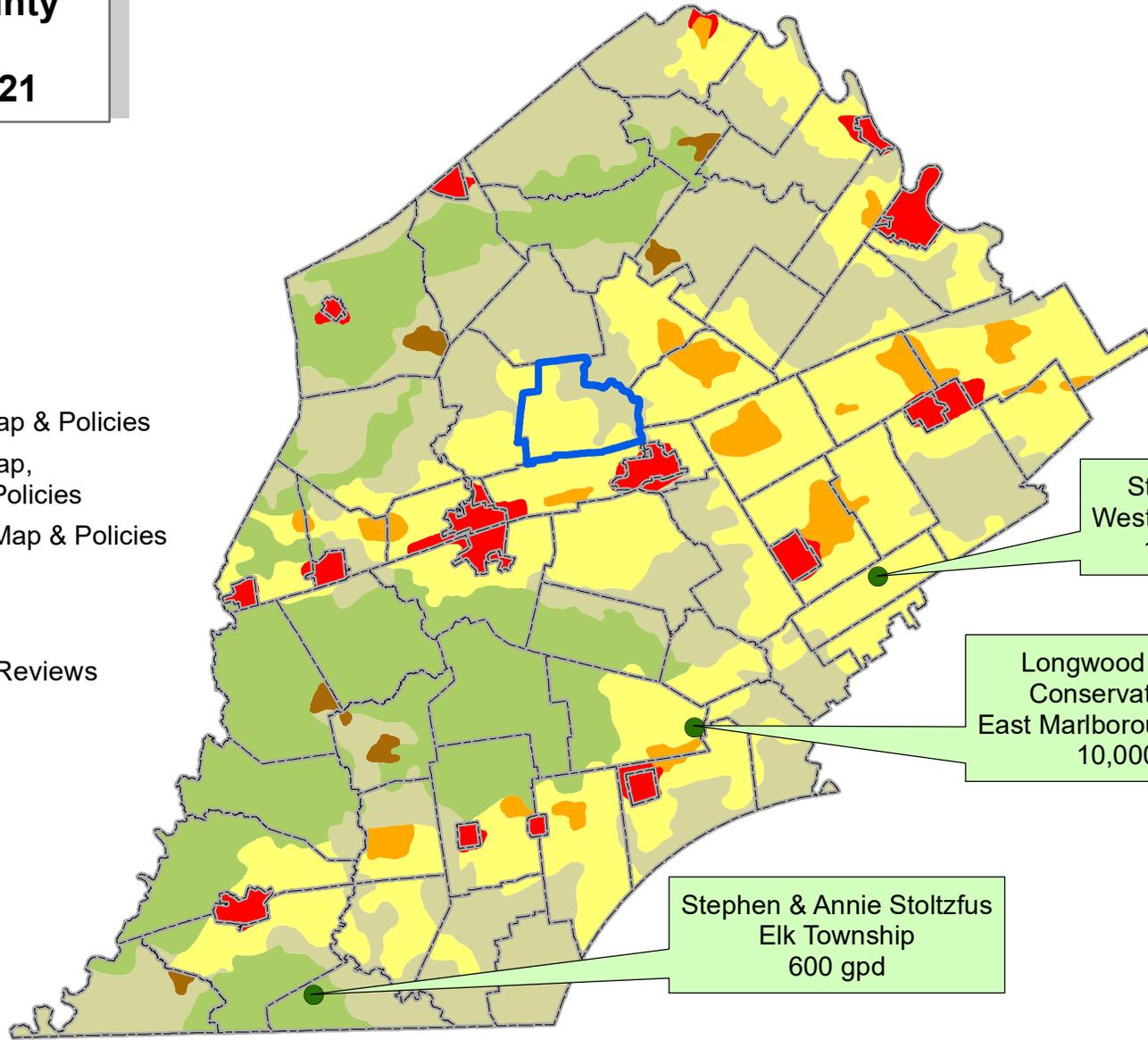
January 2021



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

## Legend

- January Act 537 Reviews
- East Brandywine
- Agricultural
- Rural Center
- Suburban Center
- Urban Center
- Rural
- Suburban



Stokes Estate  
Westtown Township  
15,500 gpd

Longwood Gardens-  
Conservatory West  
East Marlborough Township  
10,000 gpd

Stephen & Annie Stoltzfus  
Elk Township  
600 gpd



Map prepared February 2021  
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  
February 10, 2021

## ENVIRONMENTAL PLANNING ACTIVITIES

### *Sewage Facilities Planning*

#### MAJOR REVISIONS TO MUNICIPAL PLANS:

##### **East Brandywine Township Special Study - Consistent**

#### MINOR REVISIONS TO MUNICIPAL PLANS:

##### **East Marlborough Township, Longwood Gardens Conservatory West**

The applicant is proposing a four building conservatory expansion and wastewater treatment plant upgrades on 315 acres. The site is located on Longwood Road. The amount of wastewater to be generated for the proposal is 10,000 gpd. The project is to be served by a community sewage disposal system, managed by Longwood Gardens. This project is designated as a Suburban Landscape, and is consistent with *Landscapes3*.

##### **Elk Township, Stephen and Annie Stoltzfus**

The applicant is proposing an additional farm residence on 94 acres. The site is located on Reisler Road, beyond the intersection with Media Road. The amount of wastewater to be generated for the proposal is 600 gpd. The project is to be served by an on-sewage disposal system. This project is designated as an Agricultural Landscape, and is consistent with *Landscapes3*.

##### **Westtown Township, Stokes Estate**

The applicant is proposing a 62-lot residential development (including one existing home) on 65 acres. The site is located on Shiloh Road. The amount of wastewater to be generated for the proposal is 15,500 gpd. The project is to be served by a public sewage disposal system, managed by the Westtown Township Municipal Authority. This project is designated as a Suburban Landscape, and is consistent with *Landscapes3*.

**TOPIC: Environmental**

**Item: East Brandywine Township –Act 537 Plan Special Study– Consistent**

Background

This Special Study was prepared to explain the extent and condition of the public sewer system in the township, as well as identify areas where on-lot disposal system malfunctions are suspected. The Special Study has identified pursuing a sewage management program, to both identify areas that may need to connect to public sewer, as well as provide alternatives to mitigate some of the on-lot malfunctions in the township.

Discussion

The Act 537 Plan Special Study is consistent with the objectives and recommendations of Landscapes3, as they relate to the maintenance of the existing sewer service areas. Connect Objective F, which states: “Coordinate water and sewage facilities planning with land use planning so that development is directed toward designated growth areas with adequate and well maintained infrastructure.”

The proposed Plan Update is also consistent with Watersheds objective 7.2 of Goal 7, “concentrate planned utility service areas to support designated growth areas.”

The CCPC supports the Special Study and recommended that DEP approve the Plan.

Action Requested

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

2/10/2021

# Major Revisions



# THE COUNTY OF CHESTER



COMMISSIONERS  
Marian D. Moskowitz  
Josh Maxwell  
Michelle Kichline

Brian N. O'Leary, AICP  
Executive Director

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

January 15, 2021

Jason Winters, Chairman  
East Brandywine Township  
Board of Supervisors  
1214 Horseshoe Pike  
Downingtown, PA 19335

Re: East Brandywine Township Act 537 Special Study

Dear Mr. Winters:

The Chester County Planning Commission (CCPC) has reviewed the Draft 537 Special Study dated December 2020 as required by Section 71.53(a)(2) of the Pennsylvania Sewage Facilities Act (Act 537). The Special Study was prepared by Hydraterra Professionals, LLC. The Plan was received on December 18, 2020.

This Study was prepared with the intention of explaining the extent and condition of the public sewer system in the township, as well as identifying areas in the township where varying levels of on-lot disposal system malfunctions are suspected, which includes thirteen areas. Further, the Special Study identifies the alternative of pursuing a sewage management program (SMP) to provide a low-cost alternative to mitigate some malfunctions, while collecting supplemental data to assess and potentially justify the extension of the township's public systems, to the identified areas of need. The Planning Commission recommends the Special Study be adopted after consideration of comments in this letter.

The following comments are offered based on review of the document:

A. Consistency with the County Plan – *Landscapes3*:

1. *Landscapes3* Map:

*Landscapes3* designates the area of East Brandywine Township as the Suburban and Rural Landscapes. As such, we find the areas currently served by the existing sewer systems to be located within the designated growth area, and generally consistent with the Landscapes Map of *Landscapes3* (2018). Further, the continued use of on-lot sewage disposal in the Rural Landscape, accompanied by the development of a Sewage Management Program to identify potential areas of need, is supported by *Landscapes3* Connect Goal, "Advance efficient, reliable, and innovative utility

infrastructure systems that responsibly serve thriving and growing communities”

2. *Landscapes3* Plan:

As presented, the area currently served by East Brandywine Township’s public sewer system is primarily located in designated growth areas and utilizes land disposal of treated wastewater. Further, the additional study of the township to identify areas of need for public sewer is consistent with *Landscapes3* Connect Objective F, which states, “Coordinate water and sewage facilities planning with land use planning so that development is directed toward designated growth areas with adequate and well maintained infrastructure.”

3. *Watersheds* Plan:

**Watersheds**, the water resources element of the County comprehensive plan, identifies Objective 7.3 of Goal 7, “concentrate planned utility service areas to support designated growth areas,” to be achieved through key strategies such as encouraging the expansion of community water supply and wastewater facilities to support the planned growth in Urban and Suburban landscapes. Additionally, Objective 6-8 of **Watersheds** states, “Plan water supply and wastewater sources and facilities that seek to maintain the natural watershed balance of each subdivision.” The CCPC recognizes that East Brandywine Township currently utilizes land disposal of treated wastewater and that the township will be seeking to implement a Sewage Management program to assess and potentially justify public sewer expansions within the township. As presented, the goals for wastewater and water supply in East Brandywine Township are generally consistent with those of **Watersheds**.

B. Selection of Alternative:

1. The selected alternative is to implement a Sewage Management Program as a means to allow for continued on-lot disposal system use by many residents, through repair and ongoing maintenance, while also collecting supplemental information on on-lot systems that will be analyzed and assessed to potentially justify the expansion of the public system to identified areas of the township.

The use of both public and on-lot disposal systems is consistent with the vision for the Suburban Landscape in *Landscapes3*. The use of on-lot sewage disposal is consistent with the vision for the Rural Landscape in *Landscapes3*. According to the County’s Comprehensive Plan, land application of treated wastewater is encouraged in Protect recommendations 6 and 8, which support innovative practices for improved water quality and supporting municipal on-lot sewage management programs, respectively.

C. General Comments:

1. According to the National Pipeline Mapping System (NMPS), the township contains multiple pipeline corridors. While the location of these do not preclude development along the pipeline corridor itself, there may be special steps that can avoid negative impacts or interactions between the public and the pipeline. The Planning Commission recommends contacting the pipeline operators to coordinate any future construction activities. Contact information for operators in your area by going to the Chester County Pipeline Information Center website <http://www.landscapes2.org/pipeline/Operators.cfm> and linking to the corresponding company.
2. Page 2-4. Potable Water Supply. For clarity, please include information as to how much water East Brandywine Township is allocated through the DMWA and Aqua Pennsylvania.
3. Page 4-1. Municipal and County Planning Documents. Please update the information to include *Landscapes3* the County Comprehensive, which was adopted in November 2018.
4. Page 4-6 Population and Housing Trends. The text includes population data for Chester County. In the 2016 projections, the 2020 population for Chester County was forecasted to be 543,702, but the 2019 Census estimate was reported as 524,989. While DVRPC is aware that the projected numbers may be off, these projections may need to be updated as the Sewage Management Plan moves forward through the process. Please contact Jake Michael, the Planning Commission's demographer for more details at [jmichael@chesco.org](mailto:jmichael@chesco.org).
5. Plate 5-1. Potential Public Sewer Connection. The map shows the different focus areas that will be considered for future connection to public sewer systems, as well as where treatment plants and pump stations are located. There are boxes with names that are followed by letters and numbers, but those are not identified, and include MH B50, MH F01, and the like. Please update the legend to include what this information is referencing.
6. Page 6-3 Anti-Degradation Requirements. The Plan references Act 167 of 1978, but does not discuss the Chester County County-wide Act 167 Plan and model ordinance that were approved by PA DEP in July of 2013. All Chester County municipalities are required to be consistent with this plan and ordinance.
7. Page 6-3. Evaluation of Alternatives. PA Prime Agricultural Land Policy. While the Plan discusses protected agricultural land, the text should also include a discussion of the Township's Agricultural Security Area and parcels that are protected or prioritized protection. The Township's adoption of an agricultural security area is a public policy statement for the preservation of agriculture, under PA Act 43. Before action is taken to extend sewer service areas, the Planning Commission suggests that the Township include consideration of how extension of sewer to some parts of the Township could change the character of the Township and potentially impact the agriculture security area.

Thank you for the opportunity to offer comments on this plan. We trust that these comments will be of assistance to you as you prepare the final document for submission to PA DEP. The Planning recommends approval of the Special Study once all comments have been addressed. If you have any questions, please contact me at 610-344-6285.

Sincerely,



Carrie J. Conwell, AICP  
Senior Environmental Planner

cc: Elizabeth Mahoney, PA DEP  
Matt Skiljo, Chester County Health Department  
Luke Reven, Assistant Township Manager  
Joseph Boldaz, Hydraterra Professionals

# 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 Longwood Gardens Conservatory West Project, East Marlborough Township

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

1. Date plan received by county planning agency. January 21, 2021
2. Date plan received by planning agency with areawide jurisdiction N/A Agency name N/A
3. Date review completed by agency January 28, 2021

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

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

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

- |                                     |                                     |  |
|-------------------------------------|-------------------------------------|--|
| <input type="checkbox"/>            | <input type="checkbox"/>            | 11. Have all applicable zoning approvals been obtained? <b>N/A</b>   |
| <input type="checkbox"/>            | <input checked="" type="checkbox"/> | 12. Is there a county or areawide subdivision and land development ordinance? <b>No</b>  |
| <input type="checkbox"/>            | <input type="checkbox"/>            | 13. Does this proposal meet the requirements of the ordinance? <b>N/A</b><br>If no, describe which requirements are not met  |
| <input checked="" type="checkbox"/> | <input type="checkbox"/>            | 14. Is this proposal consistent with the municipal Act 537 Official Sewage Facilities Plan?<br>If no, describe inconsistency   |
| <input type="checkbox"/>            | <input type="checkbox"/>            | 15. Are there any wastewater disposal needs in the area adjacent to this proposal that should be considered by the municipality? <b>Not known</b> If yes, describe   |
| <input type="checkbox"/>            | <input type="checkbox"/>            | 16. Has a waiver of the sewage facilities planning requirements been requested for the residual tract of this subdivision?<br>If yes, is the proposed waiver consistent with applicable ordinances. <b>Not Known</b><br>If no, describe inconsistencies  |
| <input checked="" type="checkbox"/> | <input type="checkbox"/>            | 17. Does the county have a stormwater management plan as required by the Stormwater Management Act? If yes, will this project plan require the implementation of storm water management measures? <u>According to our records, all municipalities have updated their stormwater management ordinances to be consistent with Chester County's PA DEP approved stormwater management (SWM) plan, dated July 2, 2013.</u> |

18.

Name, Title and signature of person completing this section:

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

Signature: \_\_\_\_\_

Date: 1/28/2021Name of County or Areawide Planning Agency: Chester County Planning CommissionAddress: Government Services Center, Suite 270601 Westtown RoadP.O. Box 2747West Chester, PA 19380-0990Telephone Number: (610) 344-6285**SECTION D. ADDITIONAL COMMENTS (See Section D of instructions)**

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

The Chester County Planning Commission reviewed this project under Act 247 as Case Number LD-06-20-16387.

PC53-01-21-16614

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  
Kenneth Grablewski, Longwood Gardens  
Neil Lovekin, East Marlborough Township  
Brian Kauffman, Rettew Associates



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

**Note to Project Sponsor:** To expedite the review of your proposal, one copy of your completed planning package and 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 Stephen and Annie Stoltzfus, Elk Township

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

1. Date plan received by county planning agency. December 08, 2020
2. Date plan received by planning agency with areawide jurisdiction N/A Agency name N/A
3. Date review completed by agency January 25, 2021

**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 <i>et seq.</i> )? <u>Landscapes2</u> , the Chester County Comprehensive Plan, was adopted in 2009. <u>Watersheds</u> , the Chester County Comprehensive Plan Integrated Water Resources Element, was adopted in 2002.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	2. Is this proposal consistent with the comprehensive plan for land use? <u>According to the Landscapes2 map, adopted November 2009, the proposed land development is designated as occurring in the following: 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? If no, describe goals and objectives that are not met
<input checked="" type="checkbox"/>	<input type="checkbox"/>	4. Is this proposal consistent with the use, development, and protection of water resources? If no, describe inconsistency <u>Landscapes3 Protect Objective A states: "Guide development away from sensitive natural resources and toward areas appropriate for accommodating growth." According to PA Code Title 25, Chapter 93, this proposal is located in a watershed or sub-watershed that has a stream use designated as Exceptional Value Waters, the Big Elk Creek. These streams are given high priority when considering watershed protection measures. The applicant may need to conduct further coordination with DEP or other agencies in order to comply with the water quality standards set forth in this regulation.</u>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	5. Is this proposal consistent with the county or areawide comprehensive land use planning relative to Prime Agricultural Land Preservation? If no, describe inconsistencies:
<input type="checkbox"/>	<input checked="" type="checkbox"/>	6. Does this project propose encroachments, obstructions, or dams that will affect wetlands? If yes, describe impact:
<input type="checkbox"/>	<input type="checkbox"/>	7. Will any known historical or archaeological resources be impacted by this project? <b>Not Known.</b> If yes, describe impacts
<input type="checkbox"/>	<input checked="" type="checkbox"/>	8. Will any known endangered or threatened species of plant or animal be impacted by the development project?
<input type="checkbox"/>	<input checked="" type="checkbox"/>	9. Is there a county or areawide zoning ordinance?
<input type="checkbox"/>	<input type="checkbox"/>	10. Does this proposal meet the zoning requirements of the ordinance? <b>N/A</b>

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

- |                                     |                                     |  |
|-------------------------------------|-------------------------------------|--|
| <input type="checkbox"/>            | <input type="checkbox"/>            | 11. Have all applicable zoning approvals been obtained? <b>N/A</b>   |
| <input type="checkbox"/>            | <input checked="" type="checkbox"/> | 12. Is there a county or areawide subdivision and land development ordinance? <b>No</b>  |
| <input type="checkbox"/>            | <input type="checkbox"/>            | 13. Does this proposal meet the requirements of the ordinance? <b>N/A</b><br>If no, describe which requirements are not met  |
| <input checked="" type="checkbox"/> | <input type="checkbox"/>            | 14. Is this proposal consistent with the municipal Act 537 Official Sewage Facilities Plan?<br>If no, describe inconsistency   |
| <input type="checkbox"/>            | <input type="checkbox"/>            | 15. Are there any wastewater disposal needs in the area adjacent to this proposal that should be considered by the municipality? <b>Not known</b> If yes, describe   |
| <input type="checkbox"/>            | <input type="checkbox"/>            | 16. Has a waiver of the sewage facilities planning requirements been requested for the residual tract of this subdivision?<br>If yes, is the proposed waiver consistent with applicable ordinances. <b>Not Known</b><br>If no, describe inconsistencies  |
| <input checked="" type="checkbox"/> | <input type="checkbox"/>            | 17. Does the county have a stormwater management plan as required by the Stormwater Management Act? If yes, will this project plan require the implementation of storm water management measures? <u>According to our records, all municipalities have updated their stormwater management ordinances to be consistent with Chester County's PA DEP approved stormwater management (SWM) plan, dated July 2, 2013.</u> |

18.

Name, Title and signature of person completing this section:

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

Signature: \_\_\_\_\_

Date: 1/25/2021Name of County or Areawide Planning Agency: Chester County Planning CommissionAddress: Government Services Center, Suite 270601 Westtown RoadP.O. Box 2747West Chester, PA 19380-0990Telephone Number: (610) 344-6285**SECTION D. ADDITIONAL COMMENTS (See Section D of instructions)**

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

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.

PC53-01-21-16609

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  
Stephen Stoltzfus, Site Contact  
Terri Kukoda, Elk Township  
Edgar Jeffris, Concord Land Planners & Surveyors, Inc.



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

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

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

Project Name & Municipality Stokes Property, Westtown Township

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

1. Date plan received by county planning agency. November 30, 2020
2. Date plan received by planning agency with areawide jurisdiction N/A Agency name N/A
3. Date review completed by agency January 25, 2021

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

Yes	No	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	1. Is there a county or areawide comprehensive plan adopted under the Municipalities Planning Code (53 P.S. 10101 et seq.)? <u>Landscapes3, the Chester County Comprehensive Plan, was adopted in 2018. Watersheds, the Chester County Comprehensive Plan Integrated Water Resources Element, was adopted in 2002.</u>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	2. Is this proposal consistent with the comprehensive plan for land use? <u>According to the Landscapes map adopted in 2018, the proposed subdivision/land development includes land designated as the Suburban Landscape. The vision for the Suburban Landscape is predominantly residential communities with locally-oriented commercial uses and facilities, accommodating growth at a medium density that retains a focus on residential neighborhoods, with enhancements in housing diversity and affordability. Both on-lot and public sewer systems are supported in this landscape. 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 wherever possible.</u>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	3. Does this proposal meet the goals and objectives of the plan? If no, describe goals and objectives that are not met: <u>While the overall plan is generally consistent with Landscapes3, we note our comments below regarding pipeline safety that relate to Connect Objective E, "Promote safe, sustainable, and resilient energy and communications systems at the local, regional, and national level." Please see Section D, Additional Comments for more information.</u>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	4. Is this proposal consistent with the use, development, and protection of water resources? If no, describe inconsistency
<input checked="" type="checkbox"/>	<input type="checkbox"/>	5. Is this proposal consistent with the county or areawide comprehensive land use planning relative to Prime Agricultural Land Preservation? If no, describe inconsistencies:
<input type="checkbox"/>	<input checked="" type="checkbox"/>	6. Does this project propose encroachments, obstructions, or dams that will affect wetlands? If yes, describe impact: <u>Landscapes3 Protect Objective B supports comprehensive protection and restoration of the county's ecosystems, including wetlands. The project site contains delineated wetlands, although it does not appear that any proposed development activity will encroach upon them. The applicant should be aware that placement of fill in wetlands is regulated by Section 404 of the Clean Water Act (1977) and PA DEP Chapter 105 Rules and Regulations.</u>
<input type="checkbox"/>	<input type="checkbox"/>	7. Will any known historical or archaeological resources be impacted by this project? <b>Not Known.</b> If yes, describe impacts
<input type="checkbox"/>	<input type="checkbox"/>	8. Will any known endangered or threatened species of plant or animal be impacted by the development project? <u>Not Known. The applicant's submission indicates there are one or more sites of concern, but it does not demonstrate that potential conflicts have been resolved with the PA Fish and Boat Commission and the US Fish and Wildlife Service.</u>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	9. Is there a county or areawide zoning ordinance?
<input type="checkbox"/>	<input type="checkbox"/>	10. Does this proposal meet the zoning requirements of the ordinance? <b>N/A</b>

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

11. Have all applicable zoning approvals been obtained? **N/A**
12. Is there a county or areawide subdivision and land development ordinance? **No**
13. Does this proposal meet the requirements of the ordinance? **N/A**  
If no, describe which requirements are not met
14. Is this proposal consistent with the municipal Act 537 Official Sewage Facilities Plan?  
If no, describe inconsistency The Act 537 Plan for Westtown Township designates this area for on-lot sewage disposal. The project proposes to extend to the public system, due to proximity.
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? According to our records, all municipalities have updated their stormwater management ordinances to be consistent with Chester County's PA DEP approved stormwater management (SWM) plan, dated July 2, 2013.

18.

Name, Title and signature of person completing this section:

Name: Carrie J. Conwell, AICPTitle: Senior Environmental PlannerSignature: Date: 1/25/2021Name of County or Areawide Planning Agency: Chester County Planning CommissionAddress: Government Services Center, Suite 270601 Westtown RoadP.O. Box 2747West Chester, PA 19380-0990Telephone Number: (610) 344-6285**SECTION D. ADDITIONAL COMMENTS** (See Section D of instructions)

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

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

This project was reviewed under Act 247 in January 2021, as case number SD-12-20-16556. The review letter suggested a reconfiguration, locating the dwelling units further away from the two hazardous liquid transmission pipelines that traverse the property, as well as maintaining a significant amount of open space. We recommend that this option be considered for the proposed subdivision.

PC53-12-20-16564

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  
William Briegel, Site Contact  
Jon Altshul, Westtown Township  
David DiCecco, D.L. Howell and Associates

# Vision Partnership Program Update to Qualifications



# Discussion and Information Items



# Community Planning

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

# Community Planning

## Municipal Assistance Projects

February 2021

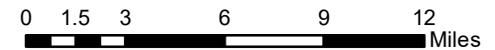
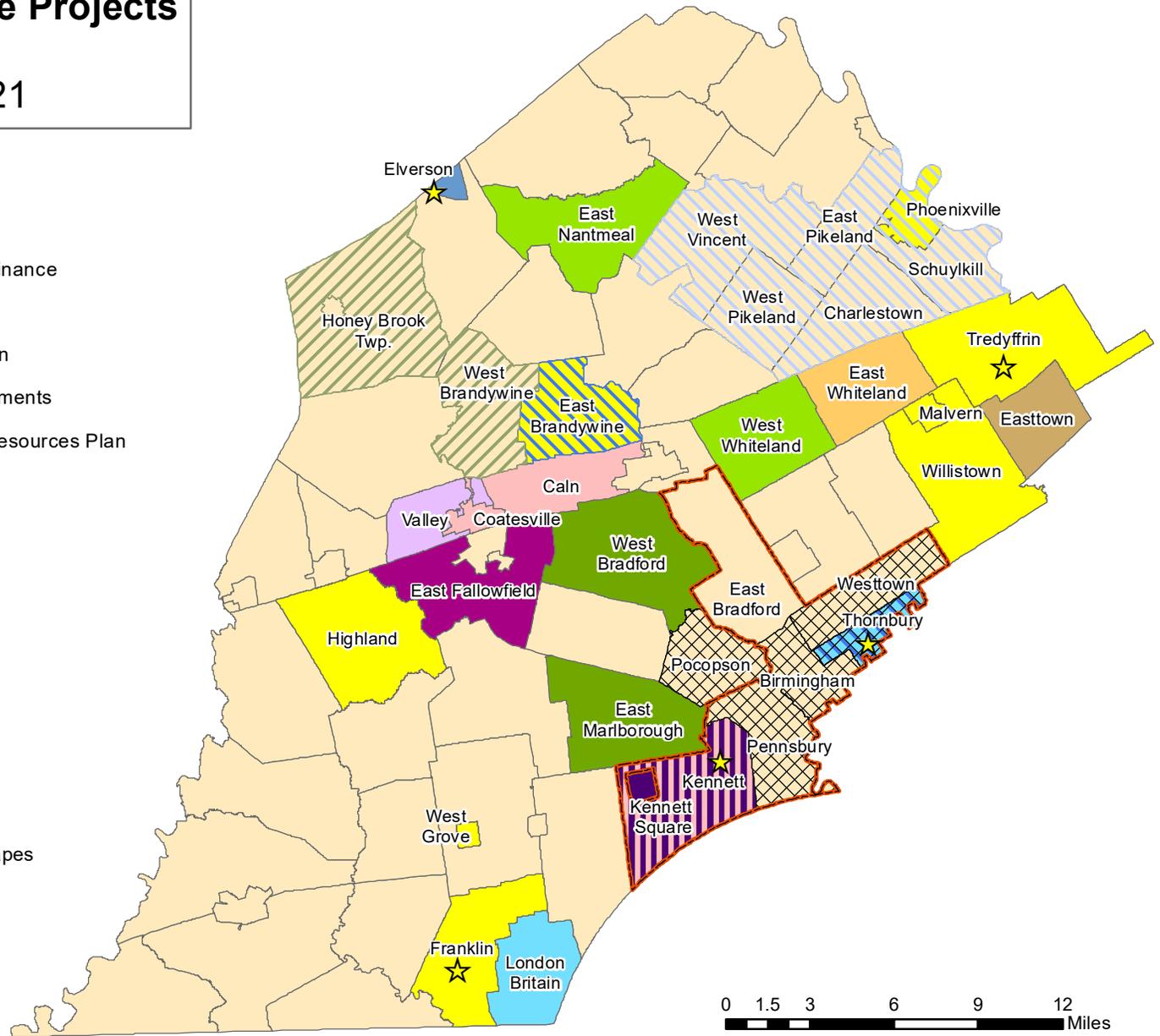


### Single Municipality

-  Comprehensive Plan
-  Subdivision and Land Development Ordinance
-  Zoning Ordinance
-  Open Space, Parks, and Recreation Plan
-  Devon Visioning and Regulatory Amendments
-  Open Space, Recreation, and Natural Resources Plan
-  Village Master Plan
-  Historic Resource Survey
-  Active Transportation Plan
-  Master Corridor Plan
-  Official Map Update
-  VPP Technical Services Contract

### Regional Projects

-  Brandywine Battlefield Heritage Interpretation Plan
-  Brandywine Battlefield Strategic Landscapes Plan Phase 3
-  Kennett Square/Kennett Township Regulatory Updates
-  Icedale Trail Feasibility Study
-  Phoenixville Region Comprehensive Plan



Sources: Municipalities - Chester County DCIS/GIS; VPP Tracking created by CCPC, 2021.



# COMMUNITY PLANNING REPORT

February 2021 (Activities as of 01/31/21)

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

## MUNICIPAL ASSISTANCE

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

### SINGLE MUNICIPALITY

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

Percent Completed: 20%      Contract Term: 8/20 – 7/22      Consultant: Ray Ott & Associates      Monitor: Mark Gallant

The Township is updating their Zoning Ordinance, implementing recommendations from their 2017 comprehensive plan and creating a cohesive ordinance that encourages appropriate development. *Work on this project will continue at a Task Force meeting on February 2, 2021 when the Task Force is expecting to review and comment on proposed revisions to the ordinance.*

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

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

Coatesville is proposing to update their Zoning Ordinance with a focus on streamlining, clarifying, and simplifying the existing ordinance. Revisions to existing overlays will be undertaken, although the base districts and base zoning map are not anticipated to be significantly revised. *A zoom meeting was held between CCPC, the City, and consultant on January 14 to review the preliminary scope of work. CCPC is awaiting revisions on the scope of work to begin drafting the contract.*

#### 3. East Brandywine Township – Comprehensive Plan and Official Map Update

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

The Township will be updating their existing comprehensive plan, which was adopted in 2009, and update their existing Official Map that dates from 2011. Recommendations in the existing plan have largely been completed, and the update will address Landscapes<sup>3</sup>. The comprehensive plan will build from recommendations included in a recently completed Sustainable Community Assessment, and the Official Map will be able to implement recommendations. The municipality will select a consultant at a later date.

**4. East Fallowfield Township – Newlinville Village Master Plan**

Percent Completed: 90%      Contract Term: 2/20 – 7/21      Consultant: Thomas Comitta & Associates      Monitor: Mason Gilbert

The Township is developing a village master plan for the Newlinville area of the Township (along Route 82, immediately south of South Coatesville). The plan would create a vision and implementation tasks for development of a walkable community that provides a mix of residential and commercial services, addressing streetscaping, zoning uses, design guidelines, and public improvements while presenting a concept plan/renderings. *TCA hosted a Task Force meeting on 1/20/2021 where the second draft of the Master Plan was reviewed. TCA will revise the plan based on Task Force comments and critiques, which will be reviewed at the next township planning commission meeting in February 2021.*

**5. East Marlborough Township – Open Space, Recreation, and Natural Resources Plan**

Percent Completed: 90%      Contract Term: 6/19 – 5/21      Consultant: Brandywine Conservancy      Monitor: Kate Clark

The plan has undergone Act 247/VPP review and is anticipated to be adopted in *February 2021*.

**6. East Nantmeal Township – Historic Resource Survey**

Percent Completed: 30%      Contract Term: 9/20 – 2/22      Consultant: Richard Grubb & Associates      Monitor: Jeannine Speirs

East Nantmeal is creating a historic resource survey for the purposes of supporting their historic preservation provisions in their existing ordinances. PHMC guidelines will be followed for development and submission of data, including use of Survey123. The consultant started field survey work in October. Survey classifications will follow those established in the CC Historic Resource Atlas.

**7. East Whiteland Township – Open Space, Parks, and Recreation Plan**

Percent Completed: 90%      Contract Term: 12/18 – 5/21      Consultant: Natural Lands      Monitor: Chris Patriarca

The Planning Commission made a favorable recommendation for adoption of the Plan at their November meeting. *Act 247/VPP review is anticipated for February, and formal adoption in spring 2021.*

**8. Easttown Township – Devon Visioning and Regulatory Amendments**

Percent Completed: 80%      Contract Term: 1/19 – 6/21      Consultant: Glackin Thomas Panzak      Monitor: Chris Patriarca

After being on hold as a result of COVID since March 2020 as the meetings are attracting significant public interest, the Planning Commission resumed their review in September 2020, and voted in November to send the proposed amendments to the Board of Supervisors for consideration, following review of revisions made since the October meeting. *The Board of Supervisors held their first meeting on the proposed amendments in January.*

**9. Elverson Borough – Active Transportation Plan**

Percent Completed: 15%    Contract Term: 7/20 – 12/21    Consultant: Chester County Planning Commission    Lead Planners: Mark Gallant & Rachael Griffith

This effort will provide a map of the recommended network including identification of facility type and renderings at key locations, recommendations for amenities such as benches and interpretation signage, key destinations, and a plan for implementation. *The 3<sup>rd</sup> Task Force meeting was held on January 26, 2021 where the Task Force reviewed and commented on a draft pedestrian and bicycle plan map that prioritized new connections within the Borough and to adjacent destinations such as French Creek State Park and Morgantown.*

**10. Franklin Township – Comprehensive Plan**

Percent Completed: 40%    Contract Term: 4/20 – 3/22    Consultant: Chester County Planning Commission    Lead Planner: Jeannine Speirs

Priority areas along with goals/critical items to address and recommendations are being drafted based on community input. *The Community Meeting was in January where draft vision, goals, and recommendations were discussed.*

**11. Highland Township – Comprehensive Plan Update**

Percent Completed: 0%    Contract Term: TBD    Consultant: Brandywine Conservancy    Monitor: Chris Patriarca & Mason Gilbert

Highland Township will be developing a new comprehensive plan; their existing plan was adopted in 2001. The Township is proposing a focused update of that plan. While some things have changed in the years since, various information remains relevant since there have been limited changes in land use and population numbers. Recommendations in the existing plan have largely been completed, and the update will address Landscapes3. The municipality has selected Brandywine Conservancy to assist them with the update *and kickoff for the plan will be in March.*

**12. Kennett Township – Zoning Ordinance**

Percent Completed: 85%    Contract Term: 4/18 – 12/20    Consultant: Chester County Planning Commission    Lead Planner: Jeannine Speirs

Final draft review is underway.

**13. London Britain Township – Subdivision and Land Development Ordinance Update**

Percent Completed: 10%    Contract Term: 7/20 – 6/22    Consultant: Brandywine Conservancy    Monitor: Kate Clark

*The January 12<sup>th</sup> meeting reviewed the draft shared definitions chapter and a flowchart delineating the subdivision and land development process.*

**14. Malvern Borough – Comprehensive Plan**

Percent Completed: 5%    Contract Term: 9/20 – 8/22    Consultant: Brandywine Conservancy    Monitor: Kevin Myers

*The January 20<sup>th</sup> meeting discussed the revised draft community survey. The next task force meeting is scheduled for February 17<sup>th</sup>. Kate Clark will be handing off monitoring of this project to Kevin Myers beginning with the February 2021 meeting.*

**15. Phoenixville Borough – Comprehensive Plan**

Percent Completed: 10%      Contract Term: 8/20 – 7/22      Consultant: Herbert, Rowland, and Grubic      Monitor: Chris Patriarca

The second Task Force meeting was held in December, and at this meeting sustainability in the Borough was discussed with the Task Force. *The next Task Force meeting is scheduled for February.*

**16. Thornbury Township – Subdivision and Land Development Ordinance and Official Map and Ordinance**

Percent Completed: 5%      Contract Term: 1/21 – 6/22      Consultant: Chester County Planning Commission      Lead Planner: Kate Clark

The Planning Commission will act as the consultant for Thornbury Township as they work to complete a full update of their SLDO and their Official Map. Both efforts will be informed by the recent Comprehensive Plan and Zoning Ordinance updates. The kick-off meeting was held in late January and the purpose of both updates was reviewed, along with major focus points for update of the SLDO.

**17. Tredyffrin Township – Comprehensive Plan**

Percent Completed: 80%      Contract Term: 10/19 – 9/21      Consultant: Chester County Planning Commission      Lead Planner: Chris Patriarca

*The Task Force formally forward the draft plan to the Planning Commission for their consideration at their January meeting. The Planning Commission will commence their review in February.*

**18. Valley Township – W. Lincoln Highway Corridor Master Plan**

Percent Completed: 0%      Contract Term: TBD      Consultant: Pennoni and Thomas Comitta Assoc.      Monitor: Mark Gallant

Valley Township will be conducting a corridor master plan for West Lincoln Highway, a high priority recommendation from their recently adopted comprehensive plan. The plan would work to create a more cohesive corridor, addressing streetscaping, multi-modal network, mixed uses, access management, and stormwater management infrastructure from the perspective of both new development and redevelopment. The Township has selected a consultant team of Pennoni and Thomas Comitta Associates.

**19. West Bradford Township – Open Space, Recreation, and Environmental Resources Plan**

Percent Completed: 20%      Contract Term: 5/20 – 4/22      Consultant: Brandywine Conservancy      Monitor: Mason Gilbert

West Bradford is developing an Open Space, Recreation, and Environmental Resources Plan (OSRER) to replace their 1993 plan. This updated OSRER would guide use of funds from a recently enacted tax increase that was specific to the need for open space funds, as well as determine the best use for the almost 200 acres of land previously part of Embreeville Hospital. The plan will also address greenways, conceptual trail planning, and recreation programming, and include resource mapping and a botanical assessment. *The second meeting took place on January 27, 2021, where Brandywine Conservancy presented their initial findings about potential parks and recreation and open space opportunities. The next meeting will take place in February and the community survey will be sent out at the end of February.*

**20. West Caln Township – Comprehensive Plan**

Percent Completed: 100%      Contract Term: 2/19 – 1/21      Consultant: Ray Ott & Assoc./N. Sarcinello      Monitor: Kate Clark

The Act 247/VPP review found the project fulfilled the contract and the Comprehensive Plan was adopted in December 2020. West Caln’s grant reimbursement has been processed.

**21. West Grove Borough – Comprehensive Plan**

Percent Completed: 10%      Contract Term: 10/20 – 9/22      Consultant: Theurkauf Design & Planning LLC      Monitor: Kevin Myers

West Grove will be developing a new Comprehensive Plan; their existing plan was adopted in 2003. Since 2003 West Grove’s demographics have changed significantly, and the new plan will include a focus on multimodal options, revitalization, recreation, and public engagement. A Zoom public meeting to introduce the plan update and gather public input was held on December 8th. Unfortunately public attendance was limited, however the Borough is doing a survey and hopes to receive additional input in that way. *At the January 2021 meeting the Borough reported over 100 surveys had been completed.*

**22. West Whiteland Township – Historic Resource Survey Update**

Percent Completed: 40%      Contract Term: 11/19 – 10/21      Consultant: Commonwealth Heritage Group      Monitor: Jeannine Speirs

PHMC has approved the database template and the consultant has begun fieldwork in earnest.

**23. Willistown Township – Comprehensive Plan**

Percent Completed: 0%      Contract Term: TBD      Consultant: Gaadt Perspectives      Monitor: Kate Clark

The Township will be updating their existing comprehensive plan, which was adopted in 2011. The plan is anticipated to strengthen the interconnectedness of growth management, environmental resource protection, and open space and recreation planning, and include a focus on sustainability and pedestrian circulation. The Township advanced limited tasks since their spring application to maintain progress and reduce the grant request for this application cycle. The Township has selected a consultant team led by Gaadt Perspectives.

**MULTI-MUNICIPAL**

**24. Brandywine Battlefield Strategic Landscapes Plans – Phase 3**

Percent Completed: 25%      Contract Term: 8/19 – 12/22      Consultant: Chester County Planning Commission      Lead Planner: Jeannine Speirs

The consultant is underway on document research *and field work as well as consultations with applicable parties.* There are regular meetings with County Archives, which is completing battle-era property, civilian, and road research and mapping. *A draft list of possible historic resources and properties is starting to be coordinated for review/input by municipal historic commissions.*

**25. Brandywine Battlefield Group – BB Heritage Interpretation Plan**

Percent Completed: 35%      Contract Term: 2/20 – 7/22      Consultant: Brandywine Conservancy      Monitor: Jeannine Speirs

This plan will build from previous efforts to finalize locations for Heritage Centers, identify key sites for public interpretation purposes, develop interpretation narratives, develop driving and walking tours, and promote public education, small-scale heritage tourism, visitor safety, and pedestrian connections as possible. Recently preserved properties and their role in visitor experience will be addressed. The plan will provide the vision, narrative, and actions for how implementing entities can provide a cohesive visitor experience. *The consultant is refining possible heritage centers and heritage interpretive themes with input from CCPC and Brandywine Battlefield Park Associates staff as well as focus groups. A public meeting to vet ideas was held in January.*

**26. Honey Brook and West Brandywine Townships – Icedale Trail Feasibility Study**

Percent Completed: 5%                      Contract Term: 3/20 – 8/21                      Consultant: Brandywine Conservancy                      Monitor: Mark Gallant

The townships will develop a trail feasibility study for a new, 2.5 mile multimodal trail between Rt 322 and Icedale Road. The first public open house was held on October 20<sup>th</sup> and the consultant presented early conceptual trail alignments, trail heads, and destinations along the corridor. *The next Task Force meeting will be held in February. In the meantime the consultant is working with landowners along the existing trail alignment including Sunoco.*

**27. Kennett Square Borough/Kennett Township – Regulatory Updates**

Percent Completed: 80%                      Contract Term: 5/18 – 4/21                      Consultant: LRK/JVM Studio                      Monitor: Kevin Myers

The Township is progressing in coordination with the larger township full ordinance update being undertaken with CCPC as the consultant. The Borough has resumed work on draft ordinance materials, primarily relying on Borough staff to modify consultant materials for Planning Commission and Council consideration. CCPC has provided a second round of comments on the draft Borough materials. *The Borough Planning Commission is currently considering draft amendments and will provide a recommendation to Borough Council.*

**28. Phoenixville Region – Comprehensive Plan Update**

Percent Completed: 15%                      Contract Term: 3/20 – 2/22                      Consultant: Theurkauf Design and Planning                      Monitor: Susan Elks

A public workshop was held in December for review and comment on the full draft, with limited public participation. The consultant is planning to attend the supervisors’ and council meetings to present the plan to each municipality, likely across the first quarter of 2021.

**OTHER PROJECTS**

- **eTool preparation** – full division
- **Oxford Region** – Administration assistance to the regional planning group; Mark Gallant
- **Internal County Coordination** – Transportation: Kevin Myers; Emergency Services: Chris Patriarca; Community Development: Libby Horwitz, Kevin Myers, Karen Marshall, Chris Patriarca, and Jeannine Speirs; Housing Authority of Chester County: Libby Horwitz and Chris Patriarca; Facilities: Karen Marshall and Jeannine Speirs; Water Resources Authority: Karen Marshall

**VPP INQUIRIES**

1. East Bradford – unknown (August 2020)
2. East Caln – Comprehensive Plan (September 2020)
3. East Fallowfield – Historic Resource Ordinance (November 2020)
4. East Pikeland Township – Sustainability Plan (February 2020)
5. East Vincent Township – Zoning Ordinance (January 2021)
6. Londonderry Township – (May and August 2020)
7. Modena Borough –Comprehensive Plan (August/December 2020)

8. New London Township – Comprehensive Plan (May 2020)
9. Oxford Borough – Comprehensive Plan (January 2020)
10. Pennsbury Township – Historic Project (January 2020)
11. Pocopson Township – Regulatory Amendments (Fall 2020)
12. Phoenixville Area – Renewable Energy Planning (May/July/December 2020)
13. South Coatesville Borough – Comprehensive Plan (February 2020)
14. Unionville Region – Comprehensive Plan (September 2019 and August/December 2020)
15. West Chester – Economic Benefits of Rail Restoration (August/December 2020)
16. West Vincent Township – Park and Trail Plan (July 2018, January 2020)
17. West Nottingham Township – Transportation Study (January 2020)

## **HISTORIC PRESERVATION**

### **1. Town Tours and Village Walks**

DESCRIPTION: A series of free summer strolls through historic neighborhoods, hamlets, villages and sites in Chester County.

STATUS: Planning for 2021 is underway to have Town Tours lead the countywide observance of Juneteenth with a kick-off in West Chester on June 17<sup>th</sup> and programs running until August 27<sup>th</sup>.

### **2. Brandywine Battlefield Task Force**

DESCRIPTION: Coordinate with outside entities on the conservation and protection of properties within the battlefield, and reviewing development proposals that may negatively impact critical battlefield resources. Develop an interpretive plan for the Battlefield.

STATUS: Planning meetings continue for the historic markers that are funded by a \$45,000 grant from The PA Society of Sons of the Revolution and its color guard. The event scheduled for May 5, 2020 to celebrate installation of East Marlborough’s sign at Galer Winery has been rescheduled for May 2021. East Bradford and Thornbury Township (Delaware County) have installed their signs. Providing technical assistance to Historical Commissions (5 meetings) for the VPP funded Heritage Interpretation Plan. East Marlborough Township received funding for a CLG grant to develop a Battlefield Driving Tour Plan on behalf of the Task Force.

DESCRIPTION: Coordination assistance on land conservation subcommittee.

STATUS: Brandywine Conservancy and Delaware County Planning are leading this effort. The Director of Delaware County Planning will chair and land conservancies and municipalities will be invited to be on the subcommittee.

### **3. Historic Resource Mapping**

DESCRIPTION: National Register properties interactive map

STATUS: Landmarks and historic districts are being back-checked. Details on individual properties are being added.

DESCRIPTION: Historic Atlas NEW

STATUS: Upper Uwchlan Township, New Garden Township, Westtown Township, Parkesburg Borough, and London Britain in process.

DESCRIPTION: Historic Atlas UPDATES

STATUS: Charlestown Township, West Bradford Township, East Goshen Township, West Whiteland Township, East Marlborough Township in process.

#### 4. Technical Assistance

- A. Directing professionals, municipalities, and owners to historic registration information regarding historic properties - ongoing.
- B. Providing support for historic preservation projects – ongoing. Projects include:
  - Coatesville School District’s Heritage Center at the Gardner-Beale House and Digital Sign Controversy
  - Friends of the Barnard House proposal to manage the Barnard House in Pocopson Township
  - East Nantmeal Township HR Survey
  - CLG Grant Brandywine Battlefield Interpretive Tour
  - White Clay Creek Preserve Historic Resource Subcommittee and Evans House National Register Nomination
- C. Supporting training of historical commissions, committees, and Historic Architectural Review Boards, predominantly through the Chester County Historic Preservation Network. 2021 events:
  - Leadership Luncheon: Virtual program planned for April 10, 2021.
  - Annual Spring Training Workshop: *Virtual program planned for March 6, 2021; assist CCHPN with this event. Tom Mayes from the National Trust for Historic Preservation will be the keynote presenter; four virtual programs will be presented in total.*
  - Volunteer Recognition Dinner: Location to be determined, 6/23/2021.

#### 5. Chester County Historic Preservation Officer Activities/Reviews

- Section 106 reviews - ongoing:
  - West Brandywine Roundabout
  - Twin Bridges
  - Reviews for Chester County owned resources:
    - Reynard’s Mill Road Bridge #167
    - Lincoln Bridge #35
    - Jefferis Bridge #111
    - Pigeon Creek Bridge #207
- Fricks Lock Schuylkill River Trail head development
- Dilworthtown Historic District, Mercedes Benz Dealership Development
- Crebilly Farm, Westtown Township, and the Route 926/202 intersection project

- Assistance with Act 247 reviews and comprehensive planning as requested by peers
- National Reg. Nominations: Langoma Mansion, West Nantmeal Township; Passtown Elementary School, Valley Township; Beaver Creek Milling District, Caln & East Brandywine Townships, Kennett Square Borough Update.
- Assisting Chester County Facilities Department and Chester County Department of Open Space and Parks with review of their historic structures; assisting in updating the CC bridge review process

## 6. Heritage Tourism/Education

- CCHPN Heritage Task Force: Partnering with CCPC, Voices Underground and the Chester County Historical Society on the Juneteenth activities and promotion.
- Iron and Steel Heritage Partnership: Managing a heritage tourism consortium of destinations and sites. The updated brochure has been printed, and the annual meeting scheduled for April 2021. New partnership activities with the Hopewell Big Woods.
- Rural History Confederation: The RHC will be co-hosting the Iron and Steel Heritage Annual Meeting in April 2021.
- Underground Railroad/Harriet Tubman Scenic Byway Initiative: Working with Juneteenth Consortium to bring national attention to the critical issues of race and diversity that played a significant role in the development of the county. Interest is growing in developing Kennett Borough as a focus for Underground Railroad interpretation as part of the initiative, which extends from the Harriett Tubman Underground Railroad National Historical, MD to Independence Mall in Philadelphia. A walking/biking trail is being developed to compliment the scenic byway.
- Campaign of 1777: See Brandywine Battlefield Task Force.
- The first Heritage Center and Kiosk opened in Marshalltown Village in 2018 and the Kennett Heritage Center in 2020. Heritage Center initiatives underway at Strodes Mill, East Bradford and Thornbury/Birmingham. Advising the new Kennett Heritage Center and its relationship to regional heritage projects including the Campaign of 1777, Juneteenth, and the Underground Railroad.

## ECONOMIC

- **CCEDC Coordination** – *Regular contact regarding ongoing projects.*
- **Employment Data** – Finalizing the presentation of employee number data in map format with the Design and Technology Division; *continuously updating with new data.*
- **Reinvestment Opportunities Map** – Working to refine how properties should be displayed on a map of reinvestment/redevelopment opportunities at developed sites, focused within the Landscapes3 growth areas.
- **Non-Residential Construction Report** – *Beginning data collection for 2020 report.*
- **State of the County Economy Report** – Final draft posted.

## HOUSING

- **Housing Choices Committee** – A meeting of the Housing Choices Committee took place October 7. Planning is underway for a first quarter meeting in 2021.
- **Costs of Housing** – Work is continuing on this product, which was presented at the Housing Forum.
- **Housing for an aging population** *Initial draft complete, work continuing on this product*, which was presented at the Housing Forum.
- **Housing eTools** – Updates are largely complete, although resources and examples will continue to be added as appropriate.
- **Case Studies** – Planned: Whitehall and Steel Town.
- **Housing Forum** – Fall 2020 event held on November 17 and 19. The event had over 50 attendees per session. The sessions continue to have follow-up social media to further distribute the information presented.
- **Residential Construction Report** – Completed for 2020.
- **Video** – The initial video on A+ Homes was presented at both sessions of the Housing Forum. This video will be promoted via social media and other means in the coming weeks, and had 84 views by year’s end. Additional videos are being planned, the next one to focus on the work done on housing in Phoenixville.
- **Presentations** – None at this time.

## URBAN CENTERS

- **VPP Support** – Monitoring of cash grants to Kennett Square (regulatory updates), Coatesville (zoning amendments), West Grove (comprehensive plan update), and Malvern (comprehensive plan update).
- **Technical assistance/coordination** – Atglen for zoning, future park planning, and grant assistance; Parkesburg for implementation coordination; West Grove (breweries, mixed use zoning, parking requirements); Downingtown (signs, parking, TND); TMACC (design), Coatesville (coordination between the City, 2<sup>nd</sup> Century, CDC, and CCPC)
- **Meeting Attendance** – Participation in meetings for economic development through Historic Kennett Square, the Western Chester County Chamber of Commerce, Coatesville Region (Coatesville, South Coatesville, Valley), and 2<sup>nd</sup> Century Alliance.
- **Tools** – Supporting the update of multiple online tools. Request for PILOTs (payments in lieu of taxes) information was completed in December 2020.
- **Urban Center Webpage** – Updates for this webpage are complete and went live in August 2020.
- **Urban Center Forum** – Recordings of these two October events addressing recovery and design have been posted to the website and viewed 46 times. Four related Main Streets eTools have been drafted and should be posted to the CCPC website soon.
- **Urban Centers Improvement Inventory** – Working to finalize the inventory with follow-up to the urban centers.
- **Urban Center Revitalization Guidelines** – Provided review and comment on updates to these guidelines for the VPP manual.
- **DCD CRP Coordination** – Providing input and responses to inquiries from urban centers regarding potential CRP applications.
- **DVRPC TCDI representative** – Coordinated with representatives for both Chester County awarded projects regarding status and progress.
- **Presentations:** None at this time.

# Agricultural Development Council Update



# Design and Technology



# THE COUNTY OF CHESTER



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## MEMORANDUM

**To:** Chester County Planning Commission  
**From:** Paul Fritz, Director, Design & Technology Division  
**Date:** February 3, 2021  
**Re:** Planning Commission Board Meeting Monthly Report

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The Design & Technology Division supported staff with short term and work program related projects.

The 247 reviewers prepared year end summary reports and continued to process plans and ordinance submittals.

The GIS staff prepared maps for historic atlas updates and active transportation improvement studies.

The Graphics staff assisted with the annual report design and the public draft of the Climate Action Plan.

# Environment & Infrastructure

# Environment & Infrastructure Division

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January 2021

## ‘The Outfitter’ Shuttle

PennDOT, in partnership with Urban Outfitters, Inc. (URBN) has announced the launch of a new shuttle service to begin on February 8<sup>th</sup>. ‘The Outfitter’ shuttle service will be managed by TMACC and provide free direct transportation for URBN employees between the URBN Retail Distribution Center located in Gap, Lancaster County, Pa and four stops in the City of Coatesville along Lincoln Highway (Strode Ave., 4<sup>th</sup> Ave., 8<sup>th</sup> Ave, and 13<sup>th</sup> Ave.). URBN is hiring new positions at their Gap facility and ‘The Outfitter’ will help to remove the barrier of transportation potential employees who reside in the City of Coatesville may have. Daily trips between URBN and Coatesville will be timed with the start and finish of work shifts. For more information, please refer to the following webpage:

<https://www.tmac.org/the-outfitter>



## Chester County Freight Plan

E&I Division staff have begun coordinating with the DVRPC Freight staff toward development of the Chester County Freight Plan, as recommended in the CONNECT chapter of *Landscapes3*. Planning Commission staff requested and DVRPC agreed to perform this work as part of their Unified Planning Work Program. This will be a two year effort.

Phase One (FY21) began in July 2020 and DVRPC Staff have since coordinated with CCPC staff to identify and form a project steering committee and held an initial project ‘Kickoff’ meeting with them on October 29<sup>th</sup>. This phase will focus on establishing the county’s freight profile by defining the key freight industries, infrastructure, activity, and trends. In addition, a project [website](#) has been established and a survey is being released to get data from freight generating companies toward creation of that Chester County freight profile.



Phase Two (FY22) will begin in July of this year and will be focused on the development of an Action Plan. The work is scheduled to be complete by the end of June 2022.

## Pipelines Update

The following are things that have occurred since the last Board meeting:

- Chester County Department of Facilities has released the Geotechnical Impact and Sinkhole Risk Assessment Report for the Sunoco Mariner East 2 Pipeline at the Chester County Library and Chester Valley Trail properties. <https://www.chescoplanning.org/pic/PDF/G20-265-SunocoMarinerEast2PipelineGeotechnicalImpactReport.pdf>
- All briefs from the “Safety 7” case have been filed and is awaiting a ruling from Judge Barnes (an Administrative Law Judge with the PUC) on the issues, primarily if Sunoco is offering a “safe” service and whether they are compliant with the public code that requires “every public utility shall furnish and maintain adequate, efficient, safe, and reasonable service and facilities...” For a breakdown of the case the Dragonpipe Diary blog has a good amount of information, including an overview of the briefs provided to Judge Barnes for her decision. <https://dragonpipedairy.com/2021/01/23/safety-7-briefs-part-1-a-guide-to-the-final-documents-in-the-case/>

For more news on pipeline happenings, please visit the county’s Pipeline Information Center ‘Pipelines in the News’ webpage: <http://www.chescoplanning.org/pic/news.cfm>

# Director's Report

# Public Comment