



# THE COUNTY OF CHESTER



COMMISSIONERS  
Marian D. Moskowitz  
Josh Maxwell  
Michelle Kichline

Brian N. O’Leary, AICP  
Executive Director

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

Chester County Planning Commission  
Government Services Center, Room 351 West

Hybrid Meeting  
November 10, 2021

## AGENDA

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

A. Chairman’s Welcome

*Chairman*

2:05 p.m. 2. ACTION ITEMS

B. Approval of Commission Meeting Minutes – October 13, 2021

*Commission*

C. Act 247 Reviews – October 2021 Applications

*Act 247 Team*

1) Subdivision and Land Development Plan Reviews (15)

Please see full packet for details

- 1) East Caln Township LD-10-21-16921
- 2) East Nottingham Township SD-09-21-16917
- 3) Honey Brook Borough SD-09-21-16914
- 4) Honey Brook Township LD-09-21-16916
- 5) Honey Brook Township SD-09-21-16906
- 6) Honey Brook Township SD-09-21-16915
- 7) Kennett Township LD-08-21-16884
- 8) Kennett Township SD-09-21-16894
- 9) London Grove Township SD-09-21-16895
- 10) Lower Oxford Township LD-10-21-16922
- 11) North Coventry Township SD-09-21-16909
- 12) Schuylkill Township LD-08-21-16869
- 13) West Nantmeal Township LD-10-21-16933
- 14) West Sadsbury Township SD-10-21-16937
- 15) Willistown Township SD-09-21-16918

2) Comprehensive Plan, Zoning and Subdivision Ordinance  
Amendment, Miscellaneous Reviews (11)

Please see full packet for details

- 1) Birmingham Township MA-09-21-16898
- 2) Birmingham Township ZM-09-21-16897
- 3) East Goshen Township ZA-09-21-16891
- 4) East Pikeland Township ZA-10-21-16931
- 5) New Garden Township SA-09-21-16912
- 6) New Garden Township ZA-09-21-16913
- 7) Oxford Borough ZA-09-21-16919
- 8) Pocopson Township ZA-10-21-16923
- 9) Upper Uwchlan Township ZA-09-21-16903
- 10) West Chester Borough ZA-09-21-16902
- 11) West Chester Borough ZO-09-21-16901

FINAL AGENDA PAGE 2

- D. Act 537 Reviews- October 2021 Applications *Carolyn Conwell*
- 1) Major Applications (0)
  - 2) Minor Applications (5)  
East Bradford Township; Skelp Level Road/Ryan Journey; 51-2-22.1; consistent  
Easttown Township; Berwyn Mixed Use; 55-2G-42; consistent  
London Grove Township; David O'Neill; 59-7-53; consistent  
West Bradford Township; Embreeville GP/SPCA Parcel; 50-9-9.4; consistent  
West Vincent Township; 1830 St. Matthews Road; 25-5-35; consistent
- E. Agricultural Security Areas *Glenn Bentley*
- 1) West Nottingham Township
- F. VPP Round II 2021 Grants *Bill Deguffroy*
- 1) Kennett Township, Kennett Square Borough, and East Marlborough Township
  - 2) West Vincent Township
  - 3) Penn Township
  - 4) London Britain Township, Franklin Township, Elk Township, and New Garden Township
  - 5) London Grove Township, New Garden Township, Londonderry Township, and Kennett Township

2:15 p.m. 3. DISCUSSION AND INFORMATION ITEMS

- G. Administration and Communications Division
- 1) 2022 Draft Communications Plan *Beth Cunliffe, Carolyn Oakley*
- H. Agricultural Development Council Update *Chris Alonzo*
- I. Design & Technology Division Update *Paul Fritz*
- J. Environment and Infrastructure Division Update *Brian Styche*
- K. Community Planning Division *Bill Deguffroy*
- L. Directors Report *Brian O'Leary*
- M. Public Comment

4:00 p.m. 4. ADJOURNMENT

# Action Items



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MINUTES: Regular Monthly Meeting  
Chester County Planning Commission

Hybrid - GSC Room 250  
October 13, 2021

MEMBERS PRESENT IN PERSON: Kevin Kerr, Chair; Nate Cline; Stephanie Duncan; Matt Hammond; Mike Heaberg.

MEMBERS PRESENT VIA ZOOM: Douglas Fasiak, Vice Chair; Molly Morrison; Angie Thompson Lobb. Note that these members disconnected from Zoom at 2:15 pm due to technical difficulties.

STAFF PRESENT IN PERSON: Brian O'Leary, Director; Wes Bruckno; Beth Cunliffe; Bill Deguffroy; Paul Fritz; Gene Huller; Jake Michael; Benny Nein; Eric Quinn; Carol Stauffer; Brian Styche.

STAFF PRESENT VIA ZOOM: Glenn Bentley; Paul Farkas; Carrie Conwell; Kylie Sentyz; Suzanne Wozniak.

VISITORS PRESENT IN PERSON: Bobbie Bledahl.

VISITORS PRESENT VIA ZOOM: Chris Alonzo.

## CALL TO ORDER:

The regular monthly meeting of the Chester County Planning Commission held in person in the Government Services Center room 351 and via Zoom audio/video on Wednesday, October 13, 2021 was called to order at 2:15 P.M. by Chair Kevin Kerr. Due to technical difficulties, the Zoom portion was disconnected.

## ACTION ITEMS:

### Approval of Meeting Minutes:

A MOTION TO APPROVE THE MINUTES FOR THE SEPTEMBER 8, 2021 MEETING OF THE CHESTER COUNTY PLANNING COMMISSION WAS MADE BY MR. HAMMOND, SECONDED BY MS. DUNCAN, AND PASSED BY UNANIMOUS VOTE OF THE COMMISSION.

### Appointment of 2022 Officers Nominating Committee:

Chair Kevin Kerr noted that he will be moving out of the county in late November and will need to step down from the board. Because of his early departure, he recommended appointing a nominating committee for 2022 officers now.

A MOTION TO DESIGNATE MR. HAMMOND, MR. HEABERG AND MS. DUNCAN AS THE 2022 OFFICERS NOMINATING COMMITTEE WAS MADE BY MR. HAMMOND, SECONDED BY MR. CLINE, AND PASSED BY UNANIMOUS VOTE OF THE COMMISSION.

Act 247 Reviews:

Subdivision and Land Development Reviews – September 2021:

There were 28 Subdivision and Land Development Reviews prepared in September.

A MOTION TO APPROVE THE SUBDIVISION AND LAND DEVELOPMENT REVIEWS FOR SEPTEMBER 2021 WAS MADE BY MR. CLINE, SECONDED BY MS. DUNCAN, AND PASSED BY UNANIMOUS VOTE OF THE COMMISSION.

Mr. Hammond recused himself from the following applications: LD-07-21-16834; SD-08-21-16844; LD-08-21-16855; SD-07-21-16838.

Mr. Cline recused himself from the following applications: SD-08-21-16859; SD-07-21-16829.

Comprehensive Plan, Zoning and Subdivision Ordinance Amendments, Miscellaneous Reviews – September 2021:

There were 9 Comprehensive Plan, Zoning and Subdivision Ordinance Amendment, and Miscellaneous Reviews prepared in September.

A MOTION TO APPROVE THE COMPREHENSIVE PLAN, ZONING AND SUBDIVISION ORDINANCE AMENDMENTS AND MISCELLANEOUS REVIEWS FOR SEPTEMBER 2021 WAS MADE BY MS. DUNCAN SECONDED BY MR. HEABERG AND PASSED BY UNANIMOUS VOTE OF THE COMMISSION.

Act 537 Reviews:

There was one major Act 537 review for the month of September.

A MOTION TO APPROVE THE ONE MAJOR ACT 537 REVIEW FOR SEPTEMBER 2021 WAS MADE BY MR. HAMMOND SECONDED BY MR. CLINE AND PASSED BY UNANIMOUS VOTE OF THE COMMISSION.

There were four minor Act 537 reviews for the month of September.

A MOTION TO APPROVE THE FOUR MINOR ACT 537 REVIEWS FOR SEPTEMBER 2021 WAS MADE BY MR. HEABERG, SECONDED BY MR. CLINE, AND PASSED BY UNANIMOUS VOTE OF THE COMMISSION.

Agriculture Security Areas:

Mr. Bentley presented the Commission with one Agricultural Security Area review for one parcel in East Fallowfield Township.

A MOTION TO APPROVE THE AGRICULTURAL SECURITY AREA REVIEW FOR EAST FALLOWFIELD TOWNSHIP AND WILLISTOWN TOWNSHIP AS PRESENTED WAS MADE BY MR. HAMMOND, SECONDED BY MS. DUNCAN, AND PASSED BY UNANIMOUS VOTE OF THE COMMISSION.

Act 247 Fee Schedule:

Mr. Fritz presented the revised Act 247 fee schedule with increased fees to become effective in January 2022.

A MOTION TO APPROVE THE 247 FEE SCHEDULE AS PRESENTED WAS MADE BY MR. CLINE, SECONDED BY MR. HAMMOND, AND PASSED BY UNANIMOUS VOTE OF THE COMMISSION.

Community Planning Month Proclamation:

A MOTION TO APPROVE THE COMMUNITY PLANNING MONTH PROCLAMATION WAS MADE BY MR. HEABERG, SECONDED BY MS. DUNCAN, AND PASSED BY UNANIMOUS VOTE OF THE COMMISSION.

DISCUSSION AND INFORMATION ITEMS:

Community Planning Division Update:

Mr. Deguffroy reported on current municipal assistance, historic preservation, housing, and economic development projects within the Community Planning Division. There are currently 26 municipal assistance projects that staff is either monitoring or preparing.

Mr. Patriarca presented information about the recently updated comprehensive plan for Tredyffrin Township. CCPC served as the lead consultant for the updated plan. Mr. Patriarca gave an overview of the planning process as well as the specific goal areas and how these goals also work to implement *Landscapes3*.

Agricultural Development Council Update:

Mr. Alonzo discussed current projects within the Agricultural Development Council.

The 36<sup>th</sup> Annual Mushroom Festival was held September 11-12, 2021 and took place at 600 South Broad Street, Kennett Square.

The Agricultural Economic Development Draft Plan public meeting will be held on Wednesday, October 13, 2021 beginning at 6:30 pm to present the data and recommendations. The annual Farmer of the year award will also be presented. This meeting will be held virtually via Zoom and is open to the public.

Design and Technology Division Update:

Mr. Fritz reported the 247 planners reviewed and processed plan and ordinance submittals and worked on eTool updates. The planners also continued to test the new HTML5 EnerGov platform.

The GIS staff prepared historic atlas updates and municipal comprehensive plan existing conditions maps. The staff also completed an interactive trail finder map for the Kennett area and updated the Ride Guide interactive map.

The Graphics team worked on a draft video celebrating VPP's 25th anniversary, the draft 2021 Economy Report, and updated public meeting graphic materials in preparation for the Planning Commission's fall events.

Mr. Bruckno presented information on the eTool for Cellular Communication Facilities. Cellular and wireless communication facilities, including cell towers, are often the most visible part of a

nationwide mobile communication and wireless internet system. They can include antennas placed on freestanding towers or attached to other tall structures, and some facilities include arrays of smaller antennas that are more geographically distributed. These facilities can be visually disruptive and may need to be sited on municipal rights-of-way. Therefore, municipalities have adopted regulations to control their location, size, design and distribution.

Much of the growth of cellular communications facilities was enabled by the Federal Telecommunications Act of 1996. This Act affects almost all aspects of telecommunications, but this Act specifically preserves the ability of municipalities to regulate the placement, construction, and modification of these facilities, with certain limitations. Municipal regulations are typically located in zoning ordinances, where location, design, landscaping, setbacks, and other provisions can be used to mitigate their effects on adjoining areas.

#### Environment and Infrastructure Division Update:

Mr. Styche discussed current projects and the implementation of the 2021 work program within the Environment and Infrastructure Division.

On Wednesday, September 29, 2021 the E&I Division held its annual Transportation Forum 'Drivers, Deliveries & Dollars' virtually via the Zoom platform. Topics covered included the COVID impacts to transportation and the current transportation funding situation. Ms. Griffith provided an overview of trails development; Mr. Donovan discussed public transportation and status of the County Freight Plan; and, Mr. Quinn reviewed the Complete Streets Policy, other bike/ped planning efforts, and the TII. The meeting had 62 pre-registrants and 32 attendees.

Mr Styche gave an update on pipeline happenings. This information is also available at the 'Pipelines in the News' webpage: <http://www.chescoplanning.org/pic/news.cfm>

The Chester County Climate Action Plan was adopted on October 7, 2021. The next Environmental Energy Advisory Board meeting will be held October 27, 2021 to discuss the upcoming work program, including implementation of Climate Action Plan Strategies.

Mr. Quinn presented the Transportation Improvement Inventory (TII) for 2021, which includes 525 proposed projects with an estimated cost of \$4.5 billion. There were 26 projects updated as completed and 21 new proposed projects added. Included in the completed projects were the Downingtown Pike bridge over East Branch Brandywine Creek, Oxford Borough parking garage, and the multi-use trail from the Chester Valley Trail to the Exton Train Station.

Mr. Michael presented an update on 2020 Census data relating to Chester County and its municipalities which was released in September 2021. In terms of age, the Boroughs and City tend to have the highest percentage of children under 18. Of the 2020 Population in Chester County, 8.1 % is "Hispanic or Latino." From 2010-2020 there have been changes in the distribution of Race Groups. The most substantial change is the increase in persons self-identified as "Asian Alone," which rose from 3.9% to 6.6% of the county. Most of this Asian Alone growth was from people whose national origin was India. Also, "Some other Race Alone" rose from 0.1% to 3.5%.

Census updates can be found on the Planning Commission website under "Data, Maps, & Reports / Census Information" <https://chescoplanning.org/Resources/Census.cfm>.

#### Director's Report:

Mr. O'Leary reviewed the draft 2022 Work Program with the board. This work program includes multiple projects under each of the Landscapes3 goal areas, as well as the overall smart growth vision.

Public Comment:

There were no public comments.

ADJOURNMENT

THERE BEING NO FURTHER BUSINESS, A MOTION TO ADJOURN AT 3:26 PM. WAS MADE BY MR. HEABERG, SECONDED BY MS. THOMPSON-LOBB, AND PASSED BY UNANIMOUS VOTE OF THE COMMISSION.

Respectfully submitted,



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.

DRAFT

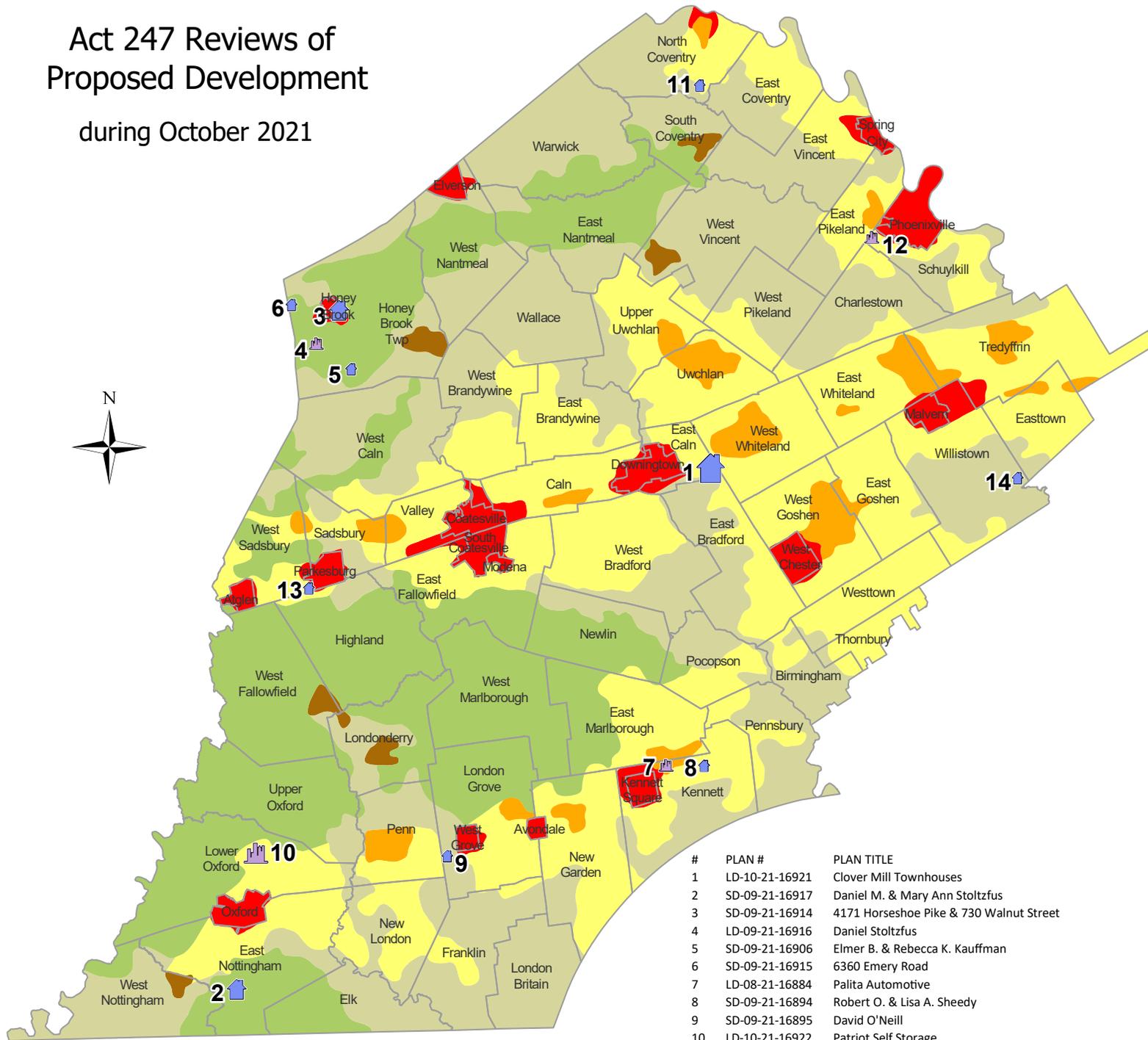
# Act 247 Reviews



# Subdivision & Land Development



# Act 247 Reviews of Proposed Development during October 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 Landscapes 3

## Landscapes 3

### Growth Areas

- Urban Center
- Suburban Center
- Suburban
- Rural Center

### Rural Resource Areas

- Rural
- Agricultural

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

#	PLAN #	PLAN TITLE
1	LD-10-21-16921	Clover Mill Townhouses
2	SD-09-21-16917	Daniel M. & Mary Ann Stoltzfus
3	SD-09-21-16914	4171 Horseshoe Pike & 730 Walnut Street
4	LD-09-21-16916	Daniel Stoltzfus
5	SD-09-21-16906	Elmer B. & Rebecca K. Kauffman
6	SD-09-21-16915	6360 Emery Road
7	LD-08-21-16884	Palita Automotive
8	SD-09-21-16894	Robert O. & Lisa A. Sheedy
9	SD-09-21-16895	David O'Neill
10	LD-10-21-16922	Patriot Self Storage
11	SD-09-21-16909	John E. & Erin W. Mathis
12	LD-08-21-16869	140 DAWSON ROAD FOR DECKMAN MOTOR AND PUMP
13	SD-10-21-16937	Mike Bontrager
14	SD-09-21-16918	Robert E. Turner 1994 Irrevocable Trust and Alex Zozaya

## Subdivision and Land Development Reviews 10/1/2021 to 10/31/2021

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 Caln Township	LD-10-21-16921	Clover Mill Townhouses	10/18/2021	18.58	Townhouse	139		Residential Townhouse			Yes
East Nottingham Township	SD-09-21-16917	Daniel M. & Mary Ann Stoltzfus	10/21/2021	104.95	Agricultural	3		Agricultural Farm/Pasture Land		0	Yes
Honey Brook Borough	SD-09-21-16914	4171 Horseshoe Pike & 730 Walnut Street	10/18/2021	9.06	Single Family Residential	3		Residential Single Family Residential		0	Yes
Honey Brook Township	LD-09-21-16916	Daniel Stoltzfus	10/6/2021	13.50	Commercial	1	5,950	Commercial Manufacturing	1	0	Yes
Honey Brook Township	SD-09-21-16906	Elmer B. & Rebecca K. Kauffman	10/4/2021	105.25	Single Family Residential Agricultural	2		Residential Single Family Residential Agricultural Farm/Pasture Land		0	Yes
Honey Brook Township	SD-09-21-16915	6360 Emery Road	10/22/2021	65.10	Single Family Residential Agricultural	2		Residential Single Family Residential Agricultural Farm/Pasture Land		0	Yes
Kennett Township	LD-08-21-16884	Palita Automotive	10/5/2021	1.17	Commercial	1	2,520	Commercial Unique	1		Yes
Kennett Township	SD-09-21-16894	Robert O. & Lisa A. Sheedy	10/15/2021	5.26	Single Family Residential	2		Residential Single Family Residential			Yes
London Grove Township	SD-09-21-16895	David O'Neill	10/6/2021	13.83	Single Family Residential	2		Residential Single Family Residential			Yes
Lower Oxford Township	LD-10-21-16922	Patriot Self Storage	10/27/2021	2.12	Commercial	2	23,895	Commercial Unique	2	0	Yes
North Coventry Township	SD-09-21-16909	John E. & Erin W. Mathis	10/21/2021	25.20	Single Family Residential	2		Residential Single Family Residential		0	Yes
Schuylkill Township	LD-08-21-16869	140 DAWSON ROAD FOR DECKMAN MOTOR AND PUMP	10/8/2021	2.00	Commercial	1	5,880	Commercial Office Building	1	0	Yes

## Subdivision and Land Development Reviews 10/1/2021 to 10/31/2021

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)
West Nantmeal Township	LD-10-21-16933	Wyebrook Farm	10/27/2021	188.80	Commercial	1	110	Commercial Restaurant	1		Yes
West Sadsbury Township	SD-10-21-16937	Mike Bontrager	10/27/2021	55.97	Single Family Residential Agricultural	2		Residential Single Family Residential Agricultural Farm/Pasture Land			Yes
Willistown Township	SD-09-21-16918	Robert E. Turner 1994 Irrevocable Trust and Alex Zozaya	10/19/2021	41.50	Single Family Residential	2		Residential Single Family Residential		0	Yes
<b>Grand Totals of Subdivision and Land Development Reviews</b>		<b>15 Reviews</b>		<b>652.30 Acres</b>		<b>165 Lots/Units</b>	<b>38,355 Non-Res. Sq. Feet</b>		<b>6 Non-Res. Bldgs.</b>	<b>0 Linear Feet Roadway</b>	

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

## Unofficial Sketch Plan Evaluations

10/1/2021 to 10/31/2021

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

## Conditional Use Reviews 10/1/2021 to 10/31/2021

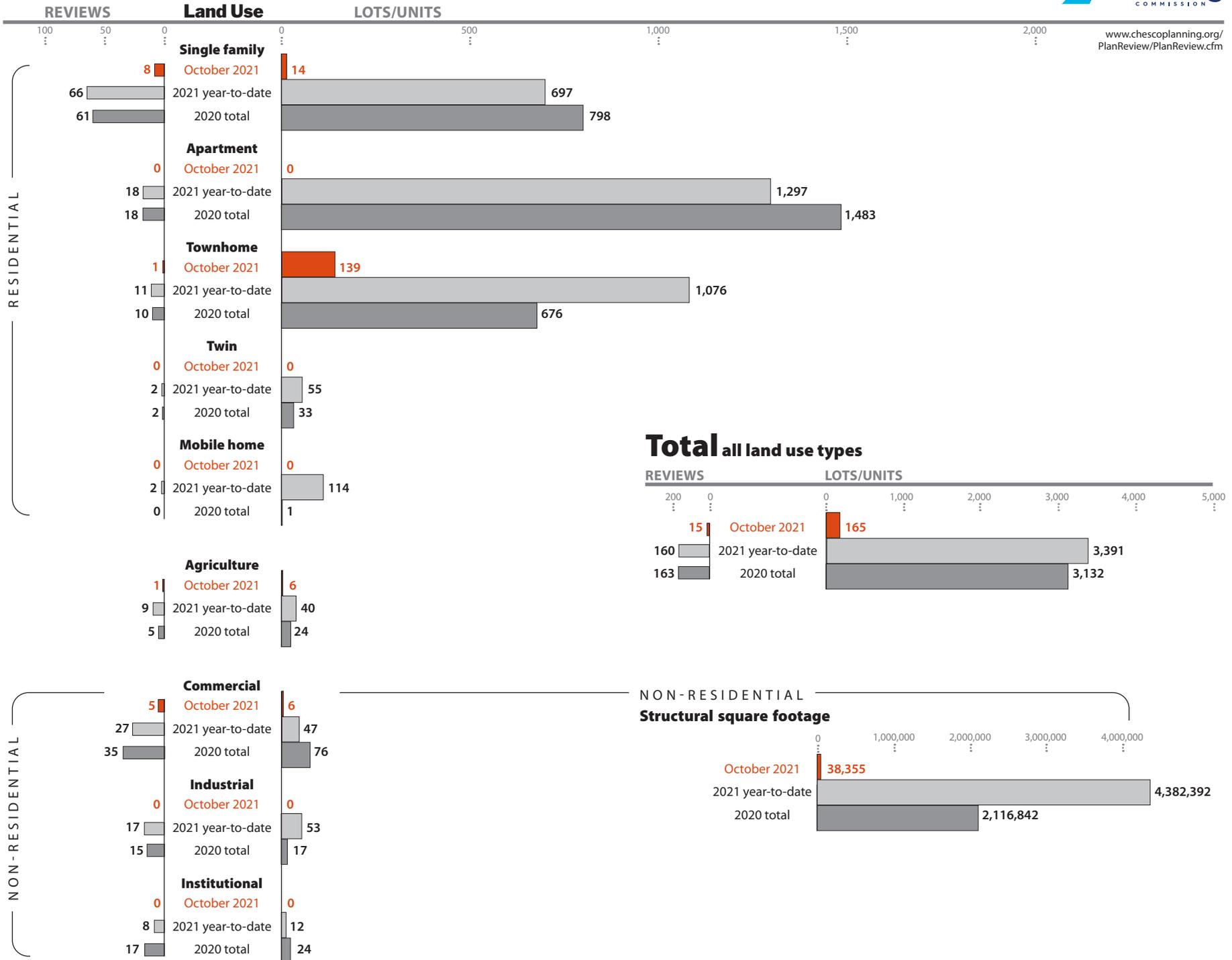
Municipality	Plan #	Title	Review Date	Acreage	Land Use	Lots/Units	Non-Res. Sq. Footage	Structure Use	Non-Res. Bldgs.	Roads (L. Feet)	Landscapes (Yes, No, N/R)
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No Conditional Use Reviews were conducted during this timeframe.

# Subdivision and Land Development Applications October 2021



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



# Subdivision & Land Development Letters





# THE COUNTY OF CHESTER



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October 18, 2021

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

Re: Preliminary/Final Land Development - Clover Mill Townhouses  
# East Caln Township - LD-10-21-16921

Dear Ms. Kelly:

A preliminary/final land development plan entitled "Clover Mill Townhouses", prepared by Edward B. Walsh & Associates Inc., dated December 18, 2021 and last revised September 29, 2021, was received by this office on October 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 land development for your consideration.

**PROJECT SUMMARY:**

Location:	Southeast corner of Clover Mill Road and Boot Road (State Route 2020). The West Whiteland Township boundary is to the east.
Site Acreage:	18.58 acres
Units:	139 units
Proposed Land Use:	Townhouses
New Parking Spaces:	387 townhouse spaces and 60 on-street spaces
Municipal Land Use Plan Designation:	Industrial
UPI#:	40-2-102

**PROPOSAL:**

The applicant proposes the construction of 139 townhouse units. The site, which will be served by public water and public sewer facilities, is located in the East Caln Township OC-3 Office, Commercial, Hotel/Motel Campus District.

**RECOMMENDATION:** The County Planning Commission recommends that the issues raised in our review letter of July 22, 2021 should be addressed, and all Township issues should be resolved before action is taken on this subdivision plan.

**BACKGROUND:**

On March 18, 2021, the Chester County Planning Commission received a proposed amendment to the East Caln Township Zoning Ordinance to permit Amendment to permit “townhouse dwelling units” by conditional use in the OC-3 Office, Commercial, Motel/Hotel Campus District. The applicant’s plan indicates that this amendment was adopted by the Township on April 21, 2021.

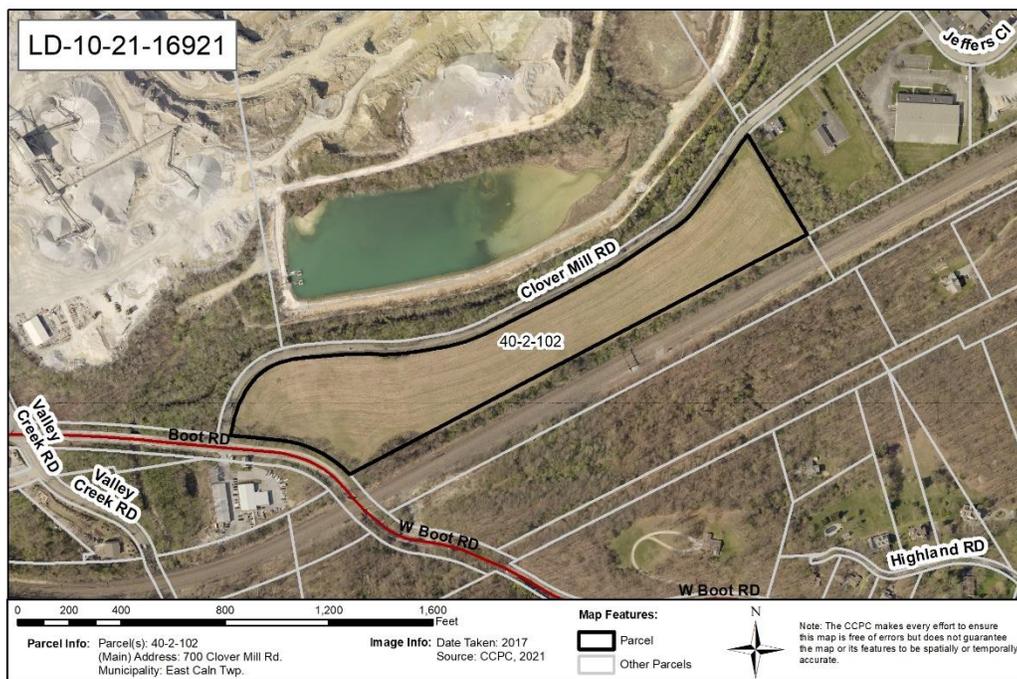
On July 7, 2021, the Chester County Planning Commission received a preliminary land development plan for this site, and our comments were forwarded to the Township in a letter dated July 22, 2021 (refer to CCPC # LD-07-21-16808). The current submission contains revisions to the road and dwelling layouts. We have no further comments on this submission, and this letter repeats our comments from our previous review because they generally still apply. (However, the Overall Site Rendering on Sheet 6 of 46 in the current submission appears to reflect the previous design instead of the current design).

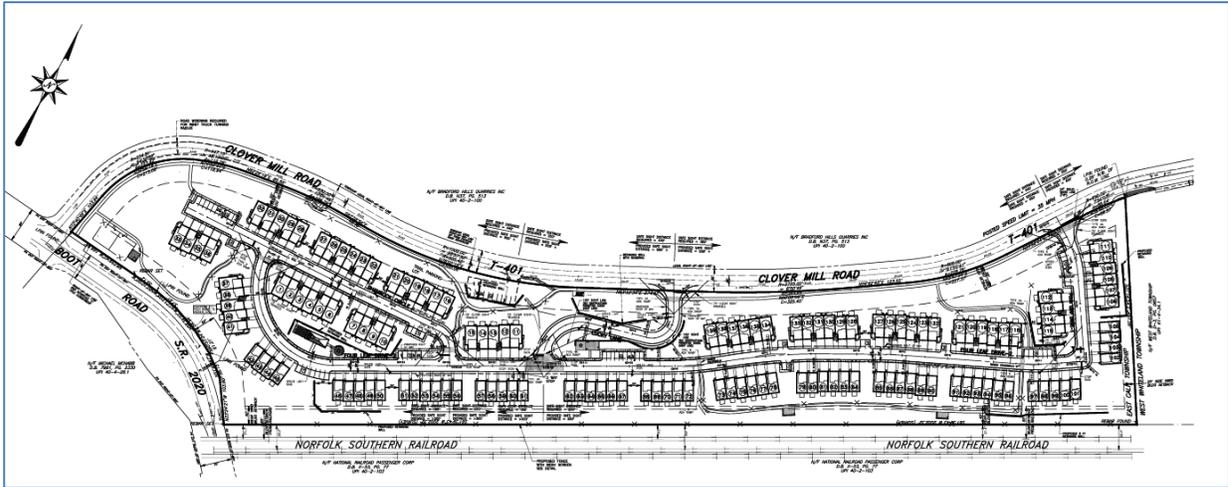
**COUNTY POLICY:**

**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 site is located between a quarry and an active railroad line and adjacent to industrial land uses, and an industrial land use on this site would be more appropriate than a residential land use. However, the proposed land development is consistent with the objectives of the **Suburban Landscape**.





*Detail of Clover Mill Townhouses  
Preliminary/Final Land Development Plan*

**WATERSHEDS:**

2. *Watersheds*, the water resources component of *Landscapes3*, indicates the proposed development is located within the Valley Creek (West) 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).

3. **Water Resources Information:**

*East Caln Township*

*FEMA: Proposed development located in FEMA Zone X*

*MS4 community: Yes*

*TMDL: Christina River Basin High Flow and Low Flow TMDLs*

*Impairments: Aquatic Life: Urban Runoff/Storm Sewers - Flow Regime Modification, Urban Runoff/Storm Sewers – Siltation*

*Designated Uses: Coldwater Fishes and Migratory Fishes*

4. Geologic surveys indicate that the boundary between the Octoraro Formation and Conestoga Formation runs from east-to-west across the parcel. The combination of carbonate subsurface geology (Conestoga Limestone), groundwater flow patterns, and surrounding land uses present an elevated risk of sinkhole formation on this parcel. Over the past few years, numerous sinkholes have formed within the Conestoga Formation along Valley Creek and Clover Mill Road immediately to the east of this parcel. Several of these sinkholes resulted in substantial structural damage to roadways and buildings. The applicant should acknowledge the elevated risk of sinkhole formation on this parcel and undertake a full geotechnical analysis to minimize the risk of sinkhole formation during and after construction.

5. The applicant should ensure an appropriate sinkhole prevention and mitigation plan is in place throughout construction to limit the risk of sinkhole formation. Mitigation measures could include the following:
  - a. limiting surface water runoff into any areas shown to have an elevated risk of sinkhole formation;
  - b. promptly backfilling any voids that are discovered;
  - c. minimizing the extent of areas to be disturbed at any given time, and promptly stabilizing disturbed areas as soon as grading and construction activities are completed; and
  - d. regularly inspecting the site to identify potential sinkholes early in their formation to limit risk to property and infrastructure.
6. The proposed homeowner association should also be made aware of the elevated risk of sinkhole formation on this site. Funding should be set aside to contract with professional services to inspect for potential sinkhole formation. Any potential sinkholes should be evaluated to determine the risk to residences or other infrastructure, and prompt mitigation actions should be taken.
7. The plans indicate that the stormwater management system will incorporate the use of infiltration basins adjacent to Clover Mill Road. While the County supports and encourages the infiltration of stormwater when site conditions allow, the concentrated infiltration of stormwater runoff from the proposed basins increases the potential for sinkhole formation. Additionally, the location of the planned basins may present an increased risk of sinkhole formation adjacent to and within the right-of way of Clover Mill Road. The applicant and the Township should carefully evaluate the potential impacts of infiltrating stormwater adjacent to and up-gradient of Clover Mill Road.
8. The applicant should consider alternative stormwater management practices and site design practices to limit the risk of sinkhole formation. Examples include:
  - a. Disconnecting impervious cover to the greatest extent practical to manage stormwater as close to its source as possible;
  - b. Managing stormwater with additional smaller green infrastructure practices, such as bioswales, raingardens, or curb bump-outs, that would limit the volume of stormwater directed to the infiltration basins; and
  - c. Increasing setbacks between infiltration features and down-gradient infrastructure (roadways, parking areas, subsurface utilities).
9. Given the proximity of this site to Valley Creek, a coldwater fishery, the applicant should ensure overland flow or direct discharge of stormwater runoff to Clover Mill Road or Valley Creek is limited to the greatest extent practicable to reduce the risk of thermal degradation in this stream reach.
10. The Post Construction Stormwater Management Plans indicate that on-lot subsurface infiltration beds will be utilized to manage the site's stormwater runoff. To ensure these systems continues to function as designed, the applicant should include an inspection schedule and detailed inspection instructions under the Operation and Maintenance for Subsurface Stormwater Facility notes included on sheet four. The applicant should ensure that Operation and Maintenance instructions are provided to the future owners of these residences. Continued maintenance is necessary for these on-lot systems to continue to function as designed and to avoid future issues with excessive runoff.

**PRIMARY ISSUES:**

11. The County Planning Commission's Multimodal Circulation Handbook (2016 Update), which is available online at [www.chescoplanning.org/resources/PubsTransportation.cfm](http://www.chescoplanning.org/resources/PubsTransportation.cfm), classifies Boot Road (State Route 2020) as a minor arterial. The Handbook (page 183) recommends a 100 foot-wide right-of-way for minor arterial roads to accommodate future road and infrastructure improvements. We recommend that the applicant and the Township contact PennDOT to determine the appropriate right-of-way to be reserved for this section of Boot Road. We suggest that this area be identified as a dedicated right-of-way, and be offered for dedication to PennDOT.
12. We recommend that the Township Engineer review and comment on the applicant's traffic study.
13. General Note 14 indicates that the townhouses will be owned as "footprint lots". The plan indicates that it is both a preliminary subdivision and land development plan, but plans submitted to the County Planning Commission do not include any metes and bounds descriptions. The applicant should clarify whether individual lots will be created. We also suggest that the applicant plan for accommodating outdoor furniture, decks, grills and other items that are typically placed outside a building's footprint.
14. Several design elements of the townhouse buildings and their yard areas should be enhanced. The applicant should attempt to introduce more variation in the townhouses' setbacks, especially along the southern part of the site, to reduce their regimentation. The applicant should also consider the use of different pavement materials (such as block or stamped pavement) where driveways meet the roads to reduce the visual dominance of the driveways and to soften their visual impacts. For example, treatments to garage doors could include windows or other decorative features, using a paint color other than white to complement the facade, and providing a separate roof canopy for shading and definition from the remaining facade.
15. We commend the applicant for providing sidewalks and gathering spaces. We note, however, the applicant should create a more distinct central open space area. An opportunity for a more distinct central open space exists at the area surrounded by Shamrock Circle and Four Leaf Drive. Relocating the 10 proposed townhouse units from this area would enlarge the existing proposed open space for informal recreation (such as an open field and/or playground), allow surrounding units to face the space, and serve as an improved focal point for the development.
16. General Note 17 references a dog park. The applicant should indicate whether this park will be available to the public or only to residents of the development.
17. We suggest that the applicant and Township consider providing a percentage of affordably-priced housing units within the proposed apartment building. "Live" Objective B of *Landscapes3* is to accommodate housing at costs accessible to all residents. Additionally, the County 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>.
18. The plan indicates that a Homeowners' Association (HOA) 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 document. The HOA document should include provisions which allow the Township to: intervene and maintain common owned facilities; determine the schedule for Association formation;

Page: 6  
Re: Preliminary/Final Land Development - Clover Mill Townhouses  
# East Caln Township - LD-10-21-16921

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.

19. The plans note that the rail corridor directly adjacent to this site is owned by Norfolk Southern. We suggest that the railroad be labelled as the "Keystone Corridor".
20. The Township Fire Marshal should verify the design and location of all proposed fire-protection facilities.

ADMINISTRATIVE ISSUES:

21. 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.
22. A minimum of four copies of the plan should be presented at the Chester County Planning Commission for endorsement to permit recording of the final plan in accord with the procedures of Act 247, the Pennsylvania Municipalities Planning Code, and to meet the requirements of the Recorder of Deeds, and the Assessment Office.

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

Sincerely,



Wes Bruckno, AICP  
Senior Review Planner

cc: Edward B. Walsh & Associates Inc.  
Artisan Land Company  
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

October 21, 2021

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

Re: Preliminary/Final Subdivision - Daniel M. & Mary Ann Stoltzfus  
# East Nottingham Township - SD-09-21-16917

Dear Ms. Sheese:

A preliminary/final subdivision plan entitled “Daniel M. & Mary Ann Stoltzfus” prepared by Concord Land Planners & Surveyors, Inc. dated August 19, 2021 was received by this office on October 1, 2021. This plan is reviewed by the Chester County Planning Commission in accord with the provisions of the Pennsylvania Municipalities Planning Code. We offer the following comments on the proposed subdivision for your consideration.

**PROJECT SUMMARY:**

Location: west end of Little Elk Creek Road, east of Barnsley Road  
Site Acreage: 104.95  
Lots/Units: 3 lots  
Proposed Land Use: Farm/Pastureland  
Municipal Land Use Plan Designation: Agricultural/Rural  
UPI#: 69-6-226, 69-6-225, 69-9-10, 69-6-219.1

**PROPOSAL:**

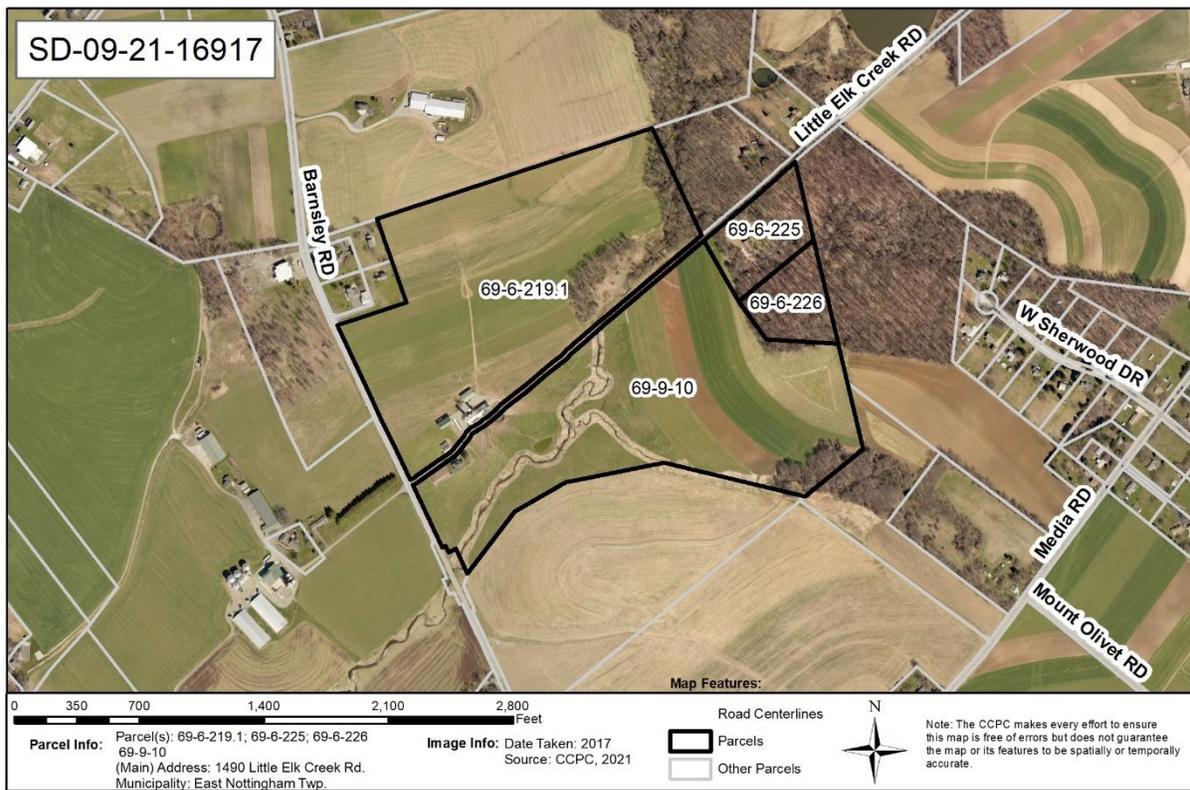
The applicant proposes the revision of the location of the property lines between three existing lots. The project site, which will be served by onsite water and onsite sewer, is located in the R-1 Agricultural Use zoning district.

**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:**

**LANDSCAPES3 and the Oxford Region Multimunicipal Comprehensive Plan:**

1. The project site is located within the **Agricultural Landscape** designation of [Landscapes3](#), the 2018 County Comprehensive Plan. The vision for the **Agricultural Landscape** is very limited development occurring at very low densities to preserve prime agricultural soils and farm operations. The proposed subdivision is consistent with the objectives of the **Agricultural Landscape**. These parcels are designated Agricultural and Rural on the Future Land Use Map in the Oxford Region Multimunicipal Comprehensive Plan. The proposed activity is consistent with those designations.

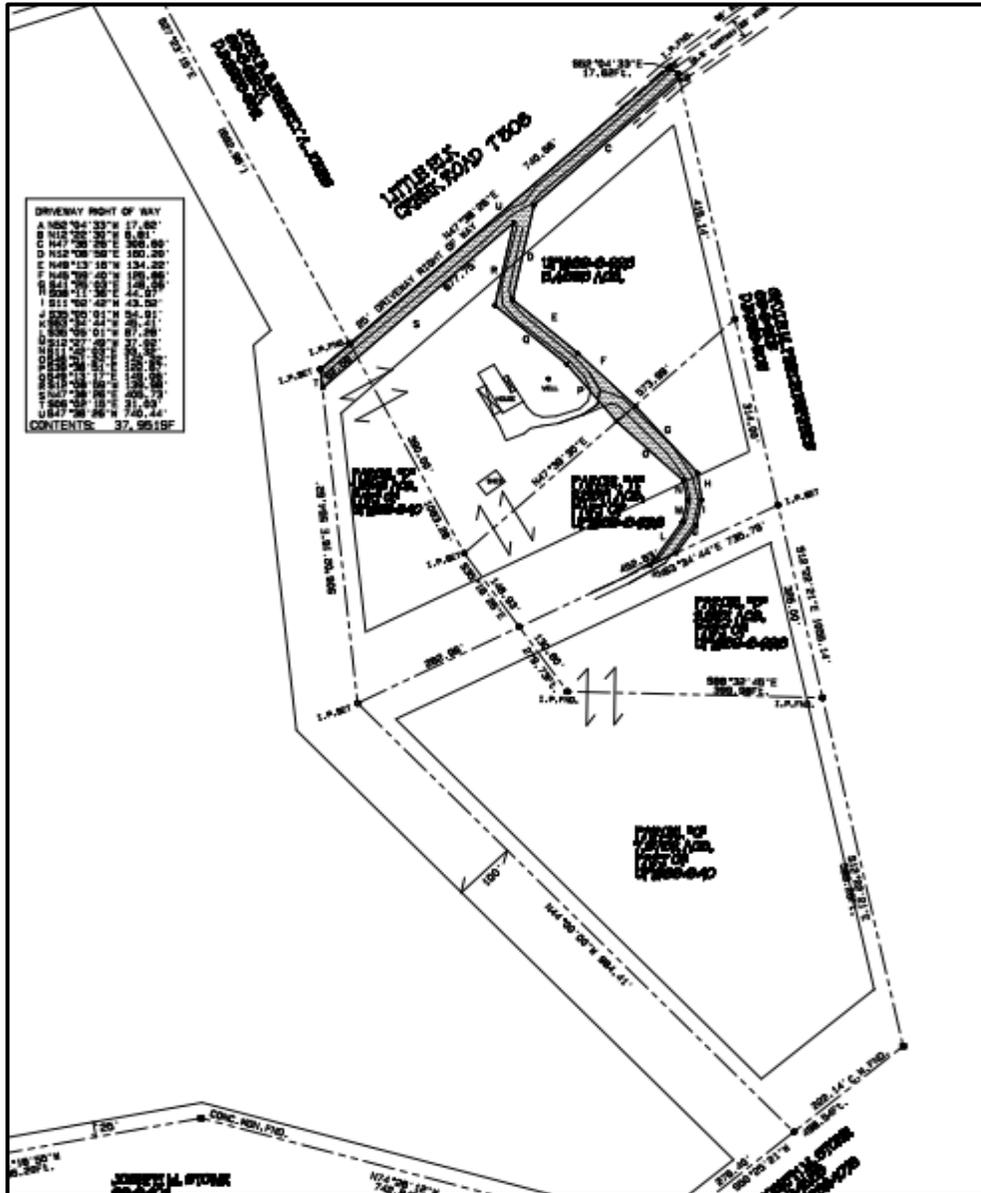


**PRIMARY ISSUES:**

2. We note that parcels 69-6-219.1 and 69-9-10 are under agricultural conservation easement with the Chester County Agricultural Land Preservation Board. Any subdivision activity that involves either of these parcels should be approved by the Agricultural Preservation Board before action is taken by the municipality.
3. Plan note 3 indicates that all three lots are to be served by existing on lot water supply and public sewage; this should be verified and revised if necessary.
4. We note a slight discrepancy between the area of the existing lots and the area of these lots in County Records. The applicant should verify the area figures of the existing lots and indicate in the plan notes any reason for this variation.

ADMINISTRATIVE ISSUES:

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



*Detail of the Subdivision Plan*

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

Page: 4  
Re: Preliminary/Final Subdivision - Daniel M. & Mary Ann Stoltzfus  
# East Nottingham Township - SD-09-21-16917

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.

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,

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

Glenn Bentley  
Senior Review Planner

cc: Daniel M. & Mary A. Stoltzfus  
Concord Land Planners & Surveyors, Inc.  
Chester County Parks + Preservation, Attn: Geoff Shellington  
Chester County Assessment Office



# THE COUNTY OF CHESTER



COMMISSIONERS  
Marian D. Moskowitz  
Josh Maxwell  
Michelle Kichline

Brian N. O’Leary, AICP  
Executive Director

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

October 18, 2021

Janis A. Rambo, Secretary  
Honey Brook Borough  
PO Box 249  
Honey Brook, PA 19344

Re: Preliminary/Final Subdivision - 4171 Horseshoe Pike & 730 Walnut Street  
# Honey Brook Borough - SD-09-21-16914

Dear Ms. Rambo:

A preliminary/final subdivision plan entitled "4171 Horseshoe Pike & 730 Walnut Street", prepared by Howell Kline and dated June 10, 2021, was received by this office on September 23, 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:	North side of Horseshoe Pike (State Route 322), east side of Walnut Street
Site Acreage:	9.06 acres
Lots/Units:	3 lots proposed
Proposed Land Use:	Single Family Residential
Municipal Land Use Plan Designation:	Mixed Use – Employment and Neighborhood Residential
UPI#:	12-4-63, 12-2-127.2, 12-2-127.1

**PROPOSAL:**

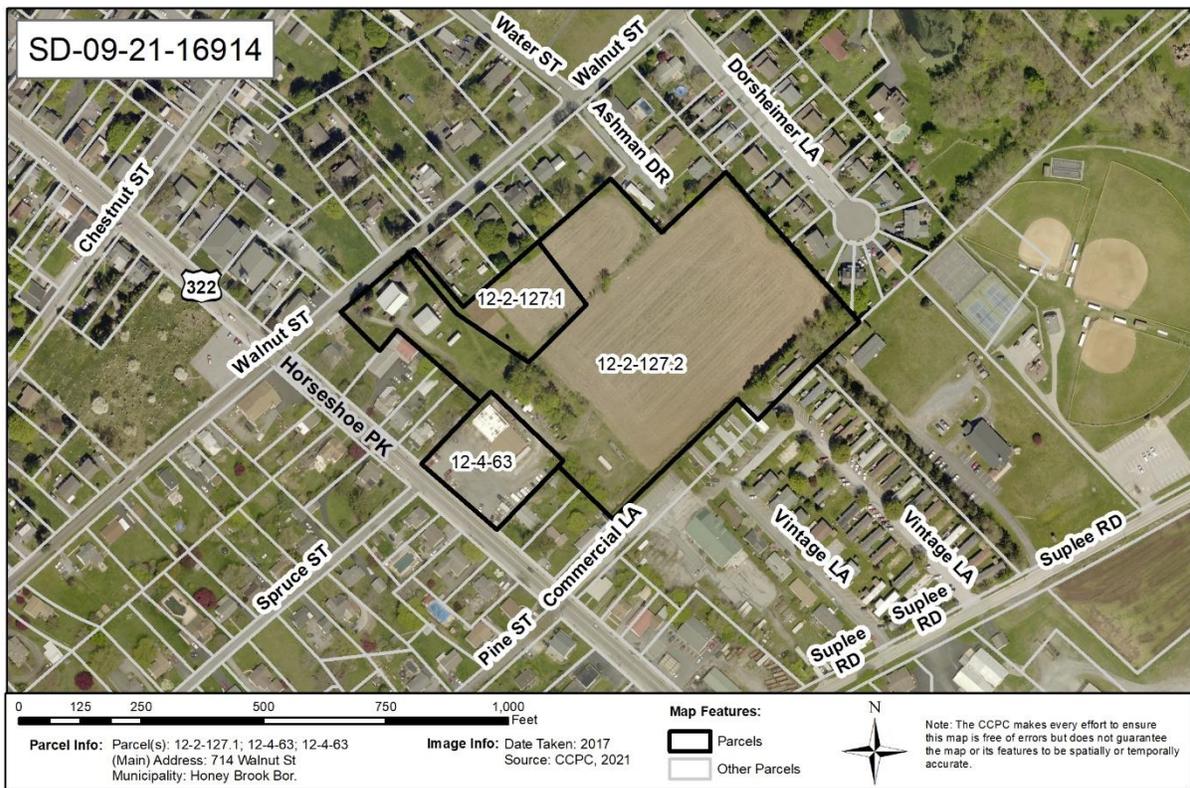
The applicant proposes the creation of three lots. The site, which is served by public water and public sewer facilities, is located in the Honey Brook Borough Mixed Use Residential and Neighborhood Residential zoning district. The site contains a number of dwellings and other structures, and the plan does not propose additional development.

**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:**

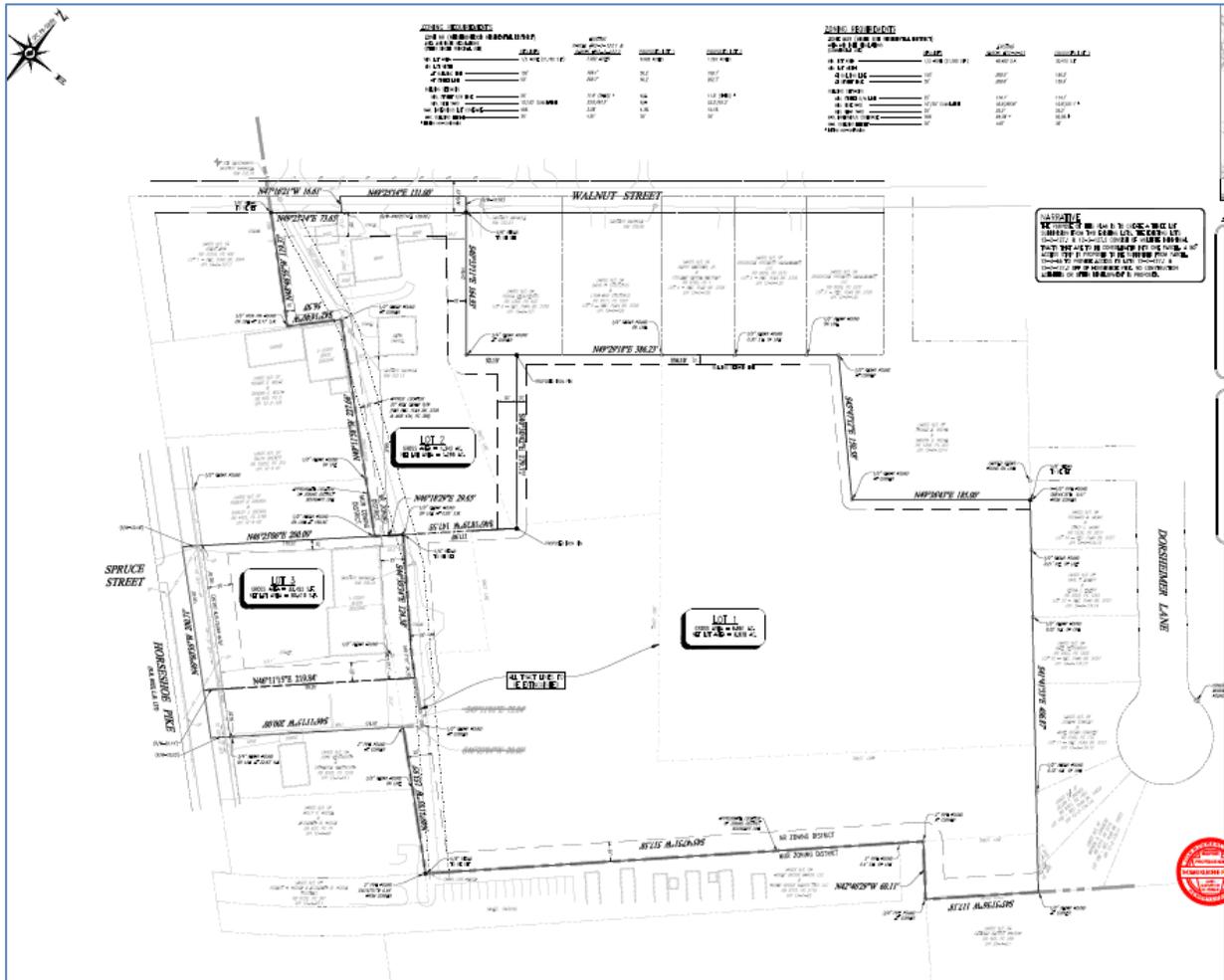
1. The site is located within the **Urban Center Landscape** designation of [Landscapes3](#), the 2018 County Comprehensive Plan. The vision for the **Urban Center Landscape** is historic downtown and established neighborhoods serving as civic, economic, and population centers with a traditional town 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. We encourage the applicant to submit a sketch plan for any future development, especially regarding proposed Lot 1. 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. The sketch plan should strive to extend adjacent roads (such as Ashman Drive) into and through the site, and attempt to create a potential walkway connection to the nearby Umble Park.
3. The County Planning Commission's [Multimodal Circulation Handbook](#) (2016 Update), which is available online at [www.chescoplanning.org/resources/PubsTransportation.cfm](http://www.chescoplanning.org/resources/PubsTransportation.cfm), classifies 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 Borough 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.



*Detail of 4171 Horseshoe Pike & 730 Walnut Street  
 Preliminary/Final Subdivision Plan*

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

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

Page: 4  
Re: Preliminary/Final Subdivision - 4171 Horseshoe Pike & 730 Walnut Street  
# Honey Brook Borough - SD-09-21-16914

ADMINISTRATIVE ISSUES:

5. 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.
6. A minimum of four copies of the plan should be presented at the Chester County Planning Commission for endorsement to permit recording of the final plan in accord with the procedures of Act 247, the Pennsylvania Municipalities Planning Code, and to meet the requirements of the Recorder of Deeds, 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 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: Howell Kline  
Eugene M. Stolfus  
Anthony Antonelli, District Permits Manager, PennDOT  
Francis J. Hanney, PennDOT



# 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

October 4, 2021

Steven Landes, Township Manager  
Honey Brook Township  
PO Box 1281  
Honey Brook, PA 19344

Re: Final Subdivision - Elmer B. & Rebecca K. Kauffman  
# Honey Brook Township - SD-09-21-16906

Dear Mr. Landes:

A final subdivision plan entitled "Elmer B. & Rebecca K. Kauffman", prepared by Concord Land Planners and Surveyors, Inc. and dated September 9, 2021, was received by this office on September 20, 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:	North side of Beaver Dam Road, east of Compass Road
Site Acreage:	105.25 acres
Lots/Units:	1 lot currently, 2 lots proposed
Proposed Land Use:	Single Family Residential, Farm/Pasture Land
Municipal Land Use Plan Designation:	Agricultural
UPI#:	22-10-8

## **PROPOSAL:**

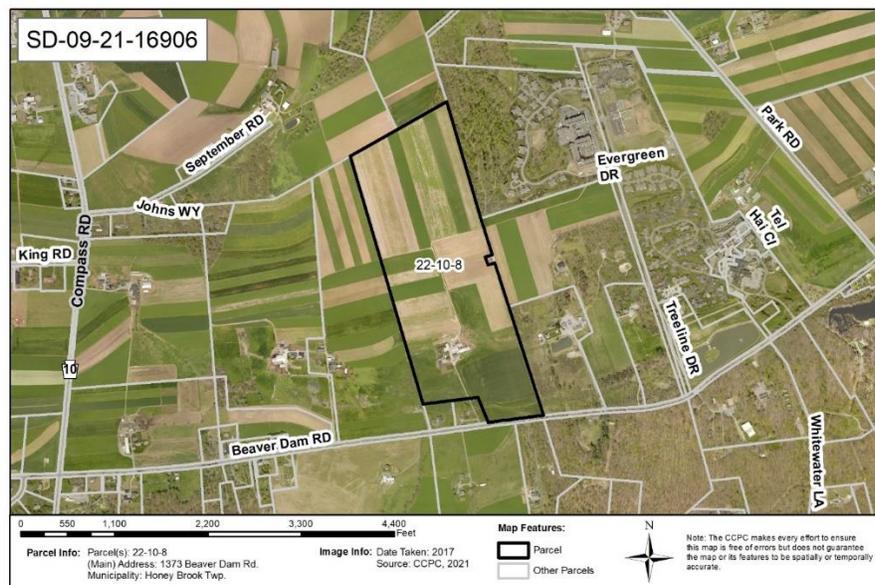
The applicant proposes the creation of two lots. The site, which is served by on-site water and on-site sewer facilities, is located in the Honey Brook Township Ag-Agricultural zoning district. The site contains a dwelling and agricultural buildings, and no additional development is proposed by this subdivision.

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

**COUNTY POLICY:**

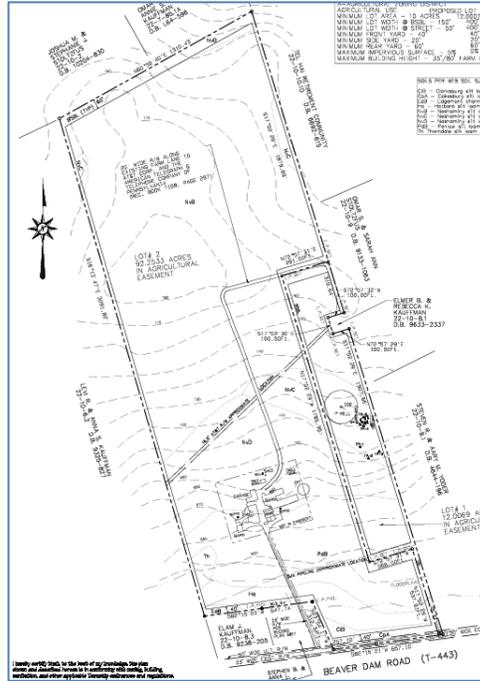
**LANDSCAPES:**

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



**PRIMARY ISSUES:**

2. The applicant should describe why the unusual shape of proposed Lot 1 is necessary.
3. The applicant's Act 247 Referral form that was submitted with the subdivision indicated that the subdivision is for "2/1"; this should be clarified.
4. The plan shows a 20-foot wide right-of-way over proposed Lot 1 that leads to Lot 2, with the notation: "TO AT&T CORP. AND THE AMERICAN TELEGRAPH & TELEPHONE COMPANY OF AMERICA". This right-of-way also appears to pass over a "16.5' AT&T R/W APPROXIMATE LOCATION" shown on the plan. The applicant should elaborate whether this right-of-way is also to serve the dwelling on Lot 2.
5. The land of the proposed subdivision is part of the Chester County Agricultural Land Preservation Program and is protected by an agricultural conservation easement. The Township and applicant should contact the Chester County Department of Parks + Preservation (telephone #610-344-5656) for information and clarification on what is permitted and/or restricted under the agricultural conservation easement that protects this property. This will ensure that the proposal is designed and carried out in a manner consistent with the purpose of the agricultural conservation easement.



*Detail of Elmer B. & Rebecca K. Kauffman  
Final Subdivision Plan*

ADMINISTRATIVE ISSUE:

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

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: Concord Land Planners and Surveyors, Inc.  
Chester County Health Department  
Elmer B. & Rebecca K. Kauffman  
Agricultural Land Preservation Board



# 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

October 6, 2021

Steven Landes, Township Manager  
Honey Brook Township  
PO Box 1281  
Honey Brook, PA 19344

Re: Final Land Development - Daniel Stoltzfus  
# Honey Brook Township - LD-09-21-16916

Dear Mr. Landes:

A final land development plan entitled "Daniel Stoltzfus", prepared by Della Penna Engineering Inc. and dated July 12, 2021, was received by this office on September 24, 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 land development for your consideration.

## **PROJECT SUMMARY:**

Location:	North side of Mount Pleasant Road, south of Cambridge Road
Site Acreage:	13.50 acres
Lots/Units:	1 lot; 1 structure
Non-Res. Square Footage:	5,950 square feet
Proposed Land Use:	Manufacturing
New Parking Spaces:	3 spaces
Municipal Land Use Plan Designation:	Rural/Agriculture
UPI#:	22-6-54

## **PROPOSAL:**

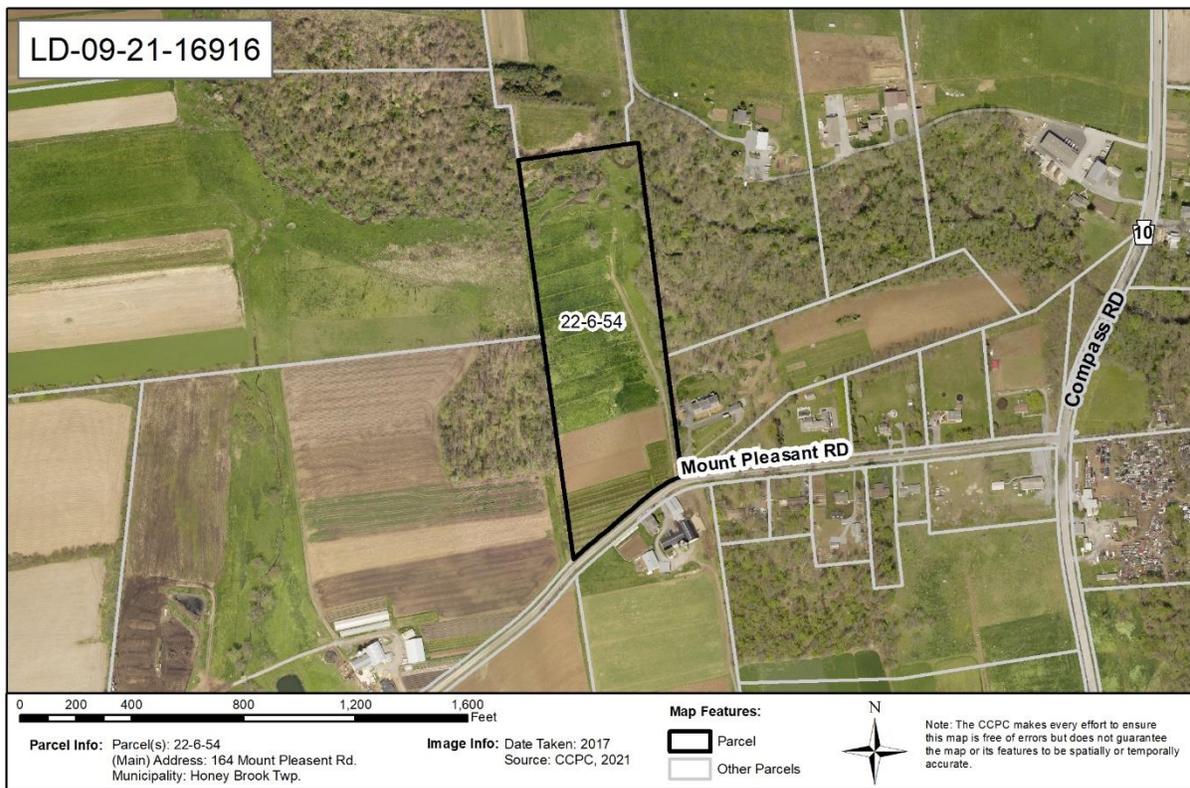
The applicant proposes the construction of a 5,950 square foot woodworking/manufacturing building and three parking spaces. The site, which will be served by on-site water and on-site sewer facilities, is located in the Honey Brook Township AG-Agricultural zoning district. The land use is subject to a variance granted by the Honey Brook Township Zoning Hearing Board on March 1, 2021.

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



**WATERSHEDS:**

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



Page: 4  
Re: Final Land Development - Daniel Stoltzfus  
# Honey Brook Township - LD-09-21-16916

5. The Township Engineer should check the location of the proposed driveway entrance at Mount Pleasant Road to ensure safe sight distance minimums are met.
6. The applicant should indicate whether any scrap materials will be burned on the site, and how they will be stored and removed.

ADMINISTRATIVE ISSUES:

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



# THE COUNTY OF CHESTER



COMMISSIONERS  
Marian D. Moskowitz  
Josh Maxwell  
Michelle Kichline

Brian N. O'Leary, AICP  
Executive Director

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

October 22, 2021

Steven Landes, Township Manager  
Honey Brook Township  
PO Box 1281  
Honey Brook, PA 19344

Re: Final Subdivision - 6360 Emery Road  
# Honey Brook Township - SD-09-21-16915

Dear Mr. Landes:

A final subdivision plan entitled "6360 Emery Road", prepared by Hershey Surveying Inc. and dated September 21, 2021, was received by this office on September 24, 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:	Emery Road and Mill Road. The municipal boundary with Salisbury Township, Lancaster County, is to the west of the site
Site Acreage:	65.10 acres
Lots:	2 lots to be merged
Proposed Land Use:	Single Family Residential, Farm/Pasture Land
Municipal Land Use Plan Designation:	Rural/Agriculture
UPI#:	22-6-6, 22-6-19

**PROPOSAL:**

The applicant proposes the merger of two lots into one lot. The site, which is served by on-site water and sewer facilities, is located in the Honey Brook Township Agricultural zoning district. The site contains a dwelling and other structures but no additional development is proposed by this subdivision.

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

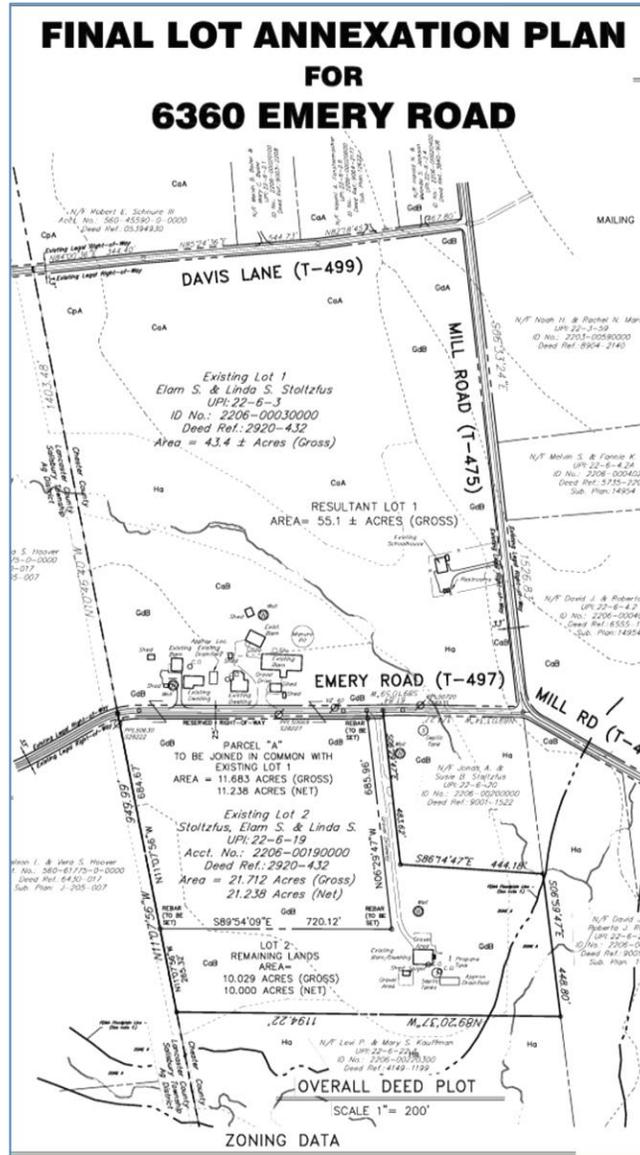
SD-09-21-16915



**COUNTY POLICY:**

**LANDSCAPES:**

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



*Detail of 6360 Emery Road  
 Final Subdivision plan*

**PRIMARY ISSUES:**

2. This site is within the Honey Brook Township Agricultural zoning district and in the **Agricultural Landscape** designation of [Landscapes3](#), and we therefore suggest that the applicant deed-restrict the tract from further non-agricultural development.

Page: 4  
Re: Final Subdivision - 6360 Emery Road  
# Honey Brook Township - SD-09-21-16915

ADMINISTRATIVE ISSUES:

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

Sincerely,

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

Wes Bruckno, AICP  
Senior Review Planner

cc: Elam S. and Linda S. Stoltzfus  
Chester County Health Department  
Hershey Surveying Inc.  
Kirsten Peachey, Manager, Salisbury Township



# 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

October 5, 2021

Eden R. Ratliff, Manager  
Kennett Township  
801 Burrows Run Road  
Chadds Ford, PA 19317

Re: Preliminary Land Development - Palita Automotive  
# Kennett Township - LD-08-21-16884

Dear Mr. Ratliff:

A preliminary land development plan entitled "Palita Automotive", prepared by H.C.E.& S., LLC Consulting Engineers, and dated January 22, 2021, was received by this office on September 21, 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 land development for your consideration.

**PROJECT SUMMARY:**

Location:	West side of E. Baltimore Pike, North of Exelon Way
Site Acreage:	1.17
Lots/Units:	1 lot
Non-Res. Square Footage:	2,520
Proposed Land Use:	Automotive Repair/Maintenance Facility
New Parking Spaces:	8
Municipal Land Use Plan Designation:	Office/Campus
UPI#:	62-4-21

**PROPOSAL:**

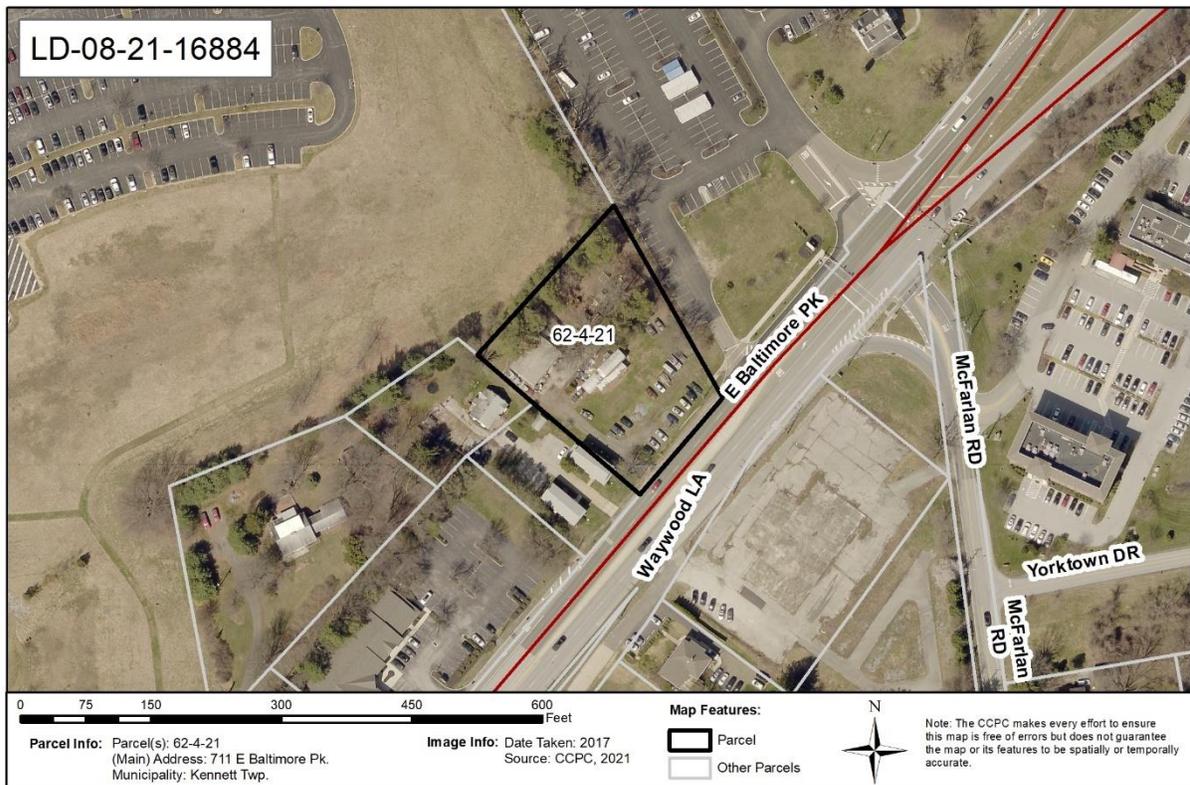
The applicant proposes the demolition of all on-site structures, except an existing one-story masonry garage and the construction of a 2,520 square foot addition to the garage, and 8 parking spaces. The project site, which is served by public water and sewer, is located in the BP-Business Park zoning 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**.

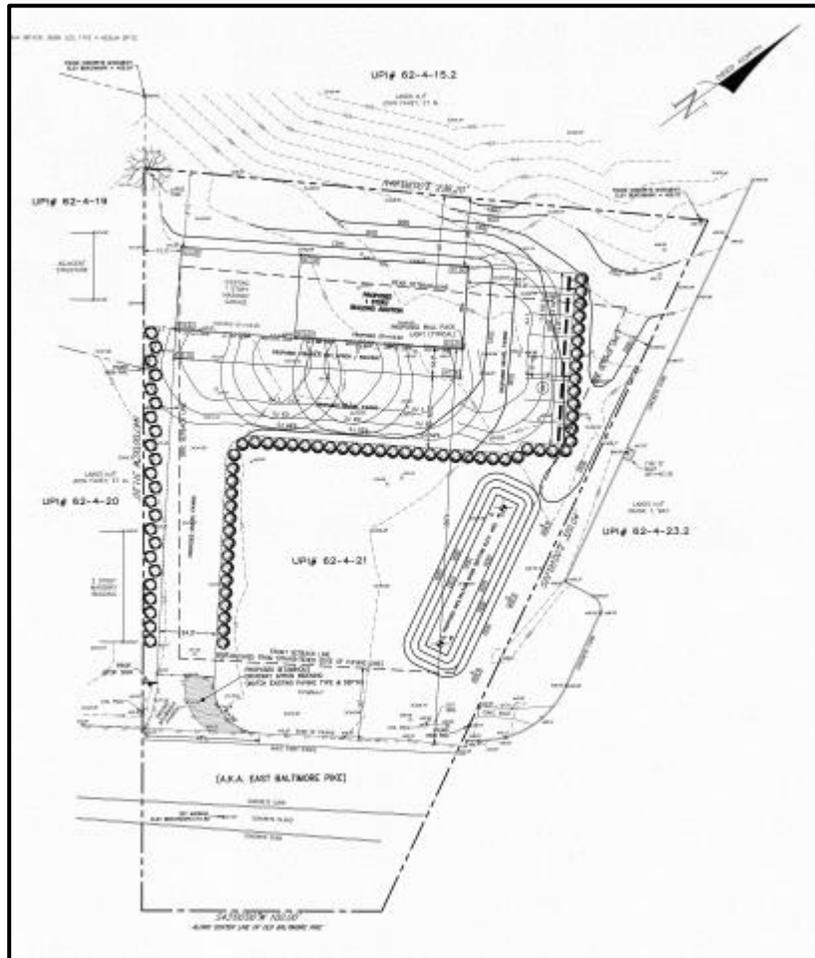


**WATERSHEDS:**

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

**PRIMARY ISSUES:**

3. Sidewalks are an essential component of development in the Suburban Center Landscape. The applicant should extend a sidewalk that meets Township standards across the entire frontage of the lot.



*Detail of Sheet 4 of the plan*

4. The plan should also include street trees along the Baltimore Pike frontage. Street trees will visually enrich the public realm and contribute to stormwater management. Space trees at a regular interval or cluster the trees if more appropriate.
5. The plan and 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 dwelling(s) and support facilities. The limits of tree removal should be clearly shown on the plan and “limits of disturbance” should be delineated to protect all trees that are intended to remain. Orange construction fencing should be placed at the “limit of disturbance” to prevent unintended intrusion into woodland areas by construction equipment. This fencing should be placed at the drip line of any trees that are intended to remain to limit inadvertent impacts from construction equipment to root zones and long-term tree health. Additional native trees and shrubs should be incorporated into the landscaping plans to replace and mitigate the loss of removed trees and naturalize the proposed stormwater basin.

Page: 4  
Re: Preliminary Land Development - Palita Automotive  
# Kennett Township - LD-08-21-16884

6. The applicant and the Township should consider using a shared driveway design. It appears the applicant could utilize the western driveway for the Marriott Fairfield Inn, if the owner of that parcel would be amenable to the concept. This would reduce the number of curb cuts on this section of Baltimore Pike.

ADMINISTRATIVE ISSUES:

7. Sheet 3 of the plan indicates that a variance has been requested by the applicant. The Township should not grant final plan approval prior to the Zoning Hearing Board granting any variance requests. The final plan should accurately note the Zoning Hearing Board's decision, including any conditions of approval issued by the Board.
8. The applicant should contact the office of the Chester County Conservation District (telephone #610-455-1360) for information and clarification on erosion control measures. The provisions of the Commonwealth Erosion Control Regulations may apply to the project and may require an Earth Disturbance Permit or a National Pollutant Discharge Elimination System permit for discharge of stormwater from construction activities. Additional information on this topic is provided online at: <https://www.chesco.org/284/ErosionStormwater>.
9. A minimum of four (4) copies of the plan should be presented at the Chester County Planning Commission for endorsement to permit recording of the final plan in accord with the procedures of Act 247, the Pennsylvania Municipalities Planning Code, and to meet the requirements of the Recorder of Deeds 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 Kennett 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: Palita Properties, LLC  
H.C.E. & S., LLC Consulting Engineers  
Diane Hicks, Director of Planning and Zoning  
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

October 15, 2021

Eden R. Ratliff, Manager  
Kennett Township  
801 Burrows Run Road  
Chadds Ford, PA 19317

Re: Final Subdivision - Robert O. & Lisa A. Sheedy  
# Kennett Township - SD-09-21-16894

Dear Mr. Ratliff:

A final subdivision plan entitled "Robert O. & Lisa A. Sheedy", prepared by Register Associates, Inc., and dated August 11, 2021, was received by this office on September 16, 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: north side of Sills Mill Road, west of Willow Glen Drive  
Site Acreage: 5.26  
Lots/Units: 2 lots  
Proposed Land Use: Single Family Residential  
Municipal Land Use Plan Designation: Office/Campus  
UPI#: 62-4-156.1, 62-4-156

**PROPOSAL:**

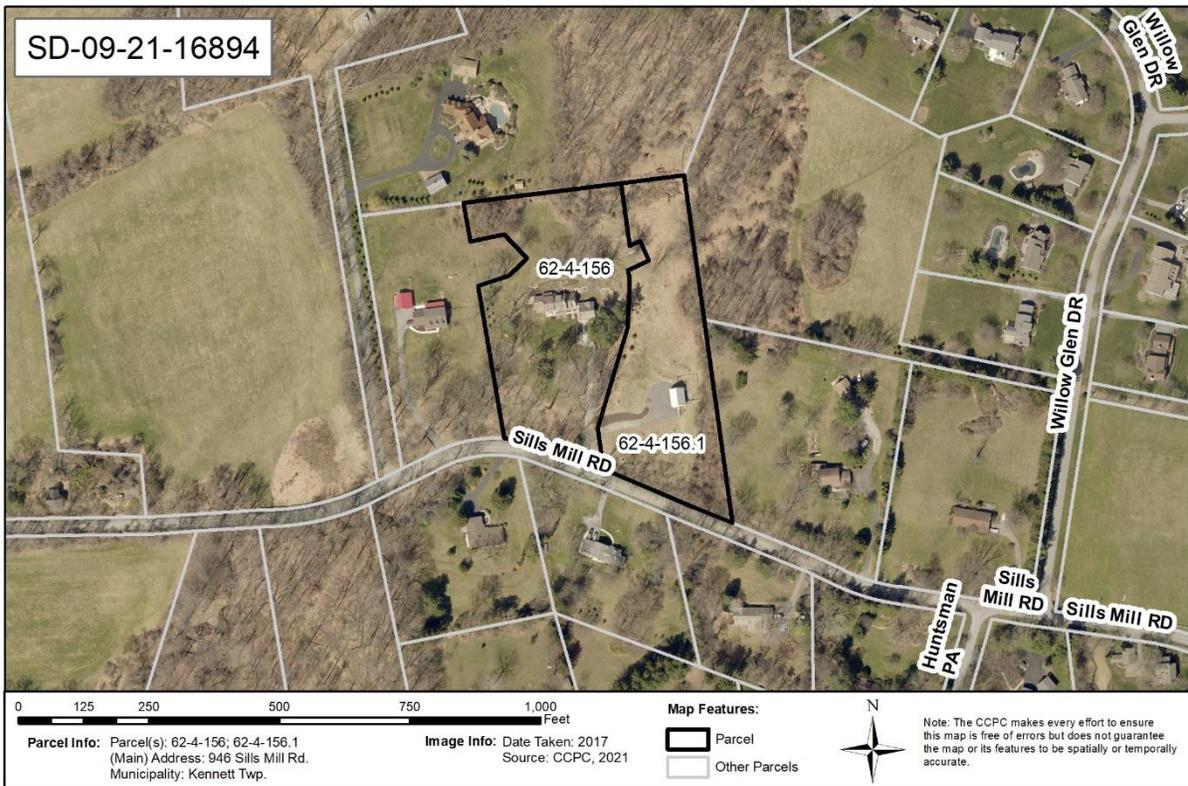
The applicant proposes the revision of lot line location between two existing lots. The project site is located in the R-2 Residential zoning district. No new sewage disposal or water supply is proposed.

**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. The proposed subdivision is consistent with the objectives of the **Suburban Landscape**.

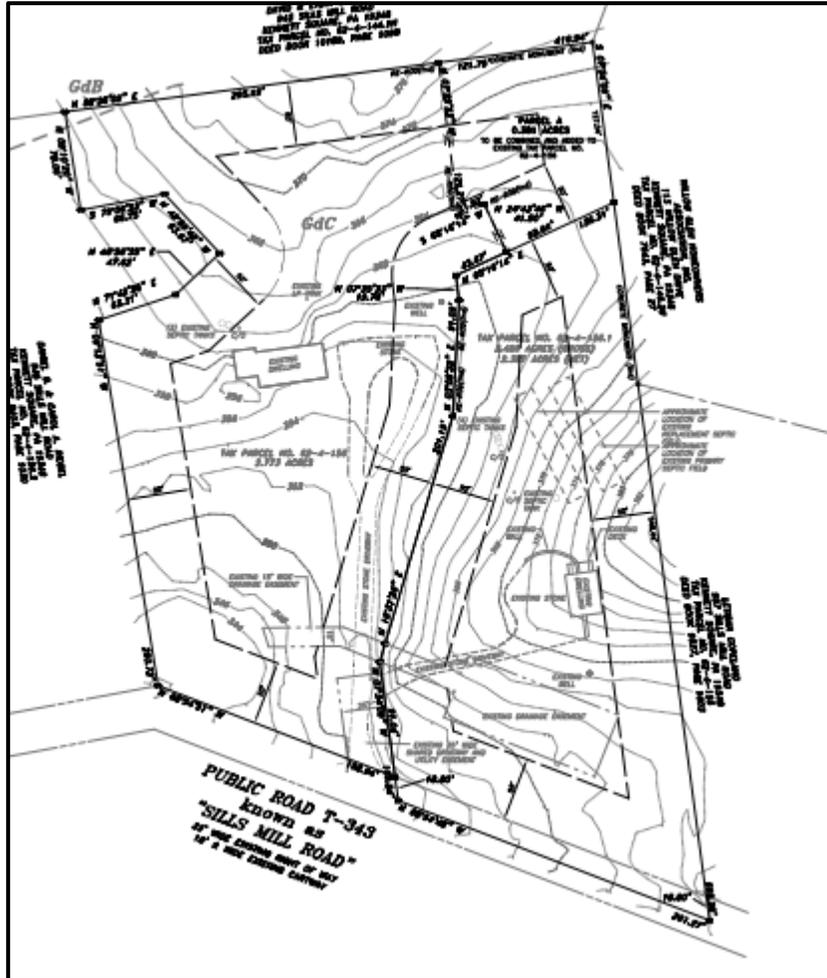


PRIMARY ISSUES:

2. We understand that the applicants needed to increase their lot size to meet minimum zoning ordinance requirements related to the construction of a garage.

ADMINISTRATIVE ISSUES:

3. The applicant is requesting 11 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.
4. A minimum of four (4) copies of the plan should be presented at the Chester County Planning Commission for endorsement to permit recording of the final plan in accord with the procedures of Act 247, the Pennsylvania Municipalities Planning Code, and to meet the requirements of the Recorder of Deeds and the Assessment Office.



*Detail of Sheet 2 of the plan*

This report does not review the plan for compliance to all aspects of your ordinance, as this is more appropriately done by agents of Kennett 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: Robert O. & Lisa A. Sheedy  
Joseph G. Mauro & Ruthea A. Miller  
Register Associates, Inc.  
Diane Hicks, Kennett Township Director of Planning and Zoning



# 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

October 6, 2021

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

Re: Preliminary/Final Subdivision - David O'Neill  
# London Grove Township - SD-09-21-16895

Dear Mr. Battin:

A preliminary/final subdivision plan entitled "David O'Neill", prepared by Crossan Raimato, Inc., and dated August 31, 2021, was received by this office on September 17, 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:	north side of W. State Road, west of Blackberry Lane
Site Acreage:	13.83
Lots/Units:	2 lots
Proposed Land Use:	Single Family Residential
Municipal Land Use Plan Designation:	Residential Low Density
UPI#:	59-7-53

**PROPOSAL:**

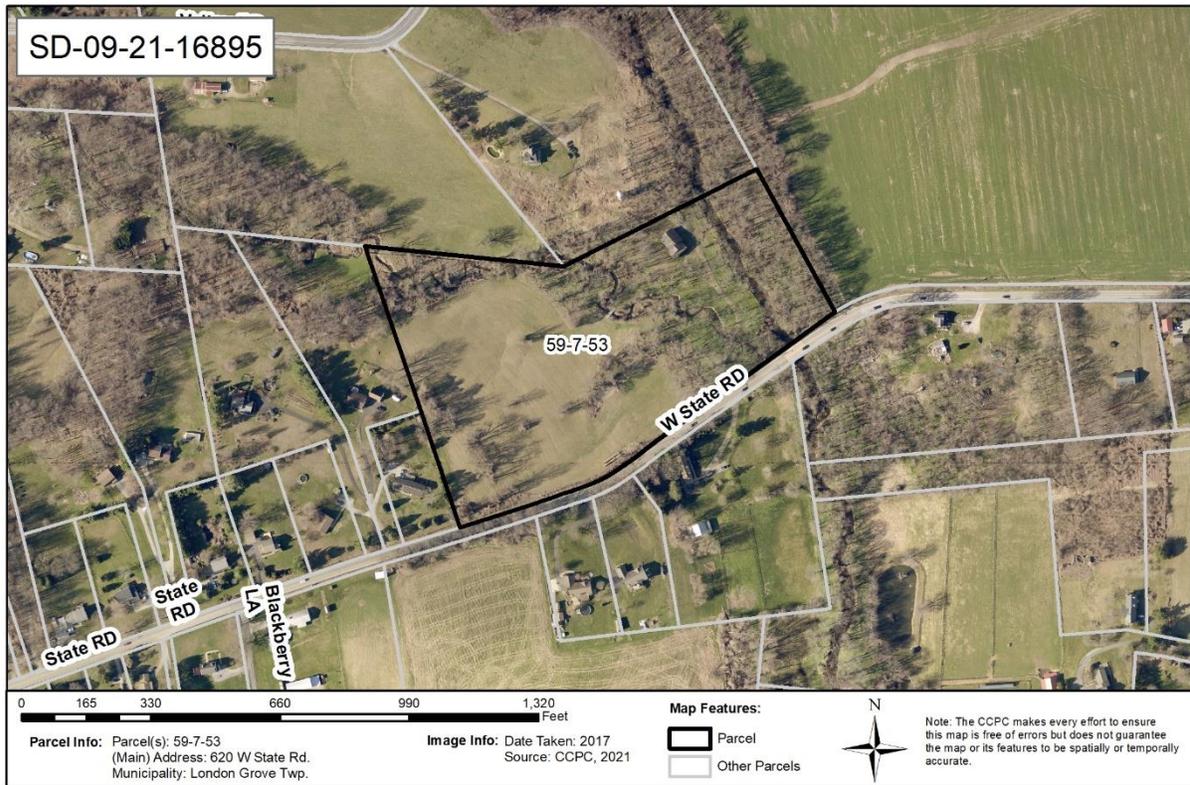
The applicant proposes the creation of 2 lots from a 13.8 acre parent parcel. The project site, which will be served by on-site water and sewer, is located in the RR-Rural Residential zoning district.

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

**COUNTY POLICY:**

**LANDSCAPES:**

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

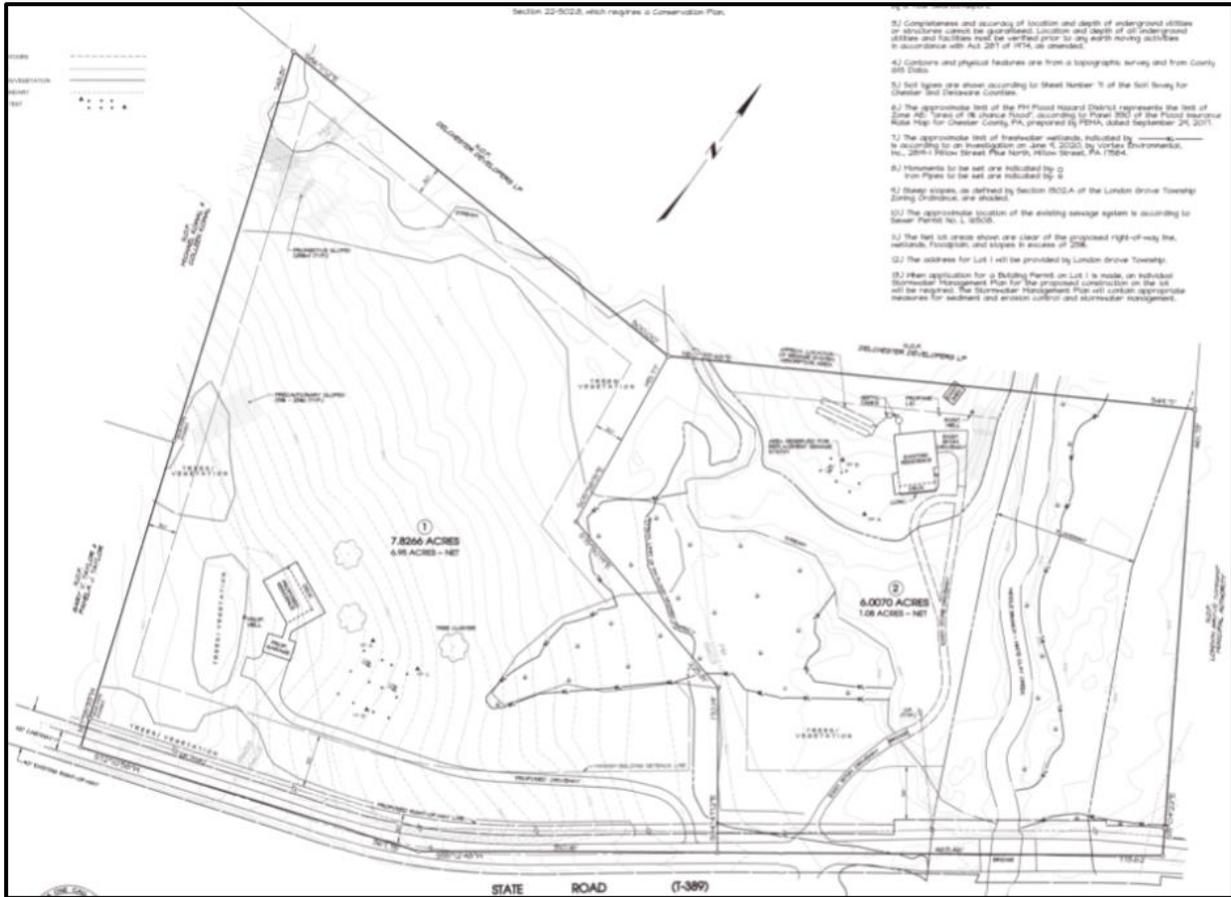


**WATERSHEDS:**

2. **Watersheds**, the water resources component of [Landscapes3](#), indicates the proposed development is located within the Middle Branch subbasin of the White Clay Creek watershed. **Watersheds'** highest priority land use objectives within this watershed are: **(list top 3 items from table 5-3)**. **Watersheds** can be accessed at [www.chesco.org/water](http://www.chesco.org/water).

**PRIMARY ISSUES:**

3. 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.



*Detail of the Subdivision Plan*

- An aerial photograph of the proposed lot indicates that it was cultivated in the current growing season. Because this parcel is located in the Rural Landscape and is currently productive agricultural land, the applicant and Township should discuss how the proposed residential use could be accommodated while maintaining the existing agricultural use. This would probably involve relocating the driveway as well as the residence and on-site septic system.

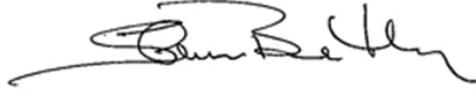
ADMINISTRATIVE ISSUES:

- The applicant is requesting four 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.
- 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 Subdivision - David O'Neill  
# London Grove Township - SD-09-21-16895

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

Sincerely,

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

Glenn Bentley  
Senior Review Planner

cc: David O'Neill  
Crossan-Raimato, Inc.  
Chester County Health Department  
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

October 27, 2021

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

Re: Final Land Development - Patriot Self Storage  
# Lower Oxford Township - LD-10-21-16922

Dear Ms. Kinney:

A final land development plan entitled "Patriot Self Storage", prepared by Kelly & Close Engineers, and dated September 23, 2021, was received by this office on October 1, 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 land development for your consideration.

**PROJECT SUMMARY:**

Location:	west side of Limestone Road, south of Street Road
Site Acreage:	2.12
Lots/Units:	2 units
Non-Res. Square Footage:	23,895
Proposed Land Use:	Self -Storage Facility
New Parking Spaces:	21
Municipal Land Use Plan Designation:	Commerce
UPI#:	56-3-69.1B

**PROPOSAL:**

The applicant proposes the construction of two self-storage buildings totaling 23,895 square feet. The project site is located in the C-3 zoning district, no new sewage disposal or water supply is proposed.

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

**COUNTY POLICY:**

**LANDSCAPES:**

1. The project site is located within the **Suburban Landscape** designation of [Landscapes3](#), the 2018 County Comprehensive Plan. The vision for the **Suburban Landscape** is predominantly residential communities with locally-oriented commercial uses and facilities, accommodating growth at a medium density that retains a focus on residential neighborhoods, with enhancements in housing diversity and affordability. The proposed land development is consistent with the objectives of the **Suburban Landscape**. This site is designated Commerce on the Future Land Use map in the Oxford Region Multimunicipal Comprehensive Plan; the proposed use is consistent with the Region’s Commerce land use category.



**WATERSHEDS:**

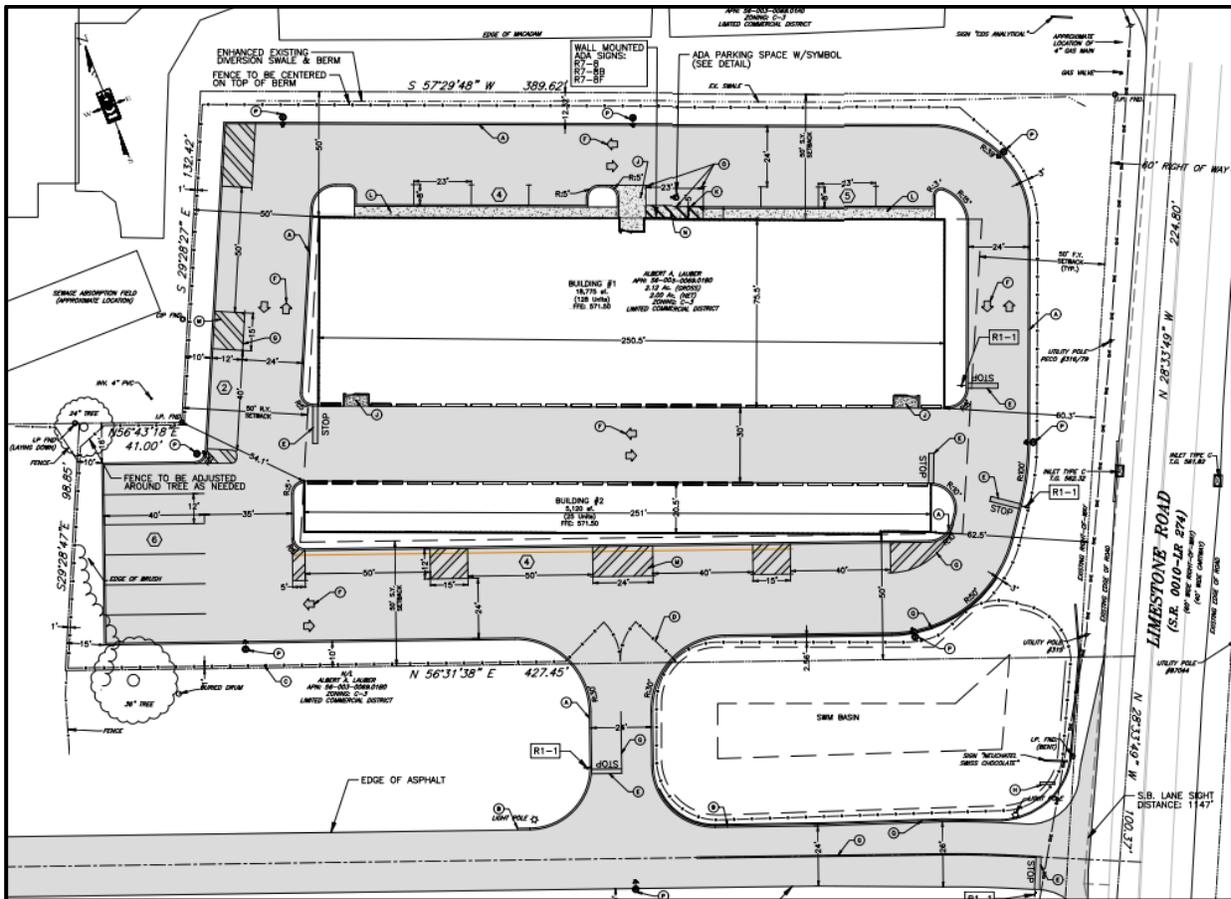
2. **Watersheds** the water resources component of [Landscapes3](#), indicates the proposed development is located within the Big Elk Creek watershed. **Watersheds’** highest priority land use objectives within this watershed are: protection of ground water resources, implementation of comprehensive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

**PRIMARY ISSUES:**

3. We note that the proposed stormwater basin is partly sited on the adjoining parcel and it appears that the sewage absorption field is also sited off-site on the parcel to the north. We recommend that any off site improvements be located within an easement to continue access to these improvements if either parcel should change ownership at some point in the future. We also note a shared driveway

is proposed to be utilized by the storage facility and the existing use; we endorse the use of shared driveways. The Township and the applicant should verify that cross access easements are incorporated into the deeds of both parcels to ensure perpetual access.

4. The submission did not include any building elevations of the proposed storage buildings, but we encourage the use of architectural features such as pitched roofs and faux dormer windows to fit within the context of the site.
5. The Township should verify that the design and location of the proposed outdoor lighting is consistent with 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 Limestone Road and the surrounding land uses.



Detail of Sheet 4 of the plan

**STORMWATER MANAGEMENT ISSUES:**

6. The Existing Features and Demolition Plan indicate that an existing well located in the southeast corner of the parcel and a sewage absorption field located in the parcel's northwest corner will be removed during construction. The applicant should ensure that these systems are removed in accordance with Chester County Health Department standards.

7. The plans show that a swale will be constructed along the northeast boundary with Parcel 56-3-69.1A. The Post-Construction Stormwater Management Plan indicates that this swale will capture runoff from adjacent parcels, including substantial areas of impervious pavement, and will direct it to existing stormwater inlets located along Limestone Road.
  - a. The plans indicate that a fence is planned to be constructed within the graded limits of this swale. Locating the fence within the swale will increase the difficulty of maintaining vegetation with traditional mowing and line trimming equipment and could result in debris accumulation during intense rainfall events. To improve ease of maintenance and to reduce the risk of erosion during intense rainfall events, the applicant should ensure that the fence is located outside of the graded bounds of the planned swale.
  - b. Given the significant amount of impervious cover draining to this swale, the applicant should consider installing this as a vegetated bioswale incorporating native plant species to promote infiltration and evapotranspiration. Installing this feature as a bioswale would help to reduce the volume of stormwater runoff that will be directed to Limestone Road. Given the recent increase in intense precipitation events, all efforts to reduce the volume of stormwater runoff to municipal-owned storm sewer systems should be considered. Installing this vegetated swale would also reduce mowing costs.
  - c. The site plans note the creation of an additional swale adjacent to the planned expansion of the access drive. The applicant should also consider also installing this as a vegetated bioswale to further promote infiltration and evapotranspiration.
8. The plans note that water quality structures will be installed in Inlets 101, 201, and 401 to reduce debris and sediment loads delivered to the planned stormwater basin. The planned trailer and boat storage area upslope of Inlet 107 presents an increased potential for grease or oils spills. The applicant should consider installing a water quality insert that is designed to capture grease or oil into Inlet 107 to prevent the delivery of these substances into the storm sewer system.
9. Given the significant increase in impervious cover, the applicant should consider options to reduce paved areas, including installing the planned boat and trailer parking area as gravel or porous pavement, installing vegetated planters around the buildings to capture a portion of roof runoff, or converting a section of driveway to one-way to reduce street width.
10. The plans note that several mature trees will be removed during construction. At a minimum, the applicant should incorporate native large-stock trees into the plan to replace all trees planned for removal. The applicant should also consider planting additional native trees and shrubs along the access drive and Limestone Road to reduce stormwater runoff and improve screening. The Township should verify that the plan is consistent with the Landscaping requirements of Section 27-1103.

ADMINISTRATIVE ISSUES:

11. The Township should verify that the plan meets the minimum parking requirements of Section 1109.3 of the zoning ordinance. It appears that the ordinance provision may have been misconstrued. The parking shown on sheet 4 of the plan shows 12 oversized spaces for loading or RV parking and 9 conventional parking spaces.

Page: 5  
Re: Final Land Development - Patriot Self Storage  
# Lower Oxford Township - LD-10-21-16922

12. The applicant is requesting one waiver from the provisions of the Township Subdivision and Land Development Ordinance. Waiver requests should only be granted following the determination that the proposed project either meets the purpose of these requirements or does not create the impacts that these provisions are intended to manage.
13. The applicant should contact the office of the Chester County Conservation District (telephone #610-455-1360) for information and clarification on erosion control measures. The provisions of the Commonwealth Erosion Control Regulations may apply to the project and may require an Earth Disturbance Permit or a National Pollutant Discharge Elimination System permit for discharge of stormwater from construction activities. Additional information on this topic is provided online at: <https://www.chesco.org/284/ErosionStormwater>.
14. A minimum of 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 Lower Oxford 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: Patriot Self Storage, LLC  
Kelly & Close Engineers  
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

October 21, 2021

Denise Diehl, Administrative Assistant  
North Coventry Township  
845 South Hanover Street  
Pottstown, PA 19465

Re: Preliminary/Final Subdivision - John E. & Erin W. Mathis  
# North Coventry Township - SD-09-21-16909

Dear Ms. Diehl:

A preliminary/final subdivision plan entitled "John & Erin Mathis", prepared by Inland Design, dated June 1, 2021 and last revised September 10, 2021, was received by this office on June 29, 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 side of South Hanover Street (State Route 1037), south of Robert Joseph Road  
Site Acreage: 25.20 acres  
Lots: 2 lots  
Proposed Land Use: Lot line revision  
Municipal Land Use Plan Designation: Suburban Residential  
UPI#: 17-7-94, 17-7-83

**PROPOSAL:**

The applicant proposes the adjustment of the lot line separating two lots. The Act 247 form that was submitted with the subdivision indicates that the site is served by on-site water and public sewer facilities, and is located in the North Coventry Township R-1 Residential/Natural Resource Conservation Overlay zoning district. The site contains one dwelling and one additional dwelling is proposed.

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

**BACKGROUND:**

The Chester County Planning Commission received an earlier version of this plan as submitted by the Township on June 29, 2021, and our comments were submitted to the Township in a letter dated July 12, 2021 (refer to CCPC # 06-21-16793). The current submission is similar to the earlier version, except that the current version shows a trail easement on the western and northern peripheries of proposed Lots 1 and 2.

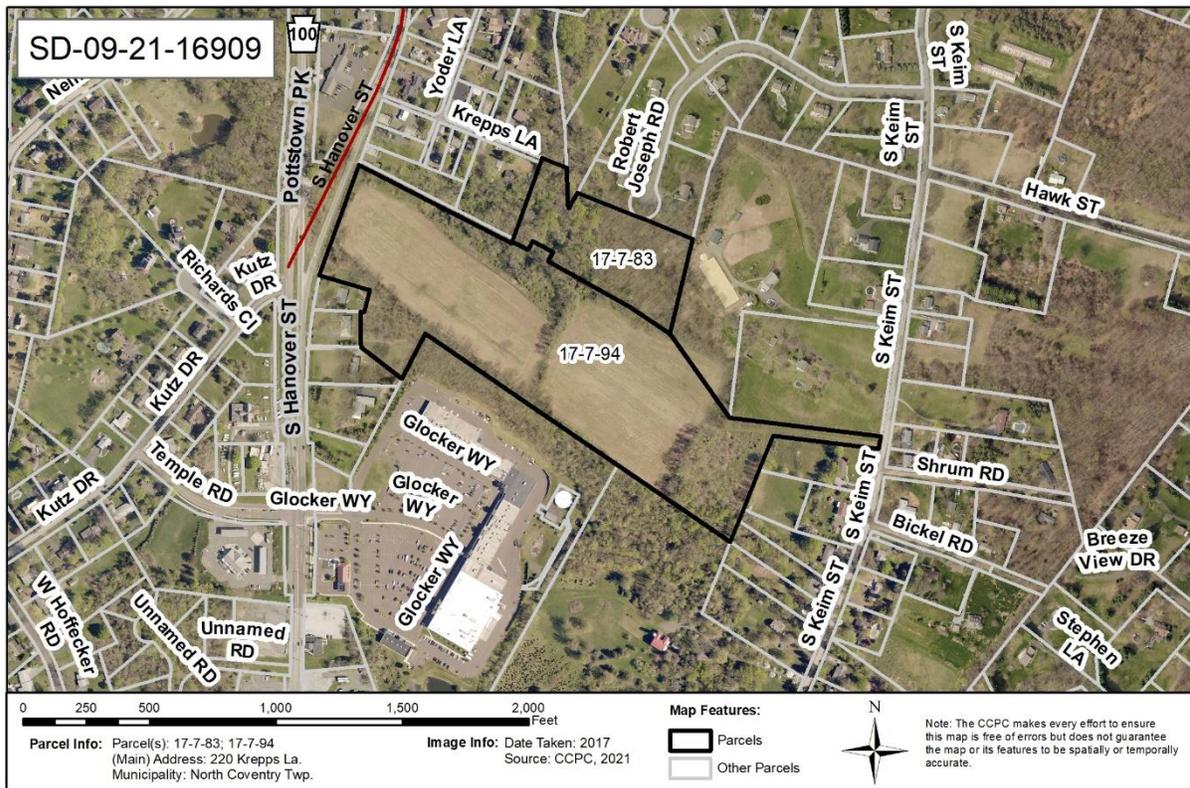
**COUNTY POLICY:**

**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. Due to the environmental constraints on the northern part of the tract, which include steep slopes, we suggest that this part of the tract be deed-restricted from further development. We also encourage the applicant to submit a sketch plan for future development on any part of the tract, due to the site's environmental constraints and its limited access from South Keim Street. (The plan shows the Robert Joseph Road's stub cul-de-sac abutting the northern portion of this tract, but this area contains significant slopes). 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 John & Erin Mathis – Easement Areas  
 Preliminary Subdivision Plan*

3. The County Planning Commission’s Multimodal Circulation Handbook (2016 Update), which is available online at [www.chescoplanning.org/resources/PubsTransportation.cfm](http://www.chescoplanning.org/resources/PubsTransportation.cfm), classifies South Hanover Street (State Route 1037) as a minor arterial. The Handbook (page 183) recommends a 100 foot-wide right-of-way for minor arterial roads to accommodate future road and infrastructure improvements. We recommend that the applicant and the Township contact PennDOT to determine the appropriate right-of-way to be reserved for this section of South Hanover Street. We suggest that this area be identified as a dedicated right-of-way, and be offered for dedication to PennDOT.

**ADMINISTRATIVE ISSUE:**

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

Page: 4

Re: Preliminary/Final Subdivision - John E. & Erin W. Mathis

# North Coventry Township - SD-09-21-16909

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

Sincerely,

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

Wes Bruckno, AICP  
Senior Review Planner

cc: Inland Design  
John & Erin Mathis  
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

October 8, 2021

Edward M. Mentry, Jr., Manager  
Schuylkill Township  
111 Valley Park Road  
Phoenixville, PA 19460

Re: Preliminary/Final Land Development - 140 DAWSON ROAD FOR DECKMAN MOTOR AND PUMP  
# Schuylkill Township - LD-08-21-16869

Dear Mr. Mentry,

A preliminary/final land development plan entitled "140 DAWSON ROAD FOR DECKMAN MOTOR AND PUMP", prepared by Hopkins and Scott, Inc., and dated September 18, 2020, and last revised on July 26, 2021, was received by this office on August 19, 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 land development for your consideration.

**PROJECT SUMMARY:**

Location:	north side of Dawson Drive, east of Township Line Road
Site Acreage:	2.00
Lots/Units:	1 lot
Non-Res. Square Footage:	5,880
Proposed Land Use:	Office/Storage Building
New Parking Spaces:	11
Municipal Land Use Plan Designation:	Mixed Use
UPI#:	27-2-69

**PROPOSAL:**

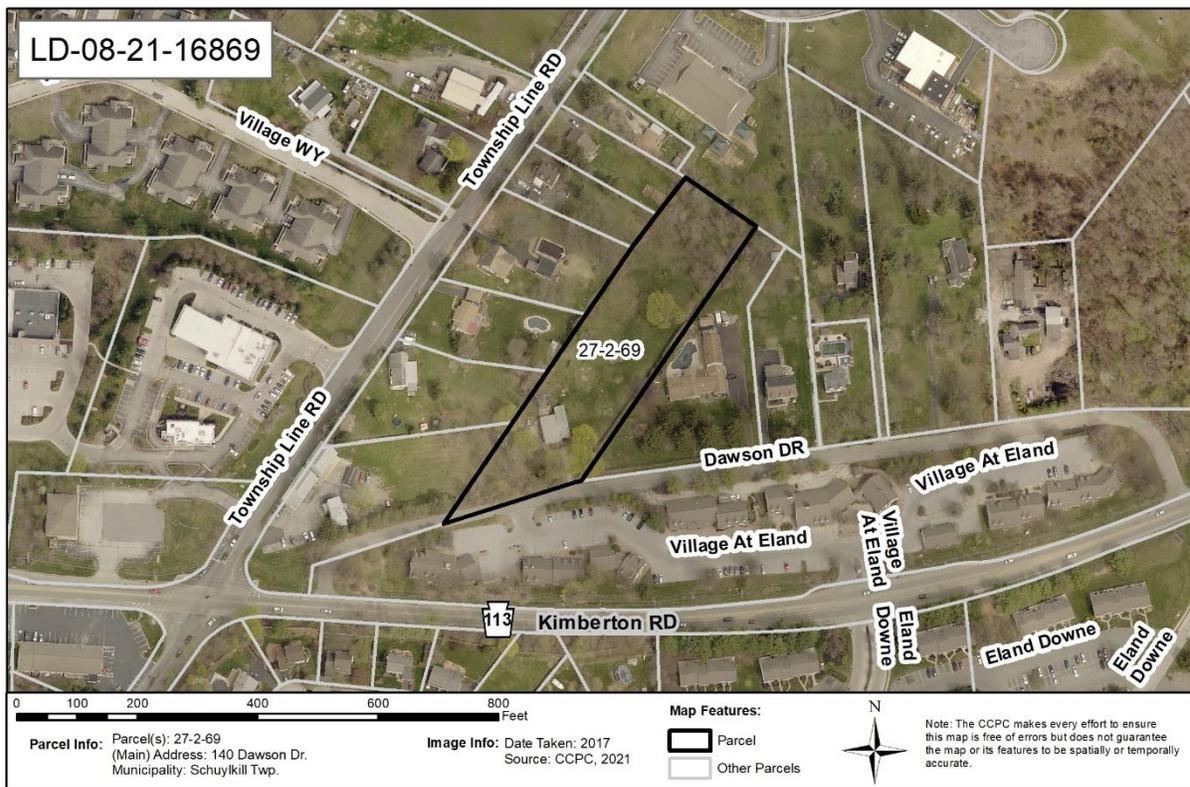
The applicant proposes the construction of a 5,880 square foot commercial building and 11 parking spaces. The project site, which will be served by public water and public sewer, is located in the LI-Limited Industrial zoning district.

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

**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**. This site is designated Mixed Use on the Future Land Use Map in the 2019 Phoenixville Regional Comprehensive Plan.

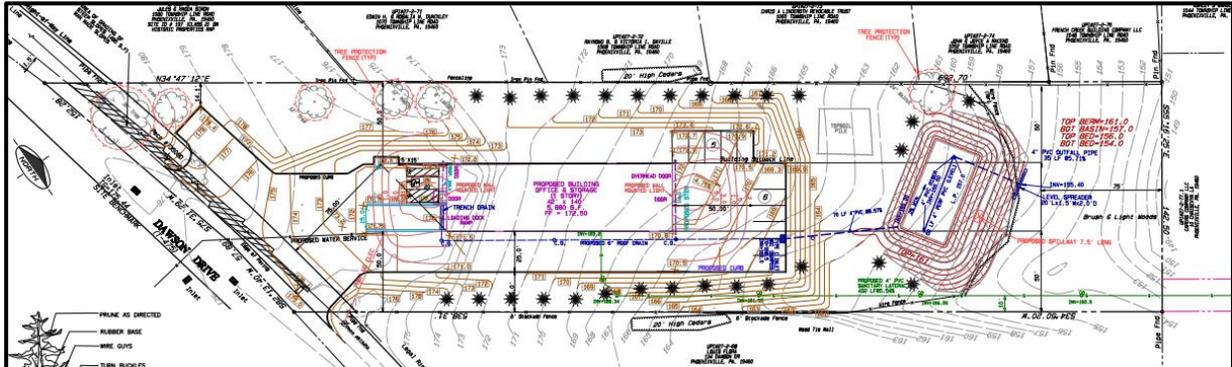


**WATERSHEDS:**

2. **Watersheds**, the water resources component of [Landscapes3](#), indicates the proposed development is located within the French Creek watershed. **Watersheds'** highest priority land use objectives within this watershed are: implementation of comprehensive stormwater management, protection of water quality from nonpoint source pollutants, and protection of vegetated riparian corridors. **Watersheds** can be accessed at [www.chesco.org/water](http://www.chesco.org/water).

**PRIMARY ISSUES:**

3. The surrounding land uses appear to be residential; the Township should verify that the plan meets all ordinance requirements for screening and buffering between different land uses.



Detail of Sheet 5 of the plan

4. “Connect” Objective C of *Landscapes3*, the 2018 County Comprehensive Plan, is to provide universally accessible sidewalks, trails, and public transit connections to create a continuous active transportation network within designated growth areas. Sidewalks are critical elements of the Suburban Center Landscape. A sidewalk along the property frontage is encouraged. An eventual sidewalk to the west end of Dawson Drive would link the proposed use to Route 113 and the surrounding sidewalk network.
5. The plan shows an extensive curb cut on the north side of Dawson Drive, which permits a variety of movements for trucks and vehicles entering or exiting the proposed facility. To avoid a situation where access to and from the site is random and to improve pedestrian safety, we recommend that a single appropriately sized driveway access be incorporated into this design.
6. Landscaping in parking lots is important in Suburban Center Landscapes. At a minimum additional tree coverage near and around the parking area should be provided to help manage stormwater and minimize the heat island effect of parking lots.
7. Township should verify that the submission meets all ordinance requirements related to the location, size and lighting of signs.

ADMINISTRATIVE ISSUES:

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

Page: 4

Re: Preliminary/Final Land Development - 140 DAWSON ROAD FOR DECKMAN MOTOR  
AND PUMP

# Schuylkill Township - LD-08-21-16869

10. The Township should ensure that this proposal provides for in-building coverage for public safety and emergency service radio communications. The applicant should contact the Chester County Department of Emergency Services Technical Division at 610-344-5000 for additional information on this issue.
11. A minimum of four (4) copies of the plan should be presented at the Chester County Planning Commission for endorsement to permit recording of the final plan in accord with the procedures of Act 247, the Pennsylvania Municipalities Planning Code, and to meet the requirements of the Recorder of Deeds 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 Schuylkill Township. However, we appreciate the opportunity to review and comment on this plan. The staff of the Chester County Planning Commission is available to you to discuss this and other matters in more detail.

Sincerely,

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

Glenn Bentley  
Senior Review Planner

cc: Thomas Cosgrove  
Deckman Motor and Pump, Inc.  
French Creek Building Company  
Hopkins and Scott, Inc.  
Chester County Conservation District



# THE COUNTY OF CHESTER



COMMISSIONERS  
Marian D. Moskowitz  
Josh Maxwell  
Michelle Kichline

Brian N. O'Leary, AICP  
Executive Director

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

October 27, 2021

Deborah Kolpak, Secretary/Treasurer  
West Nantmeal Township  
455 North Manor Road  
Elverson, PA 19520

Re: Preliminary/Final Land Development - Wyebrook Farm  
# West Nantmeal Township - LD-10-21-16933

Dear Ms. Kolpak:

A preliminary/final land development plan entitled "Wyebrook Farm", prepared by Edward B. Walsh and Associates, Inc. and dated March 26, 2021, was received by this office on October 7, 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 land development for your consideration.

**PROJECT SUMMARY:**

Location:	East side of Wyebrook Road, west side of North Manor Road
Site Acreage:	188.80- acres
Lots:	1 lot
Proposed Land Use:	Restaurant
New Parking Spaces:	100 spaces
Municipal Land Use Plan Designation:	Rural Residential
UPI#:	23-5-79, 23-4-66

**PROPOSAL:**

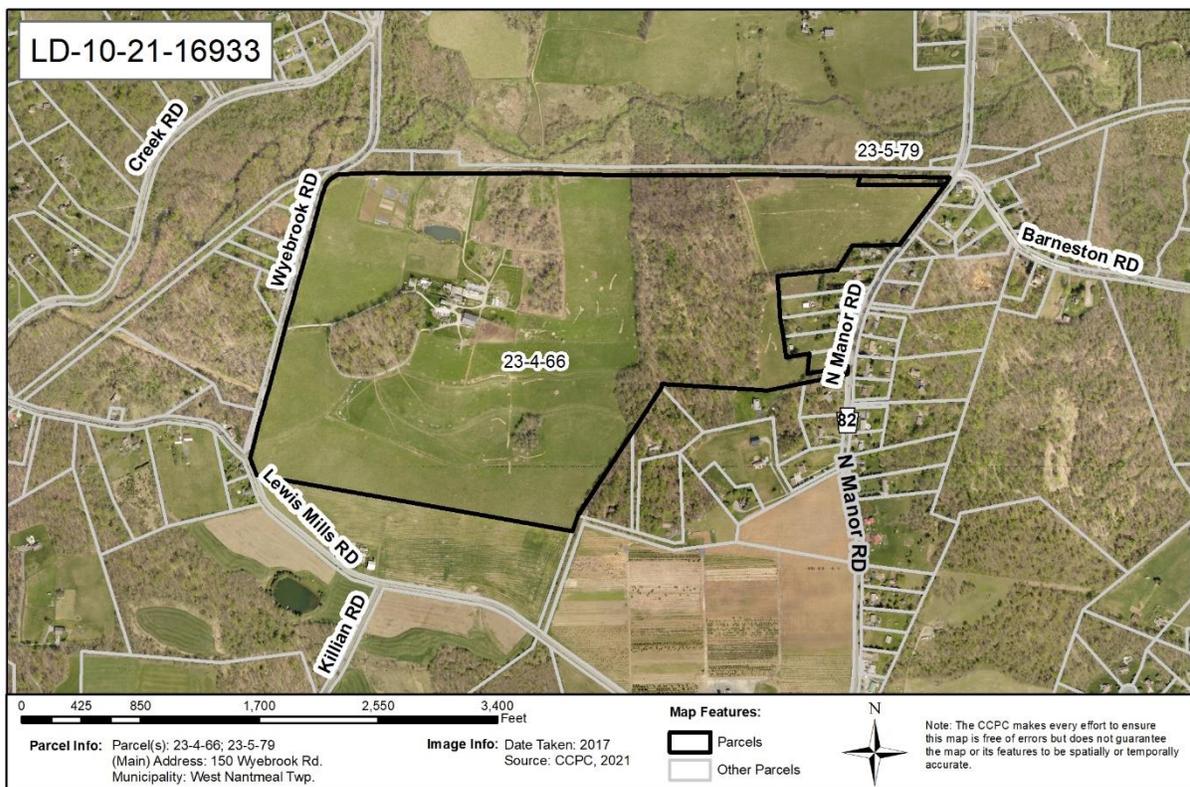
The applicant proposes the construction of 100 parking spaces. The site, which is served by on-site water and sewer facilities, is located in the West Nantmeal Township R-1 Farm Support Business zoning district. No change to the site's roadway access is proposed.

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

**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**.

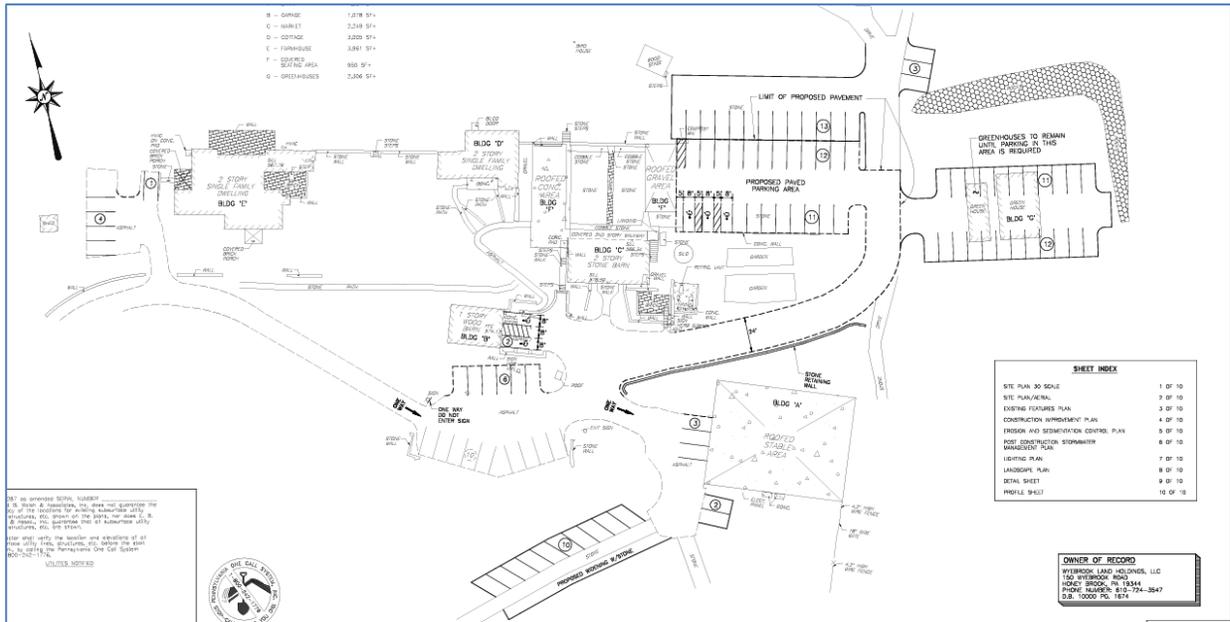


**WATERSHEDS:**

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



**Detail of Wyebrook Farm  
 Preliminary/Final Land Development Plan**

**PRIMARY ISSUES:**

3. The plan indicates that 100 parking spaces are to be provided, with 20 percent to be held in reserve. The Act 247 referral form that was submitted with the plan indicates that 82 spaces are to be provided; we recommend that the applicant clarify the number of proposed spaces. We agree that holding excess parking spaces in reserve can help to reduce initial construction costs, limit the creation of impervious surfaces, and increase opportunities for landscaping. We suggest that the applicant and the Township decide who will determine when the extra spaces will be required.
4. The plan's stormwater management provisions include a rain garden. The County Planning Commission endorses the use of innovative stormwater management practices such as rain gardens. We recommend the use of rain garden seed mix to naturalize the infiltration basin area, and the use of seed mixes that contain the greatest percentage of native vegetation.

Additionally, we suggest that the rain garden could serve as a site amenity if a trail was provided around it. This type of stormwater infrastructure could provide an excellent opportunity to demonstrate the principles and practices of low impact stormwater management, design, and maintenance, and the importance of watershed stewardship to the site's visitors. We encourage the applicant to consider the rain garden portion of this project as an educational resource by providing informational signage.

5. We acknowledge the proposed planting of trees around the parking areas, but we suggest that more trees around the existing and proposed paved parking areas would provide additional shade and stormwater management benefits.

**ADMINISTRATIVE ISSUES:**

6. The applicant should contact the office of the Chester County Conservation District (telephone #610-455-1360) for information and clarification on erosion control measures. The provisions of the Commonwealth Erosion Control Regulations may apply to the project and may require an

Page: 4  
Re: Preliminary/Final Land Development - Wyebrook Farm  
# West Nantmeal Township - LD-10-21-16933

Earth Disturbance Permit or a National Pollutant Discharge Elimination System permit for discharge of stormwater from construction activities. Additional information on this topic is provided online at: <https://www.chesco.org/284/ErosionStormwater>.

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

Sincerely,

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

Wes Bruckno, AICP  
Senior Review Planner

cc: Wyebrook Land Holdings, LLC  
Edward B. Walsh and Associates, Inc.  
Chester County Health Department  
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

October 27, 2021

Cindy Mammarella, Manager  
West Sadsbury Township  
6400 North Moscow Road  
Parkesburg, PA 19365

Re: Final Subdivision - Mike Bontrager  
# West Sadsbury Township - SD-10-21-16937

Dear Ms. Mammarella:

A final subdivision plan entitled "Mike Bontrager", prepared by Register Associates Inc., and dated April 5, 2021, was received by this office on October 8, 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:	South site of Lower Valley Road (State Route 372), north side of Chestnut Hill Road, west side of South Limestone Road (west of Parkesburg Borough)
Site Acreage:	55.97 acres
Lots:	2 lots
Proposed Land Use:	Single Family Residential, Farm/Pasture Land
Municipal Land Use Plan Designation:	Industrial
UPI#:	36-7-15.2

**PROPOSAL:**

The applicant proposes the creation of two lots. The site, which is served by on-site water and on-site sewer facilities, is located in the West Sadsbury Township Industrial zoning district. A small portion of the southern part of the site is located in the Highland Township Rural Village zoning district. The site contains a dwelling, and the plan does not propose any additional development. This subdivision was submitted to the Chester County Planning Commission by West Sadsbury Township.

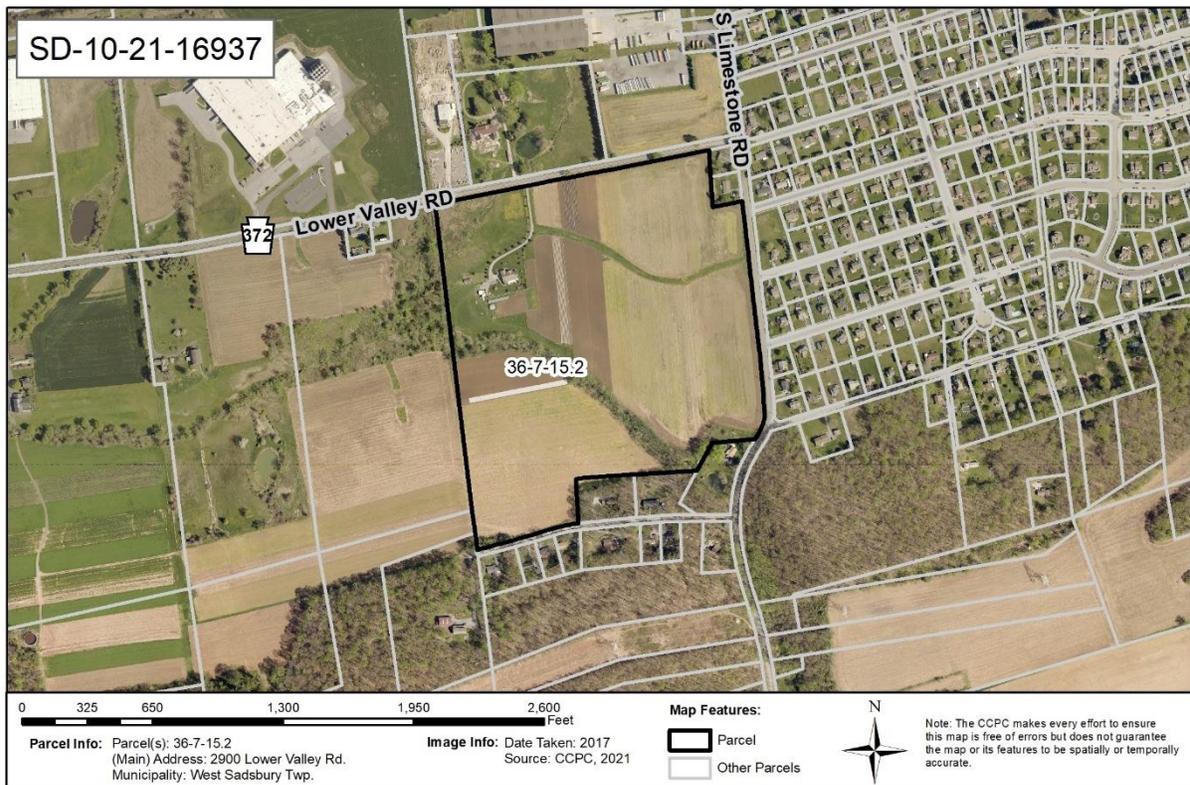
**RECOMMENDATION: The County Planning Commission recommends that the issues raised in this letter should be addressed and all West Sadsbury Township issues should be resolved before action is taken on this subdivision plan.**

**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**.

The site is also adjacent to an **Urban Center Landscape** to the east, at Parkesburg Borough. 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.





*Detail of Mike Bontrager  
 Final Subdivision Plan*

**PRIMARY ISSUES:**

2. The plan indicates that there are wetlands and a floodplain present on the site. (The West Sadsbury Township 1994 Comprehensive Plan's Future Land Use Plan also shows stream corridors on this site.) Due to these constraints, and because the site is adjacent to an **Urban Center Landscape**, we suggest that the applicant prepare a sketch plan showing potential site development. A sketch plan

Page: 4  
Re: Final Subdivision - Mike Bontrager  
# West Sadsbury Township - SD-10-21-16937

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.

3. The County Planning Commission's Multimodal Circulation Handbook (2016 Update), which is available online at [www.chescoplanning.org/resources/PubsTransportation.cfm](http://www.chescoplanning.org/resources/PubsTransportation.cfm), classifies South Limestone Road (State Route 372) as a major collector. The Handbook (page 183) recommends an 80 foot-wide right-of-way for major collector roads to accommodate future road and infrastructure improvements. We recommend that the applicant and the Township contact PennDOT to determine the appropriate right-of-way to be reserved for this section of South Limestone Road. We suggest that this area be identified as a dedicated right-of-way, and be offered for dedication to PennDOT.

ADMINISTRATIVE ISSUES:

4. A Pennsylvania Department of Transportation permit is required for new or revised access on South Limestone Road (State Route 372) and should be identified on the final plan as required by Section 508(6) of the Municipalities Planning Code.
5. A minimum of five copies of the plan should be presented at the Chester County Planning Commission for endorsement to permit recording of the final plan in accord with the procedures of Act 247, the Pennsylvania Municipalities Planning Code, and to meet the requirements of the Recorder of Deeds, the Assessment Office, 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 West 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: Regester Associates Inc.  
Mike Bontrager  
Chester County Health Department  
Anthony Antonelli, District Permits Manager, PennDOT  
Francis J. Hanney, PennDOT  
Barbara Davis, Secretary/Treasurer, Highland Township  
Rebecca Durnall, Secretary/Treasurer, Parkesburg Borough



# 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

October 19, 2021

Sally A. Slook, Manager  
Willistown Township  
688 Sugartown Road  
Malvern, PA 19355

Re: Final Subdivision - Robert E. Turner 1994 Irrevocable Trust and Alex Zozaya  
# Willistown Township – SD-09-21-16918

Dear Ms. Slook:

A Final Subdivision Plan entitled "Robert E. Turner 1994 Irrevocable Trust and Alex Zozaya", prepared by Chester Valley Engineers, Inc., and dated September 21, 2021, was received by this office on September 30, 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:**

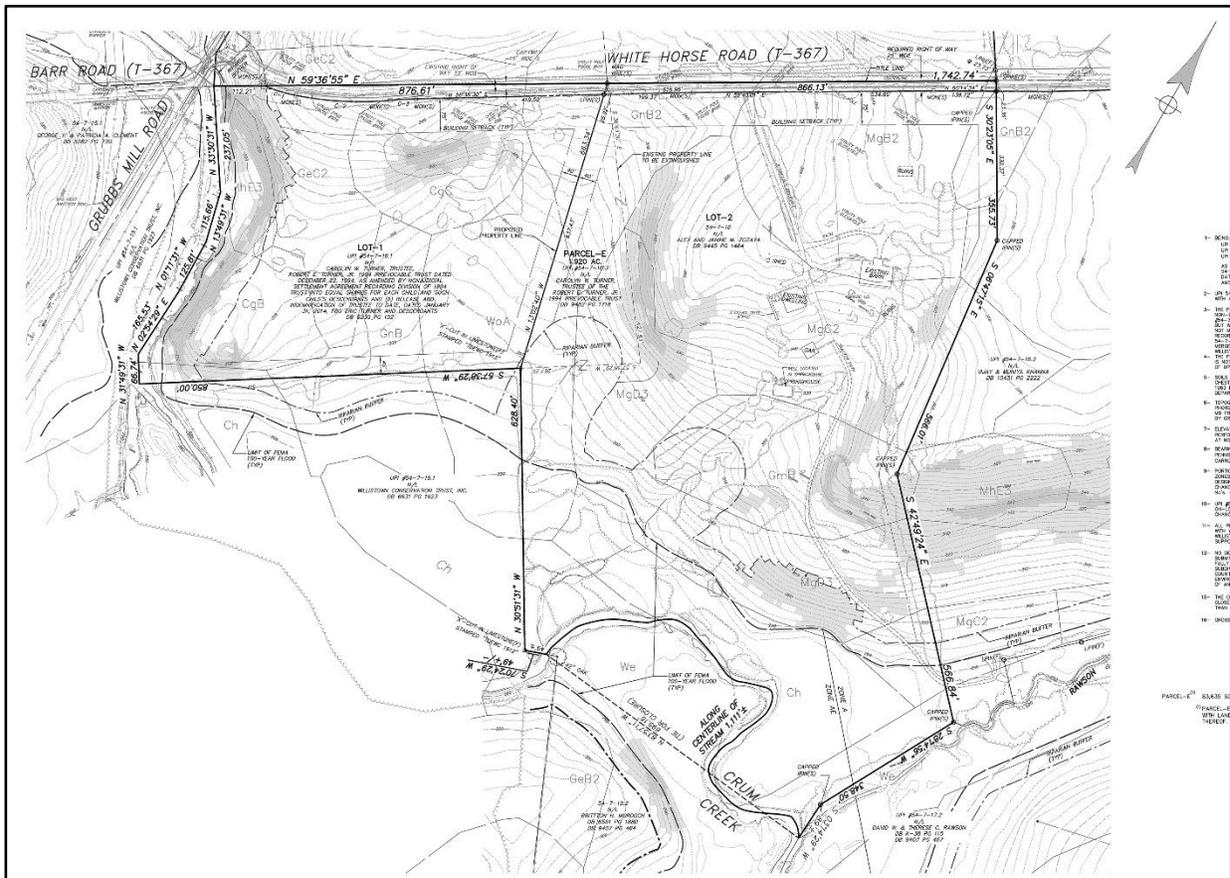
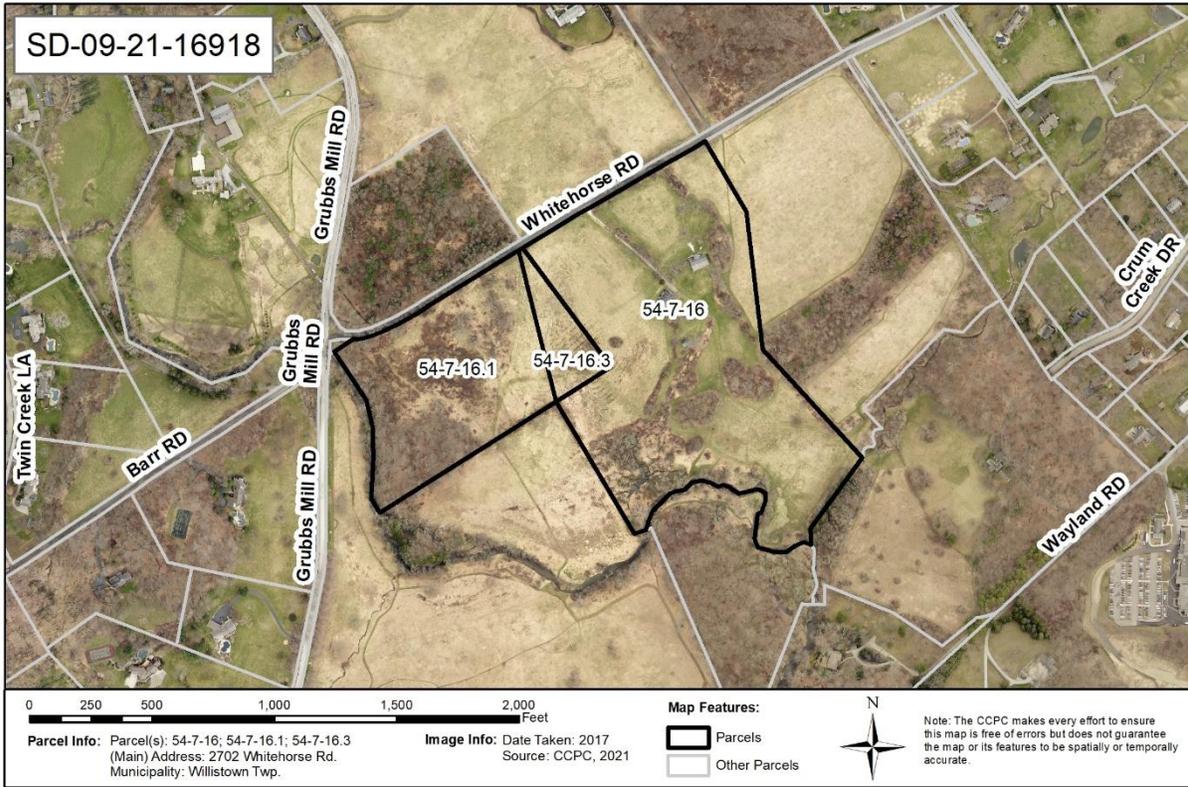
Location: south side of Whitehorse Road, east of Grubbs Mill Road  
Site Acreage: 41.50  
Lots/Units: 2 Lots  
Non-Res. Square Footage: 0  
Proposed Land Use: Single Family Residential  
Municipal Land Use Plan Designation: Rural/Agricultural/Preserved/Suburban Low Density  
UPI#: 54-7-16.3, 54-7-16.1, 54-7-16

**PROPOSAL:**

The County Planning Commission previously reviewed a final subdivision plan for a 146.10 acre site which addressed lot line changes to five existing parcels (CCPC# SD-6-16-14012, dated June 28, 2016). We note that one of the lot line changes proposed as part of this prior submission was the conveyance of Parcel E, a 1.92 acre portion of UPI# 54-7-16, to UPI# 54-7-16.1. According to our records, this prior subdivision plan was approved by Willistown Township on August 15, 2016.

The current plan submission proposes the conveyance of Parcel E (currently identified in County mapping records as UPI# 54-7-16.3) back to UPI# 54-7-16. No development activity is proposed as part of the current plan submission. The project site is located in the RU Rural zoning district. We acknowledge that Note 11 states that all properties are subject to conservation easement agreements with the Willistown Conservation Trust, and that a letter of acknowledgement and consent by the Willistown Conservation Trust shall be furnished to the Township in support of the proposed lot change.

**RECOMMENDATION: The County Planning Commission recommends that the administrative 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 - Final Subdivision - Robert E. Turner 1994 Irrevocable Trust and Alex Zozaya

**COUNTY POLICY:**

**LANDSCAPES:**

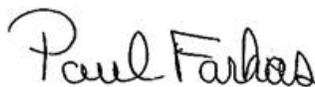
1. The project site is located within the **Rural Landscape** and **Natural Landscape** designations of [Landscapes3](#), the 2018 County Comprehensive Plan. The vision for the **Rural Landscape** is the preservation of significant areas of open space, critical natural areas, and cultural resources with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

**ADMINISTRATIVE ISSUES:**

2. The applicant is requesting three waivers from Article V – Plan Requirements and Procedures 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. According to County Tax Assessment records, the existing parcels appear to be subject to Act 319 (Clean and Green) covenants. 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).
4. While two of the notes are identified as Notes 15 and 16, there are no Notes 13 and 14. This should be clarified by the applicant.
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 Willistown Township. However, we appreciate the opportunity to review and comment on this plan. The staff of the Chester County Planning Commission is available to you to discuss this and other matters in more detail.

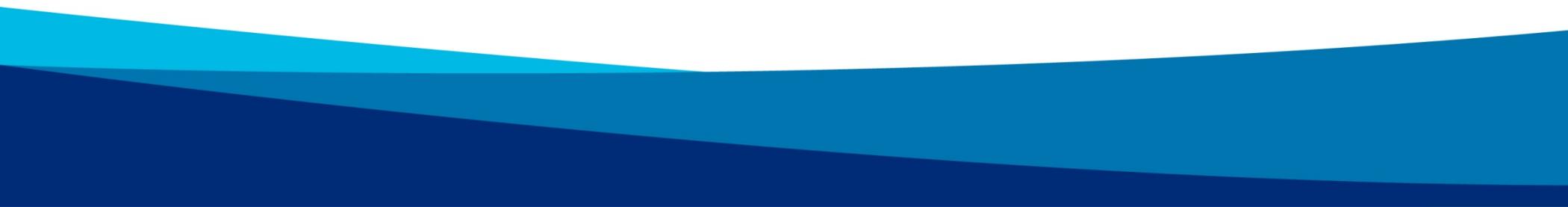
Sincerely,



Paul Farkas  
Senior Review Planner

cc: Willistown Conservation Trust Inc.  
Chester Valley Engineers, Inc.  
Alex Zozaya  
Chester County Assessment Office

# Proposed Plan and Ordinance Reviews





# ORDINANCE PROPOSALS

## 10/1/2021 to 10/31/2021

The staff reviewed proposals for:	Total
Miscellaneous Ordinance (Misc.) Amendments	1
Subdivision and Land Development Ordinance (SLDO) Amendments	1
Zoning Map Amendments	1
Zoning Ordinance Amendments	7
Zoning Ordinance Updates	1
<b>TOTAL REVIEWS</b>	<b>11</b>

MUNICIPALITY	FILE NO.	REVIEW DATE	TOPIC	LANDSCAPES3 CONSISTENCY
Birmingham Township	MA-09-21-16898	10/7/2021	<p><b>Proposed - Misc Amendment</b></p> <p>The Township proposes various amendments to the building design guidelines in sub-section 4.C of Chapter A127 – Historic District Design Guidelines of the Township Code. The County Planning Commission reviewed an earlier version of this amendment on September 1, 2021 (CCPC# MA-08-21-16845).</p>	Not Relevant
Birmingham Township	ZM-09-21-16897	10/7/2021	<p><b>Proposed - Zoning Map Amendment</b></p> <p>The Township proposes to amend its Historic District Overlay Map. The County Planning Commission reviewed an earlier version of this amendment on September 1, 2021 (CCPC# ZM-08-21-16841).</p>	Consistent
East Goshen Township	ZA-09-21-16891	10/7/2021	<p><b>Proposed - Zoning Ordinance Amendment</b></p> <p>The Township proposes to amend the wireless communications facilities standards in Section 240-31.C.(3)(h) of the Township Zoning Ordinance:</p>	Not Relevant

MUNICIPALITY	FILE NO.	REVIEW DATE	TOPIC	LANDSCAPES3 CONSISTENCY
East Pikeland Township	ZA-10-21-16931	10/27/2021	<b>Proposed - Zoning Ordinance Amendment</b> The proposed zoning ordinance amendment revises some of the provisions of the Kimberton Low Impact Development Overlay district that were previously review by the CCPC in January 2021.	Consistent
New Garden Township	SA-09-21-16912	10/1/2021	<b>Proposed - SLDO Amendment</b> The amendment removes all references to the Township's ownership of the Sewer System in preparation for sale of the system to Aqua PA.	Not Relevant
New Garden Township	ZA-09-21-16913	10/1/2021	<b>Proposed - Zoning Ordinance Amendment</b> The proposed zoning ordinance amendment addresses the revision of language made redundant by the sale of the sewer system to Aqua PA.	Not Relevant
Oxford Borough	ZA-09-21-16919	10/6/2021	<b>Proposed - Zoning Ordinance Amendment</b> The proposed zoning ordinance amendment addresses procedures for Zoning Hearing Board and Conditional Use Hearings including notification requirements.	Consistent
Pocopson Township	ZA-10-21-16923	10/27/2021	<b>Proposed - Zoning Ordinance Amendment</b> The proposed amendment adds a new zoning district the I-Institutional District, revises the zoning map to include the I-Institutional District, revises some provisions of the RA-Residential/Agricultural District, amends regulations in the C1 Neighborhood Commercial and LI- Limited Industrial Districts and adds regulations for the new I-Institutional District.	Consistent
Upper Uwchlan Township	ZA-09-21-16903	10/4/2021	<b>Proposed - Zoning Ordinance Amendment</b> Definition of "inert", allow above-ground storage tanks as an accessory use in the PI district, amend outdoor storage regulations regarding above ground storage tanks, with setback regulations	Consistent
West Chester Borough	ZA-09-21-16902	10/6/2021	<b>Proposed - Zoning Ordinance Amendment</b> The Borough proposes the creation of a Planned University Campus zoning district, along with changing the zoning designation of the parcels located on the south side of Sharpless Street between South New Street and South High Street from IS Institutional to PUC Planned University Campus. The Commission has reviewed two earlier versions of these amendments, the latest of which occurred on August 12, 2021 (CCPC# ZA-07-21-16820).	Consistent
West Chester Borough	ZO-09-21-16901	10/19/2021	<b>Proposed - Zoning Ordinance Update</b> The Borough proposes to update its Zoning Ordinance and Zoning Maps. The County Planning Commission has reviewed two earlier versions of this update, the latest of which occurred on August 19, 2021 (CCPC# ZO-07-21-16815).	Consistent

**MUNICIPALITY**

**FILE NO.**

**REVIEW  
DATE**

**TOPIC**

**LANDSCAPES3  
CONSISTENCY**

**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

October 7, 2021

Quina Nelling, Secretary  
Birmingham Township  
1040 W. Street Road  
West Chester, PA 19382

Re: Zoning Map Amendment - Historic District Overlay Map; and Miscellaneous Ordinance  
Amendment – Historic District Design Guidelines  
# Birmingham Township – ZM-09-21-16897 and MA-09-21-16898

Dear Ms. Nelling:

The Chester County Planning Commission has reviewed the proposed Zoning Map and Historic District Design Guideline amendments, which were received by this office on September 9, 2021. The proposed zoning map amendment was reviewed pursuant to the provisions of Section 609(e) of the MPC, and we offer the following comments to assist in your review of the proposed amendments.

## DESCRIPTION:

1. The Township proposes to amend its Historic District Overlay Map. According to our comparison between the existing (2017) map and the proposed map, the following are the proposed revisions to the overlay map:
  - A. Revise the district boundary along the west side of Birmingham Road north of Farmstead Drive. While the existing map depicts a 300-foot-wide boundary on the west side of Birmingham Road, which extends into the easternmost portion of several residential parcels within the Fieldpoint development, the proposed map boundary will only include the open space areas within the Fieldpoint development on the west side of Birmingham Road; and
  - B. Reduce the width of the historic district boundary along the east/northeast side of Birmingham Road, west of Old Wilmington Pike.
2. The Township also proposes the following amendments to the Historic District Design Guidelines in Chapter A127 of the Township Code:
  - A. Amend the standards for wall materials, roofing materials, color, textures, and windows set forth in Section A127-4.C(5);
  - B. Amend the standards for deck materials and elevations, chimneys, cupolas and roof ornaments, shutters and exterior trim set forth in Section A127-4.C(6);
  - C. Amend the pools and pool enclosure standards in Section A127-4.C(7)(b);
  - D. Amend the fence standards in Section A127-4.C(8); and
  - E. Amend the outbuilding standards in Section A127-4.C(9).

Page: 2

Re: Zoning Map Amendment - Historic District Overlay Map; and Miscellaneous Ordinance  
Amendment – Historic District Design Guidelines  
# Birmingham Township – ZM-09-21-16897 and MA-09-21-16898

BACKGROUND:

3. The County Planning Commission reviewed an earlier version of these amendments on September 1, 2021 (CCPC# ZM-08-21-16841 and MA-08-21-16845). We acknowledge that the Township has revised the proposed historic district design guidelines, which is further discussed in comment #7.

COMMENTS – Historic District Overlay Map:

4. The areas of the proposed amendments to the overlay district map are located within the **Rural Landscape** and **Suburban Landscape** designations of [Landscapes3](#), the 2018 County Comprehensive Plan, and the 2010 American Battlefield Protection Program-Brandywine Battlefield area. As stated in our previous review, the proposed zoning map amendment is consistent with the objectives of the **Rural** and **Suburban Landscapes**.
5. Prior to taking action on this amendment, the Township should ensure that the draft zoning map amendment is generally consistent with its municipal Comprehensive Plan, as set forth in Section 603(j) of the PA Municipalities Planning Code (PA MPC). According to our records, there do not appear to be any historic resources located on the parcels located within the amended overlay district boundaries. However, the Township should be aware that changes in new development (such as a building addition) could impact the historic district, so reducing the width of the historic district boundaries could lead to long-term adverse impacts.
6. The Township should ensure that they have met the posting and notification requirements for zoning map amendments as set forth in Section 609 of the PA Municipalities Planning Code (PA MPC), prior to taking action on this amendment.

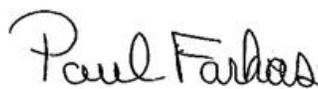
COMMENTS – Historic District Design Guidelines

7. We acknowledge, and endorse, that the Township has revised Sections A127-4.C(5)(a) and A127-4.C(5)(b) of the draft design guidelines, which addresses the issues raised in comments #6 and #7 of our previous review letter. We have no additional comments on the proposed historic district design guidelines.

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

We request an official copy of the decision made by the Township Supervisors. This will allow us to maintain a current file copy of your ordinances.

Sincerely,



Paul Farkas  
Senior Review Planner



# THE COUNTY OF CHESTER



COMMISSIONERS  
Marian D. Moskowitz  
Josh Maxwell  
Michelle Kichline

Brian N. O'Leary, AICP  
Executive Director

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

October 7, 2021

Derek Davis, Manager  
East Goshen Township  
1580 Paoli Pike  
West Chester, PA 19380

Re: Zoning Ordinance Amendment - Wireless Communications Facilities  
# East Goshen Township – ZA-09-21-16891

Dear Mr. Davis:

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 September 9, 2021. We offer the following comments to assist in your review of the proposed amendment.

## DESCRIPTION:

1. The Township proposes the following amendments to the wireless communications facilities standards in Section 240-31.C.(3)(h) of the Township Zoning Ordinance:
  - A. Add subsection [1.1], which indicates that wireless communications facilities that qualify as small wireless facilities as defined by the Federal Communications Commission are governed by a separate ordinance, and are not subject to the provisions of this subsection of the Zoning Ordinance (it is our understanding that the small wireless facilities standards are currently under development by the Township, and will be adopted by the Township as a separate chapter in the Township Code);
  - B. Add standards for timing of approvals for commercial communication antennas in the public rights-of-way and wireless communications facilities in the public rights-of-way in subsections (4)(a)[i] and (5)(a)[i], respectively; and
  - C. Add subsection [6], pertaining to permit fees and consistency with states and federal laws and regulations.

## COMMENTS:

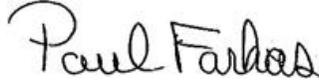
2. The proposed revisions, which are primarily for clarification purposes, appear to be appropriate.

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

Page: 2  
Re: Zoning Ordinance Amendment - Wireless Communications Facilities  
# East Goshen Township – ZA-09-21-16891

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

Sincerely,

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

Paul Farkas  
Senior Review Planner



# THE COUNTY OF CHESTER



COMMISSIONERS  
Marian D. Moskowitz  
Josh Maxwell  
Michelle Kichline

Brian N. O'Leary, AICP  
Executive Director

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

October 27, 2021

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

Re: Zoning Ordinance Amendment - Kimberton Low Impact Development Overlay District Revisions  
# East Pikeland Township - ZA-10-21-16931

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 October 6, 2021. 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 the proposed KLID provisions in the Township Zoning Ordinance:
  - A. Revising the wording of the definitions for the terms "Clubhouse Building" and "Low Impact Development Housing Community".
  - B. Revising the Applicability provisions of Section 2801.1.
  - C. Minor wording revisions of the Use Regulations of Section 2802, the Density and Density Bonus Regulations of Section 2803 and the Area, Bulk and Dimensional Regulations of Section 2804.
  - D. Minor revisions to references and wording in Section 2805 Design and Performance Standards for Low Impact Development Housing Communities and Section 2806 Ownership and Governance.

## BACKGROUND:

2. The Chester County Planning Commission has reviewed several iterations of this zoning ordinance amendment addressing infill development in Kimberton. Our most recent major review on this topic was dated January 22, 2021 and included revisions to the definitions in Section 201, addition of the KLID Overlay district to Section 300.2, adding Article XXVIII outlining the provisions of the KLID Overlay District, and a zoning map amendment indicating the proposed extent of the KLID overlay district, which overlays the KV-Kimberton Village and the KR-Kimberton Residential base zoning districts.

Page: 2  
Re: Zoning Ordinance Amendment - Kimberton Low Impact Development Overlay District  
Revisions  
# East Pikeland Township - ZA-10-21-16931

**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/lc-Appreciate.cfm](http://www.chescoplanning.org/Landscapes3/lc-Appreciate.cfm).

**COMMENTS:**

4. The proposed revisions to the language of the KLID are appropriate and they should be incorporated into proposed ordinance and the Township should consider adoption of the Overlay District ordinance.

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

We request an official copy of the decision made by the 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  
601 Westtown Road  
P. O. Box 2747  
West Chester, PA 19380-0990  
(610) 344-6285 Fax (610) 344-6515

October 1, 2021

Ramsey Reiner, Manager  
New Garden Township  
299 Star Road  
Landenberg, PA 19350

Re: Subdivision and Land Development Ordinance Amendment – Aqua Sale Revisions  
# New Garden Township - SA-09-21-16912

Dear Ms. Reiner:

The Chester County Planning Commission has reviewed the proposed Subdivision and Land Development Ordinance Amendment as submitted pursuant to the provisions of the Pennsylvania Municipalities Planning Code, Section 505(a). The referral for review was received by this office on September 22, 2021. We offer the following comments to assist in your review of the proposed Subdivision and Land Development Ordinance Amendment.

## DESCRIPTION:

1. New Garden Township proposes the following amendments to its Subdivision and Land Development Ordinance:
  - A. Two definitions are revised and three definitions, primarily relating to public utilities, are added to Section 170-5.
  - B. The plan submission standards of Section 170-10 through 170-18 related to Sewage Facilities Planning Modules are revised to remove references to the Township Code, add references to the municipal authority or public utilities, and remove references to the New Garden Township Sewer Authority.
  - C. The Design and Improvement Standards of Article VI are revised to remove a reference to intentions of dedication, remove a reference to the municipal Sewer Authority, add a provision regarding approval of the design, installation, inspection and dedication of a public sewer system.
  - D. The provisions of Article IX Improvement Construction Requirements, specifically related to Inspections are revised to add language that references the Municipal Authority or Public Utility as applicable to various inspections.

## COMMENTS:

2. This submission was accompanied by a similarly oriented zoning ordinance amendment, which will be reviewed separately as CCPC review ZA-09-21-16913.

Page: 2

Re: Subdivision and Land Development Ordinance Amendment – Aqua Sale Revisions

# New Garden Township - SA-09-21-16912

3. The Township should review all its documents to ensure that any language that becomes redundant upon sale of the sewer system is removed or revised as applicable.

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

We request an official copy of the decision made by the 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, appearing to read "Glenn Bentley". The signature is fluid and cursive, with a long horizontal stroke extending to the left.

Glenn Bentley  
Senior Review Planner

cc: William R. Christman III, Esq., Lamb McErlane, Township Solicitor



# 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

October 1, 2021

Ramsey Reiner, Manager  
New Garden Township  
299 Star Road  
Landenberg, PA 19350

Re: Zoning Ordinance Amendment – Aqua Sale Revisions  
# New Garden Township - ZA-09-21-16913

Dear Ms. Reiner:

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 September 22, 2021. 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. One definition is revised and four definitions, primarily related to public utilities are added to Article II.
  - B. The language in Section 200-15.1 Public Water and Sewer is revised to replace references to the Township Sewer Authority.
  - C. Public Utility Facility is added as a use permitted by conditional use in the C/I Commercial Industrial zoning district.
  - D. The Qualifying Conditions for development in the UDA-Unified Development District are revised to specify when Public Water and Sewer is available for a particular site.
  - E. The General Regulations in the Design Standards of Article XVI are revised to replace references to the New Garden Township Sewer Authority.
  - F. The Supplemental Use Regulations of Article XVII are revised to add new subsections addressing adequacy of on-site sewer systems for minor and major home occupations to be determined by the Chester County Health Department in the form of a written approval.
  - G. The Residential Conversion provisions of 200-135.J and K are revised, and new regulations related to Public Utility Facilities are established in Section 200-135.1.

## COMMENTS:

2. This submission was accompanied by a similarly oriented subdivision and land development ordinance amendment, which will be reviewed separately as CCPC review SA-09-21-16912.

Page: 2  
Re: Zoning Ordinance Amendment – Aqua Sale Revisions  
# New Garden Township - ZA-09-21-16913

3. The Township should review all its documents to ensure that any language that becomes redundant upon sale of the sewer system is removed or revised as applicable.

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

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

Sincerely,

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

Glenn Bentley  
Senior Review Planner

cc: William R. Christman III, Esq., Lamb McErlane, Township Solicitor



# THE COUNTY OF CHESTER



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

October 6, 2021

Cary Vargo, Interim Manager  
Oxford Borough  
401 Market Street PO Box 380  
Oxford, PA 19363

Re: Zoning Ordinance Amendment – Zoning Hearing Board & Conditional Use Hearing Procedures  
# Oxford Borough - ZA-09-21-16919

Dear Mr. Hoover:

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 September 29, 2021. We offer the following comments to assist in your review of the proposed Zoning Ordinance Amendment.

## DESCRIPTION:

1. The Borough proposes the following amendments to its Zoning Ordinance:
  - A. The provisions related to notification of hearings before the Zoning Hearing Board of Section 27-1904.1.A are expanded and clarified;
  - B. The provisions related to Conditional Use hearings of Section 27-2009.2.B are condensed and clarified; and
  - C. The provisions related to the procedures for a Conditional Use Hearing are consolidated and clarified in the third section of the amendment.

## COMMENTS:

2. The proposed amendments should improve the applicant's understanding of what is required and how hearings before the Zoning Hearing Board and Borough Council are planned and conducted.

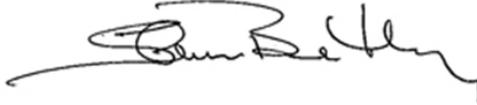
**RECOMMENDATION: The County Planning Commission supports the adoption of the proposed zoning ordinance amendment.**

Page: 2

Re: Zoning Ordinance Amendment – Zoning Hearing Board & Conditional Use Hearing Procedures  
# Oxford Borough - ZA-09-21-16919

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

Sincerely,

A handwritten signature in black ink, appearing to read "Glenn Bentley". The signature is fluid and cursive, with a long horizontal stroke extending to the left.

Glenn Bentley  
Senior Review Planner



# THE COUNTY OF CHESTER



COMMISSIONERS  
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

October 27, 2021

Susan Simone, Secretary  
Pocopson Township  
PO Box 1  
Pocopson, PA 19366

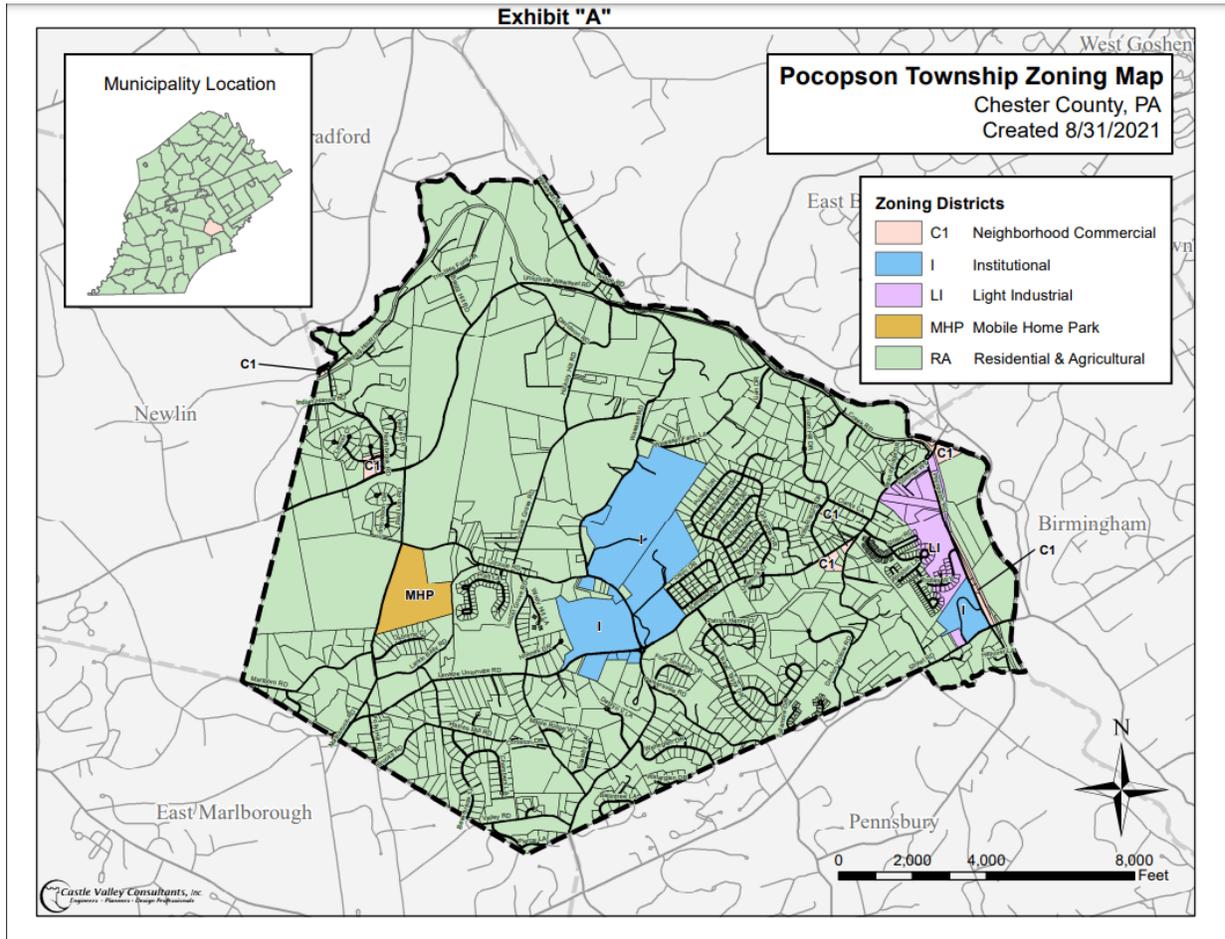
Re: Zoning Ordinance Amendment – Creation of the I-Institutional District and other Amendments  
# Pocopson Township - ZA-10-21-16923

Dear Ms. Simone:

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 October 1, 2021. We offer the following comments to assist in your review of the proposed Zoning Ordinance Amendment.

## DESCRIPTION:

1. The Township proposes the following amendments to its zoning ordinance:
  - A. The first two sections of the amendment delete three definitions and add 17 definitions to Section 250-6.
  - B. A new district the I-Institutional is added and the name of the Industrial district is changed to Limited Industrial in Section 250-7 Establishment of districts.
  - C. The zoning map is revised, and 12 parcels are identified as being located in the I-Institutional zoning district. These parcels are owned by Chester County, Pocopson Township, and the Unionville Chadds Ford School District.
  - D. Provisions and references related to the Transfer of Development Rights program are deleted throughout the ordinance.
  - E. The Use Regulations of the C-1 Neighborhood Commercial district are revised in Section 27 of the amendment.
  - F. The Use Regulations of the LI-Limited Industrial district are revised in Section 29 of the amendment.
  - G. Article XV Transferable Development Rights is deleted and it is to be replaced with the district provisions of the proposed I-Institutional district.
  - H. A new subsection is added to the General Standards of Article VIII addressing Outdoor shooting ranges.



*Proposed Zoning Map*

**LANDSCAPES:**

2. Pocopson Township occupies three Landscapes. The **Suburban Landscape** is located along the southeast boundary approximately the Route 52 corridor. The **Rural Landscape** lies in the north central portion of the Township and an area of **Agricultural Landscape** forms a triangle that abuts Newlin Township. 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 **Suburban Landscape** would be an appropriate location for TDR receiving areas. 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 Rural and Agricultural Landscapes would be the appropriate location for TDR sending areas.

**COMMENTS:**

3. One of the major aspects of this amendment is the removal of the Transfer of Development Rights (TDR) provisions from the zoning ordinance. While we recognize that these provisions have never been utilized since they were incorporated into the ordinance, as indicated in a phone conversation with the Township Secretary, we believe that TDR is one of the most effective

Page: 3

Re: Zoning Ordinance Amendment – Creation of the I-Institutional District and other Amendments  
# Pocopson - ZA-10-21-16923

methods of preserving open space and agricultural lands by redirecting development to the most appropriate area of the municipality. We recommend that the Township consider how to make its TDR requirements easier to use and more attractive to developers. In the current residential development climate suitable land is difficult to find and comes at a premium. We suggest that in this scenario, the TDR program may become more appealing as a development option. We recommend that the Township reconsider removal of its TDR provisions. The CCPC e-Tool addressing TDR is available at: <https://www.chescoplanning.org/MuniCorner/eTools/56-tdr.cfm>

4. In consideration of the extent of the institutional uses in Pocopson Township, we support the creation of the I-Institutional zoning district as logical and appropriate. These uses occupy significant areas of highly visible open space throughout the Township, the proposed district provisions will help to preserve this land for institutional uses into the future.
5. Section 29 of the amendment addresses Use Regulations in the LI-Limited Industrial zoning district, the second Principal Permitted use in Section 250-43.A is Agriculture intensive. Our primary concern involves language in the ordinance relating to regulation of Intensive agriculture. The Township Solicitor should review the use of this term and case law involving this terminology and the State Attorney General's actions related to the ACRE legislation. Links to two applicable cases are listed below.

Relating to the use of the terms intensive and extensive agriculture:

<https://www.attorneygeneral.gov/wp-content/uploads/2018/04/2006-Lower-Towamensing-Intensive-Ag.-Setbacks.pdf>

Relating to allowing composting and only as a conditional use:

<https://www.attorneygeneral.gov/wp-content/uploads/2018/04/2006-Lower-Oxford-Mushroom-Composting.pdf>

Additional information on ACRE and municipal considerations can be viewed here:

<https://chescofarming.org/PDF/Info-ACRE.pdf>

6. The proposed language in Section 250-99.1.G prohibits the discharge of a firearm or other projectile at Outdoor Shooting Ranges between sunset and 8:00 a.m. Because the timing of sunset can vary widely during the year, we suggest that the ordinance designate a specific time in the evening or sunset whichever comes earlier. The Township should also consider adding language to the Outdoor Shooting Range provisions that requires periodic lead remediation from earthen berms or other material back stops to prevent ground water contamination.

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

October 4, 2021

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

Re: Zoning Ordinance Amendment - Above Ground Storage Tanks in the PI/O District; Storage Tank Standards  
# Upper Uwchlan Township - ZA-09-21-16903

Dear Mr. Scheivert:

The Chester County Planning Commission has reviewed the proposed Upper Uwchlan 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 September 17, 2021. We offer the following comments to assist in your review of the proposed Zoning Ordinance amendment.

## DESCRIPTION:

1. Upper Uwchlan Township proposes the following amendments to its Zoning Ordinance:
  - A. Define "inert" (in the context of gas, liquid or solid contained in a storage tank);
  - B. Regulate above-ground storage tanks in the PI-Planned Industrial/Office District as accessory uses;
  - C. Add regulations for above-ground storage tanks, including tank size limits (10,000 gallons; not more than three per property), locational and setback requirements, construction code requirements, safety measures, annual inspections by a professional engineer, and other provisions.

## LANDSCAPES:

2. The PI-Planned Industrial/Office District, within which regulations relating to above-ground storage tanks are to be amended, is generally 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 amendment consistent with the objectives of the **Suburban Center Landscape**.

Page: 2

Re: Re: Zoning Ordinance Amendment - Above Ground Storage Tanks in the PI/O District;  
Storage Tank Standards

# Upper Uwchlan Township - ZA-09-21-16903

**BACKGROUND:**

3. The Chester County Planning Commission received an earlier version of this amendment on June 15, 2021, and our comments were forwarded to the Township in a letter dated July 2, 2021 (refer to CCPC # ZA-06-21-16774). The County Planning Commission then received an updated version of the amendment and our comments on that version were submitted to the Township in a letter dated September 3, 2021 (refer to ZA-08-21-16867).

The current submission replaces “non-toxic liquids and non-toxic solids” with “liquids and solids” in reference to the materials that are to be permitted and regulated in above-ground storage tanks. This change encompasses a wider range of materials that will be regulated in the ordinance, and we have no further comments on the amendment.

**RECOMMENDATION: Upper Uwchlan Township should follow the recommendations of the Township Engineer before acting on the proposed zoning ordinance amendment.**

We request an official copy of the decision made by the Upper Uwchlan 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

October 6, 2021

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

Re: Zoning Ordinance Amendment and Zoning Map Amendment - PUC Planned University  
Campus District  
# West Chester Borough – ZA-09-21-16902

Dear Mr. Gore:

The Chester County Planning Commission has reviewed the proposed Zoning Ordinance Amendment and Zoning Map Amendment as submitted pursuant to the provisions of the Pennsylvania Municipalities Planning Code, Section 609(e). The referral for review was received by this office on September 15, 2021. We offer the following comments to assist in your review of the proposed amendments.

## DESCRIPTION:

1. The Borough proposes the following amendments to its Zoning Ordinance:
  - A. Add the following definitions to Section 112-202: Athletic Facility – Intercollegiate Competition Use; Athletic Facility – Recreational Use; Auditorium; Educational Facilities; Offices, Administrative and Faculty; On-Campus; Parking Garage; Parking Lot, Surface; Perimeter Setback; PUC Area; Student Recreation Center; Student Services; University; University Campus; University Food Service Facilities; University Bookstore Facilities; University Gymnasium; University Health and Counseling Facilities; University Physical Plant Facilities; and Utility Uses, Facilities and Structures;
  - B. Amend the definition of Student Housing in Section 112-202; and
  - C. Add a new zoning district, the Planned University Campus District. We acknowledge that the purpose and intent of the District, as set forth in the introductory language in Section 112-314.A, is to recognize the unique character and interrelated complexities of appropriately regulating the campus use of West Chester University. We also note that the required materials and components of the University Campus Plan, which requires conditional use approval, are: Enrollment Report and Projection Analysis, Housing Report and Analysis, Campus Transportation Study, Campus Parking Study, Conceptual Stormwater Management Strategy, and a Master Site Plan.
2. The Borough proposes to change the zoning designation of the list of parcels provided in Section 4 of the draft Ordinance from IS Institutional to PUC Planned University Campus. We acknowledge that a revised Borough zoning map is provided as Exhibit A of the draft Ordinance.

Page: 2  
Re: Zoning Ordinance Amendment and Zoning Map Amendment - PUC Planned University  
Campus District  
# West Chester Borough – ZA-09-21-16902

**BACKGROUND:**

3. The County Planning Commission has reviewed two earlier versions of these amendments, the latest of which occurred on August 12, 2021 (CCPC# ZA-07-21-16820). We acknowledge that the typographical errors identified in comments #11 and #12 of our August 12, 2021 review letter have been addressed by the Borough.
4. On September 15, 2021, the County Planning Commission also received the latest version of the Borough's proposed Zoning Ordinance and Zoning Map Update, which will be addressed by the Commission in a separate review (CCPC# ZO-09-21-16901). We acknowledge, and endorse, that the section numbers provided in the current PUC District standards appear to be consistent with the codification format in the proposed Zoning Ordinance Update.
5. The County Planning Commission previously reviewed two versions of West Goshen Township's proposed Planned University Main Campus Overlay District, the latest of which occurred on June 25, 2021 (CCPC# ZA-05-21-16759). According to our records, this amendment was adopted by West Goshen Township on July 6, 2021.

**LANDSCAPES:**

6. The proposed PUC District is located within the **Urban Center Landscape** designation of [Landscapes3](#), the 2018 County Comprehensive Plan. As stated in our previous review, the proposed zoning ordinance amendment and zoning map amendment are consistent with the objectives of *Landscapes3*.

**COMMENTS:**

7. Prior to taking action on this amendment, the Borough 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: The County Planning Commission supports the adoption of the proposed zoning ordinance amendment and zoning map amendment.**

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

Sincerely,



Paul Farkas  
Senior Review Planner

cc: West Chester University (Attn. Brian Nagle, Esquire, MacElree Harvey, Ltd)  
Casey LaLonde, Manager, West Goshen Township  
Amanda M. Cantlin, Manager, East Bradford Township  
Maggie Dobbs, AICP, Director of Planning & Zoning, Westtown Township



# 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

October 19, 2021

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

Re: Zoning Ordinance and Zoning Map Update  
# West Chester Borough – ZO-09-21-16901

Dear Mr. Gore:

The Chester County Planning Commission has reviewed the proposed Zoning Ordinance and Zoning Map Update 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 September 15, 2021. We offer the following comments to assist in your review of the proposed update.

## DESCRIPTION:

1. West Chester Borough proposes to update its Zoning Ordinance and Zoning Maps (we note that the text of the latest version of the ordinance is dated September 7, 2021). It is our understanding that the primary intent of this update is to reorganize and simplify the existing zoning ordinance, along with addressing inconsistencies and vagueness.

## BACKGROUND:

2. The County Planning Commission has reviewed two earlier versions of this update, the latest of which occurred on August 19, 2021 (CCPC# ZO-07-21-16815). We acknowledge, and endorse, that the Borough addressed the issue identified in comment #6 of this review letter pertaining to the zoning districts where pub restaurants are permitted.
3. The County Planning Commission also recently reviewed a zoning ordinance amendment and zoning map amendment pertaining to the addition of a new zoning district, the PUC Planned University Campus District (CCPC# ZA-09-21-16902, dated October 6, 2021). We acknowledge, and endorse, that the section numbers provided in the proposed PUC District standards appear to be consistent with the codification format of the proposed Zoning Ordinance Update.

## LANDSCAPES:

4. West Chester Borough is located within the **Urban Center Landscape** and **Natural Landscape** designations of [Landscapes3](#), the 2018 County Comprehensive Plan. As stated in our previous review (CCPC# ZO-07-21-16815), the proposed zoning ordinance and zoning map update are consistent with the objectives of the **Urban Center Landscape**. The County Planning Commission commends the Borough's efforts in updating its Zoning Ordinance and Zoning Map.

Page: 2  
Re: Zoning Ordinance and Zoning Map Update  
# West Chester Borough – ZO-09-21-16901

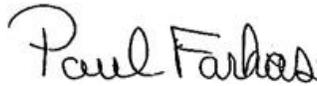
COMMENTS:

5. While the second sentence in Section 112-914.A contains the term “brewer,” we note that the rest of the Zoning Ordinance, including the second half of the second sentence in Section 112-914.A, utilizes the term “brewery” instead. This inconsistency should be clarified by the Borough.
6. Prior to taking action on this proposal, the Borough 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: The County Planning Commission supports the adoption of the proposed zoning ordinance and zoning map update after consideration of the comments in this letter.**

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

Sincerely,



Paul Farkas  
Senior Review Planner

# Act 537 Reviews

# Act 537 Reviews for Chester County

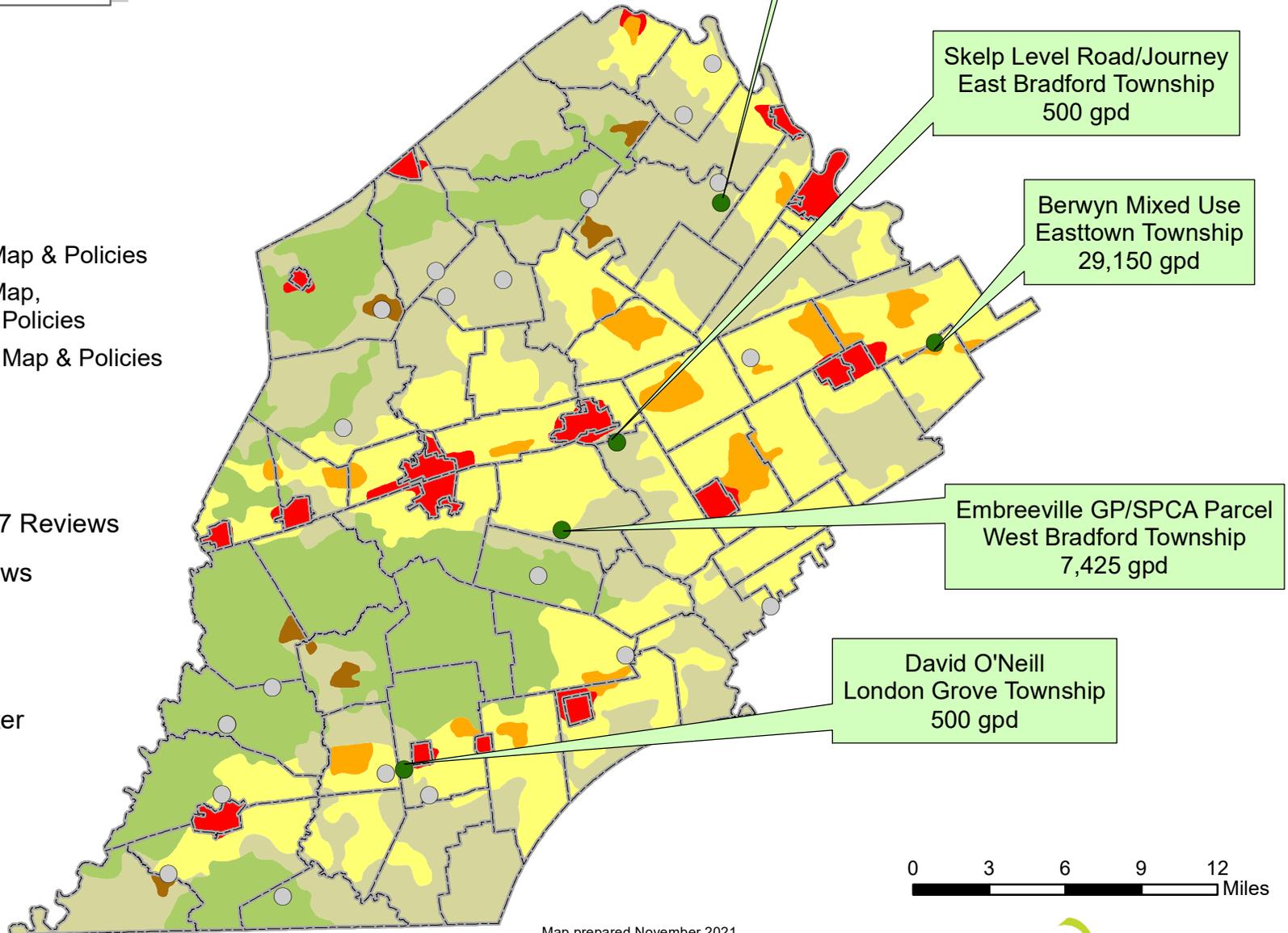
October 2021



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

## Legend

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



Map prepared November 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.



**ENVIRONMENTAL PLANNING ACTIVITIES**

*Sewage Facilities Planning*

MAJOR REVISIONS TO MUNICIPAL PLANS:

**None**

MINOR REVISIONS TO MUNICIPAL PLANS:

**East Bradford Township, Skelp Level Road/Ryan Journey**

The applicant is proposing a residential development of 1 lot on 9.5 acres. The site is located on Skelp Level Road, beyond the intersection with Boot Road. The amount of wastewater to be generated for the project is 500 gpd. The project is to be served by an on-lot sewage disposal system. This project is designated as a Rural Landscape and is consistent with *Landscapes3*.

**Easttown Township, Berwyn Mixed Use**

The applicant is proposing a mixed use development of 107 apartments and 4,103 square feet of commercial use on 1.7 acres. The site is located on Lancaster Avenue, at the intersection with Midland Avenue. The amount of wastewater to be generated for the project is 29,150 gpd. The project is to be served by a public sewage disposal system managed by Valley Forge Sewer Authority. This project is designated as a Suburban Center Landscape and is consistent with *Landscapes3*.

**London Grove Township, David O'Neill**

The applicant is proposing a residential development of 1 lots on 13.8 acres. The site is located on W. State Road, beyond the intersection with Guernsey Road. The amount of wastewater to be generated for the proposal is 500 gpd. The project is to be served by an on-lot sewage disposal system. This project is designated as a Rural Landscape in the Natural Features Overlay and is consistent with *Landscapes3*.

**West Bradford Township, Embreeville GP/SPCA Parcel**

The applicant is proposing a residential development of 33lots on 20 acres. The site is located on Strasburg Road. The amount of wastewater to be generated for the proposal is 7,425 gpd. The project is to be served by a public sewage disposal system managed by West Bradford Township. This project is designated as a Suburban Landscape and is consistent with *Landscapes3*.

**West Vincent Township, 1830 St. Matthews Road**

The applicant is proposing residential development of 2 lots (one existing) on 57 acres. The site is located on St. Matthews Road. The amount of wastewater to be generated for the proposal is 600 gpd. The project is to be served by an on-lot sewage disposal system. This project is designated as a Rural Landscape and is consistent with *Landscapes3*.

Action Requested

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

11/10/2021

# 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 1355 Skelp Level Road, East Bradford Township

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

1. Date plan received by county planning agency. August 19, 2021
2. Date plan received by planning agency with areawide jurisdiction N/A Agency name N/A
3. Date review completed by agency October 11, 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 Rural Landscape. The vision for the Rural Landscape is the preservation of significant areas of open space, critical natural areas, and cultural resources with a limited amount of context sensitive development permitted to accommodate residential and farm needs. On-lot sewage disposal, or very limited public or community sewer service to serve cluster development or concentrations of failing on-lot sewage systems, is supported in this landscape.</u>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	3. Does this proposal meet the goals and objectives of the plan? If no, describe goals and objectives that are not met
<input checked="" type="checkbox"/>	<input type="checkbox"/>	4. Is this proposal consistent with the use, development, and protection of water resources? If no, describe inconsistency
<input checked="" type="checkbox"/>	<input type="checkbox"/>	5. Is this proposal consistent with the county or areawide comprehensive land use planning relative to Prime Agricultural Land Preservation? If no, describe inconsistencies:
<input type="checkbox"/>	<input checked="" type="checkbox"/>	6. Does this project propose encroachments, obstructions, or dams that will affect wetlands? If yes, describe impact:
<input type="checkbox"/>	<input type="checkbox"/>	7. Will any known historical or archaeological resources be impacted by this project? <b>Not Known.</b> If yes, describe impacts
<input type="checkbox"/>	<input 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 USFWS.</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)
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- |                                     |                                     |  |
|-------------------------------------|-------------------------------------|--|
| <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: 10/11/2021Name 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.

This project was previously reviewed under Act 247 as Case Number SD-08-21-16883.

PC53-10-21-16932

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  
Ryan Journey, Site Contact  
Andrea Campisi, East Bradford Township  
Jeff Miller, Evans Mill Environmental LLC



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

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

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

Project Name & Municipality Berwyn Mixed Use Building, Easttown Township

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

1. Date plan received by county planning agency. September 10, 2021
2. Date plan received by planning agency with areawide jurisdiction N/A Agency name N/A
3. Date review completed by agency October 18, 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 Center Landscape. The vision for the Suburban Center Landscape is regional economic, population and transportation centers with varying land uses, accommodating substantial future growth of medium to high intensity. Public sewer systems are supported in this landscape when available.</u>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	3. Does this proposal meet the goals and objectives of the plan? If no, describe goals and objectives that are not met
<input checked="" type="checkbox"/>	<input type="checkbox"/>	4. Is this proposal consistent with the use, development, and protection of water resources? If no, describe inconsistency
<input checked="" type="checkbox"/>	<input type="checkbox"/>	5. Is this proposal consistent with the county or areawide comprehensive land use planning relative to Prime Agricultural Land Preservation? If no, describe inconsistencies:
<input type="checkbox"/>	<input checked="" type="checkbox"/>	6. Does this project propose encroachments, obstructions, or dams that will affect wetlands? If yes, describe impact:
<input type="checkbox"/>	<input type="checkbox"/>	7. Will any known historical or archaeological resources be impacted by this project? <b>Not Known.</b> If yes, describe impacts
<input type="checkbox"/>	<input checked="" type="checkbox"/>	8. Will any known endangered or threatened species of plant or animal be impacted by the development project?
<input type="checkbox"/>	<input checked="" type="checkbox"/>	9. Is there a county or areawide zoning ordinance?
<input type="checkbox"/>	<input type="checkbox"/>	10. Does this proposal meet the zoning requirements of the ordinance? <b>N/A</b>

Yes	No	SECTION C. AGENCY REVIEW (continued)	
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- |                                     |                                     |     |  |
|-------------------------------------|-------------------------------------|-----|--|
| <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: 10/18/2021Name 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.

This project was reviewed under Act 247 as case number SD-08-21-16880.

PC53-10-21-16945

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  
David Dellaporta, Site Contact  
Eugene Briggs, AICP, Easttown Township  
Kevin Sech, Hilbec Engineering



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

**Note to Project Sponsor:** To expedite the review of your proposal, one copy of your completed planning package and 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 David O'Neil, London Grove Township

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

1. Date plan received by county planning agency. September 13, 2021
2. Date plan received by planning agency with areawide jurisdiction N/A Agency name N/A
3. Date review completed by agency October 26, 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?<br><u>According to the Landscapes map adopted in 2018, the proposed subdivision/land development includes land designated as the Rural Landscape. The vision for the Rural Landscape is the preservation of significant areas of open space, critical natural areas, and cultural resources with a limited amount of context sensitive development permitted to accommodate residential and farm needs. On-lot sewage disposal, or very limited public or community sewer service to serve cluster development or concentrations of failing on-lot sewage systems, is supported in this landscape. The county's Natural Landscapes is an overlay of all other landscapes and consists of a network of streams, wetlands, floodplains, and forests that are protected by regulations or should be subject to limited disturbance. Conservation practices should protect and restore these natural resources. Sewage facility impacts should be minimized in this landscape, and natural resources should be preserved or restored.</u> |
| <input checked="" type="checkbox"/> | <input type="checkbox"/>            | 3. Does this proposal meet the goals and objectives of the plan?<br>If no, describe goals and objectives that are not met  |
| <input checked="" type="checkbox"/> | <input type="checkbox"/>            | 4. Is this proposal consistent with the use, development, and protection of water resources?<br>If no, describe inconsistency <u>Landscapes3 Protect Objective A states: "Guide development away from sensitive natural resources and toward areas appropriate for accommodating growth." The project is within the White Clay Creek Watershed, all of which is part of the White Clay Creek and its Tributaries National Wild and Scenic River. We recommend that the municipality, prior to taking action on this application, 1) Contact the White Clay Creek National Wild &amp; Scenic River at <a href="mailto:mpc@whiteclay.org">mpc@whiteclay.org</a> to determine whether this application is consistent with the Management Plan for this National Wild and Scenic River and 2) review your municipal ordinances to determine if they are consistent with the Management Plan for this National Wild and Scenic River. The Management Plan may be viewed at <a href="http://whiteclay.org/resources/watershed-management-plan/">http://whiteclay.org/resources/watershed-management-plan/</a></u>    |
| <input checked="" type="checkbox"/> | <input type="checkbox"/>            | 5. Is this proposal consistent with the county or areawide comprehensive land use planning relative to Prime Agricultural Land Preservation? If no, describe inconsistencies:  |
| <input type="checkbox"/>            | <input checked="" type="checkbox"/> | 6. Does this project propose encroachments, obstructions, or dams that will affect wetlands?<br>If yes, describe impact: <u>Landscapes3 Protect Objective B supports comprehensive protection and restoration of the county's ecosystems, including wetlands. The project site contains delineated wetlands, although it does not appear that any proposed development activity will encroach upon them. The applicant should be aware that placement of fill in wetlands is regulated by Section 404 of the Clean Water Act (1977) and PA DEP Chapter 105 Rules and Regulations.</u>  |
| <input type="checkbox"/>            | <input type="checkbox"/>            | 7. Will any known historical or archaeological resources be impacted by this project? <b>Not Known.</b><br>If yes, describe impacts  |
| <input type="checkbox"/>            | <input type="checkbox"/>            | 8. Will any known endangered or threatened species of plant or animal be impacted by the development project?<br><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 Pennsylvania Fish and Boat Commission or the U.S. Fish and Wildlife Services.</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)	
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- |                                     |                                     |     |  |
|-------------------------------------|-------------------------------------|-----|--|
| <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: 10/26/2021Name 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.

This project was reviewed under Act 247 as Case Number SD-09-21-16895.

PC53-10-21-16962

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  
David O'Neill, Site Contact  
Dawn Maciejczyk, London Grove Township, Planning Commission  
Kenneth Crossan, Crossan-Raimato, 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 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 Embreeville Redevelopment GP, West Bradford Township

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

1. Date plan received by county planning agency. August 16, 2021
2. Date plan received by planning agency with areawide jurisdiction N/A Agency name N/A
3. Date review completed by agency October 12, 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:
<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: 10/12/2021Name 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.

This project was previously reviewed under Act 247 as Case Number SD-04-21-16706.

PC53-10-21-16925

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

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

cc: Elizabeth Mahoney, PaDEP

Chester County Health Department

John Stewart, Embreeville Redevelopment GP, LLC

David DiCecco, DL Howell & Associates, Inc.

Justin Yaich, West Bradford Township



**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 1830 Saint Matthews Road, West Vincent Township

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

1. Date plan received by county planning agency. August 16, 2021
2. Date plan received by planning agency with areawide jurisdiction N/A Agency name N/A
3. Date review completed by agency October 05, 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 Rural Landscape. The vision for the Rural Landscape is the preservation of significant areas of open space, critical natural areas, and cultural resources with a limited amount of context sensitive development permitted to accommodate residential and farm needs. On-lot sewage disposal, or very limited public or community sewer service to serve cluster development or concentrations of failing on-lot sewage systems, is supported in this landscape.</u>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	3. Does this proposal meet the goals and objectives of the plan? If no, describe goals and objectives that are not met
<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 checked="" type="checkbox"/>	<input type="checkbox"/>	6. Does this project propose encroachments, obstructions, or dams that will affect wetlands? If yes, describe impact: <u>Landscapes3 Protect Objective B supports comprehensive protection and restoration of the county's ecosystems, including wetlands. The project site contains delineated wetlands, and it appears there may be development activities encroaching upon them. Prior to construction occurring on this site, the applicant should contact both the U.S. Army Corps of Engineers and the PA DEP to determine if the proposed activity will require a permit.</u>
<input type="checkbox"/>	<input type="checkbox"/>	7. Will any known historical or archaeological resources be impacted by this project? <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 PlannerSignature: Date: 10/5/2021Name 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.

This project was previously reviewed under Act 247 as Case Number SD-11-17-15168.

PC53-10-21-16924

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  
Timothy & Amanda Maxwell, Site Contact  
John Granger, West Vincent Township  
Adam Brower, P.E., EB Walsh & Associates

# Agricultural Security Area Reviews





# THE COUNTY OF CHESTER



COMMISSIONERS  
Marian D. Moskowitz  
Josh Maxwell  
Michelle Kichline

Brian N. O'Leary, AICP  
Executive Director

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

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

TO:

Tiffany L. Bell, Chair  
Board of Supervisors  
West Nottingham Township  
100 Park Road, P.O. Box 67  
Nottingham, PA 19362

Date:

October 20, 2021

Parcel:

68-1-13.4

Acreage\*:

37.9

Owner(s)\*:

Leland W. & Ruth A. Devine

\*According to County Tax Assessment Records

### Review Timetable

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

### Soils

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

Comments:

**Local Planning**

1. Does the municipal zoning for the parcel allow agriculture? Yes  No   
Comments: **The parcel is in the R-1 Rural Protection zoning district, which has a stated purpose to “...promote the protection and continuation of agricultural uses, open space, and natural resources...”**

2. Does the proposed agricultural use of the parcel comply with the future land use of the parcel, as mapped in the municipal comprehensive plan? Yes  No   
Comments: **The parcel is designated Rural on the Future Land Use map in the Oxford Region Multimunicipal Comprehensive Plan.**

3. Does the proposed agricultural use of the parcel comply with *Landscapes3*, the Chester County Comprehensive Plan? Yes  No   
Comments: **The parcel is in the Rural Landscape.**

**Agricultural Lands**

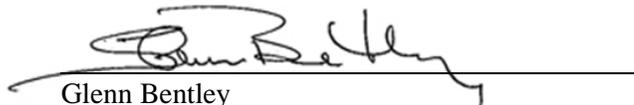
1. Is the parcel enrolled in a farmland protection program? Act 515  Act 319  None

2. What is the Chester County Real Estate System land use code?

3. Is the parcel “viable farmland” as defined by Act 43? Yes  No   
Comments:

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

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

  
Glenn Bentley  
Senior Review Planner

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

# VPP Round II 2021 Grants



***Vision Partnership Program - 2021 Round 2 Reimbursable Cash Grant Requests - Project Descriptions***  
(in ranking order)

<p><b>Kennett Township, Kennett Square Borough, and East Marlborough Township – Kennett Area – Longwood Gardens Connector Trail Feasibility Study</b></p> <p>The three municipalities are proposing to perform an analysis and recommend bicycle and/or pedestrian facilities to connect the Kennett area to Longwood Gardens. This project builds off of the Southern Chester County Circuit Trail Feasibility Study (completed by CCPC) to better refine and determine the feasibility of constructing community connections. This project also is timed well with Longwood Gardens undertaking a master plan exercise. Longwood Gardens is also committed to provide match for the project. A consultant team lead by McMahan Associates has been selected.</p>	<p>VPP Grant Request \$40,000.00 (53%)  Municipal Match \$17,145.00 (23%)  <u>Private Funds \$18,638.00 (25%)</u>  Total Project Cost \$75,783.00</p>
<p><b>West Vincent Township – Forestry Protection Ordinances</b></p> <p>The township is proposing Zoning and SLDO amendments to enhance protection of critical forest resources within the Hopewell Big Woods and within EV and HQ designated watersheds. The township has selected Theurkauf Design &amp; Planning as the consultant.</p>	<p>VPP Grant Request \$11,620.00 (70%)  Municipal Match \$4,980.00 (30%)  Total Project Cost \$16,600.00</p>
<p><b>Penn Township – Comprehensive Plan Update</b></p> <p>The township is proposing a major update to the Penn Township Comprehensive Plan (2012) to better align the township plan with Landscapes3, incorporate recommendations from their Act 209 plan, consider zoning changes from 2019, and account for significant growth and development over the last decade. The township has not selected a consultant.</p>	<p>VPP Grant Request \$45,000.00 (60%)  Municipal Match \$30,000.00 (40%)  Total Project Cost \$75,000.00</p>
<p><b>London Britain Township, Franklin Township, Elk Township, and New Garden Township – Mason-Dixon Line/Arc Corner Heritage Interpretation and Connectivity Plan</b></p> <p>The four townships are proposing to prepare a plan that will promote thematic and physical heritage interpretation and connectivity between key natural, cultural, historic, and agricultural sites within the Mason-Dixon Planning area. The Brandywine Conservancy has been selected as the consultant.</p>	<p>VPP Grant Request \$44,000.00 (69%)  Municipal Match \$20,000.00 (31%)  Total Project Cost \$64,000.00</p>
<p><b>London Grove Township, New Garden Township, Londonderry Township, and Kennett Township – Route 41 Corridor Improvement Study</b></p> <p>The five municipalities are proposing a corridor plan which places community needs and values at its center. The project would begin with a regional visioning process. Then, conceptual design solutions would be identified to address traffic and safety issues to help the communities achieve their vision. Consultant selection has not been finalized, but it would likely be lead by McMahan Associates.</p>	<p>VPP Grant Request \$45,000.00 (59%)  Municipal Match \$13,500.00 (18%)  <u>Private Funds \$17,190.00 (23%)</u>  Total Project Cost \$75,960.00</p>

## 2021 Round 2 VPP - Committee Recommendations

(high to low ranking)

Ranking	Municipality	Proposal	VPP Grant Request	Municipal Funding Proposed*	Total Project Cost	Municipal Match Proposed*	Recommended Award	Running Total
1	Kennett (Kennett Square, East Marlborough)	Longwood Trail Connector Study	\$40,000.00	\$35,783.00	\$75,783.00	47.22%	\$40,000.00	\$40,000.00
2	Penn	Penn Township Comp Plan	\$45,000.00	\$30,000.00	\$75,000.00	40.00%	\$45,000.00	\$85,000.00
3	London Britain (Franklin, Elk, New Garden)	Mason-Dixon Heritage Plan	\$44,000.00	\$20,000.00	\$64,000.00	31.25%	\$44,000.00	\$129,000.00
4	London Grove (New Garden, Londonderry, Kennett)	Route 41 Corridor Improvement Study	\$45,000.00	\$30,690.00	\$75,690.00	40.55%	\$45,000.00	\$174,000.00
5	West Vincent	West Vincent Forest Protection Ordinance	\$11,620.00	\$4,980.00	\$16,600.00	30.00%	\$11,620.00	\$185,620.00
			<b>\$185,620.00</b>	<b>\$121,453.00</b>	<b>\$307,073.00</b>	<b>39.6%</b>		

\*\*\*Funding Available: \$191,293.49

Amount of Requests Does Not Exceed Available Funding: -\$5,673.49

Awarded Funding: \$185,620.00

Balance: \$5,673.49

\*Municipal + other sources.

\*\*\*Funding exceeds the typical amount (\$125,000) due to rollover funds from previous rounds. This includes approximately \$36,000 which was not allocated in the Spring 2021 Cash Grant round, \$29,500 which was not distributed to Easttown Township due to thier project not being completed, and funds from other projects that came in under budget.

### Conditions:

West Vincent: Include specific stakeholder outreach to representative of timber harvesting industry.

Route 41: Include representation from Avondale Borough on the study task force.

Recommended for Funding

# Discussion and Information Items



# 2022 Draft Communications Plan





# 2022 Communications Plan

Approved:  
Updated: 10/8/2021

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The Chester County Planning Commission's 2022 work program and communications efforts are focused on implementing *Landscapes3*. The communications plan is divided into three broad areas: general communications, communication by *Landscapes3* goal, and communication procedures for projects and events.

## General Communications

### Identified Audiences

There are four broad audiences for the planning commission's work. Although interaction with each of them is different, there is still often an overlap.

- Municipal-Level Planning and Development
  - Municipal officials (BOS, BC, PC, other MCD boards and staff)
  - Multimunicipal planning regions
  - Municipal service providers (engineers, attorneys)
  - Planning professionals (private sector planning firms, DVRPC, APA PA, APA, other county Planning Commissions)
  - Developers/247 applicants
  - Municipal organizations (CCATO, consortiums)
- Project Implementers of County Planning Goals
  - PennDOT, TMAs (TMACC and GVFTMA)
  - Transit Service Providers (SEPTA, PART, Rover)
  - Conservancies, Land Trusts, and Watershed Groups
  - County Departments
  - Utility Providers
  - Other State and Federal Agencies
- Funders and Policymakers for Planning Goals/Projects
  - Commissioners
  - State Representatives and Senate leaders
  - DVRPC
  - State Agencies
- Groups Affected by Planning and Development Implementation
  - County residents
  - County businesses and their associations (chambers, CCEDC)
  - Major Employers
  - Restaurants
  - Cultural Institutions
  - Farmers
  - Ag service providers and related industries
  - Advocacy groups (CC2020, SAVE, Bike Coalitions, Circuit Coalition)
  - School districts
  - Real estate agents
  - Developers
  - Planning educators (universities/programs)
  - Media (newspapers, online, etc.)

## **Interaction with Identified Audiences**

The type of interaction with each of the identified broad audiences varies because of their role.

### ***Municipal Level Planning and Development***

Why might municipalities listen to CCPC's messages? Generally, those working at the local municipal level are looking for clear guidance for their issues. At other times, they want to receive county funding.

- All land use planning and development is controlled at this level
- Municipal cooperation is critical to implement Landscapes3, particularly land use, but also other elements.
- Municipal officials change often, must respond to constituent demands, have limited time, and may have priorities other than planning.
- CCPC's role with municipalities is advising officials to implement planning that is consistent with Landscapes3.
- CCPC provides planning consulting services and technical advisory documents to encourage efficient and mindful planning at the municipal level.

### ***Project Implementers of County Planning Goals***

Why might implementers of projects listen to CCPC's messages? The county has a direct role in deciding whether a project will move forward. The county commissioners are often involved in the decision-making process.

- In addition to municipalities, there are many other stakeholders who directly implement county and/or Landscapes3 policies and goals.
- These implementing stakeholders typically focus on one aspect of planning implementation (e.g., transportation or open space).
- Often, CCPC or the county advocates for funds or implements the project. In other cases, the county coordinates with the implementing agency to make sure the project is done well and is consistent with Landscapes3.

### ***Funders and Policymakers for Planning Goals/Projects***

Why might funders and policymakers listen to CCPC's messages? They are most likely to listen when problems and solutions are clearly defined.

- The funders and policymakers of planning goals/projects often have many competing demands for funding and attention.
- Planning is often a forgotten or underplayed element of funding and policy decisions.
- Many "hot" topics relate back to planning in one way or another.

### ***Groups Affected by Planning and Development Implementation***

When might the public listen to CCPC's messages? When they believe their voice can make a difference, are directly impacted by issues in the built environment, or are seeking general information.

- The public and groups affected by planning generally do not pay attention to planning issues unless they are directly affected, perhaps by traffic congestion or unwanted neighboring development.
- Many members of the public have specific issues that excite them (e.g., bicycling, preservation, or natural resource protection).

## New Initiatives for 2022

Action	Audience	Staff	Status
Use planners' email and contacts for more targeted outreach.	Municipalities Partners	CPD E&I Steinman	Ongoing as needed
Have planners share important CCPC announcements at meetings.	Municipalities Partners	All Staff	Ongoing
Enhance the municipal/VPP section of the website with project examples.	Municipalities Public	CPD D&T Steinman Oakley	In progress

## General Ongoing Initiatives

Action	Audience	Staff	Status
Present at CCATO conferences	Municipalities	Management	Spring and Fall
Meet with CCATO Board discuss topics of interest.		O'Leary	First Quarter
Participate in key partner events (i.e., attend, present, interactive booths, etc.)	Municipalities Partners Public	All Staff	Ongoing
Attend or present at PSATS conference to better understand issues and hot topics for local officials.	Partners Municipalities	O'Leary	
Attend and present at Chester County Manager's Annual Consortium meeting.	Partners Municipalities	Management	
Attend and present at Chester County Secretary's Meetings.	Partners	Management	
Present new information at engineering association's continuing education seminars.	Partners	Management	
Present new information at Bar's continuing education seminars.	Partners	Management	
Send welcome letter and packet to all newly elected officials, planning commission members and municipal managers.	Municipalities	O'Leary Wozniak	First Quarter
Maintain and drive people to our websites.	Municipalities Partners Public	Oakley Steinman	Ongoing
Post daily to Facebook, Twitter, and LinkedIn, with images accompanying text about projects, activities, news, events, funding opportunities, and planning stories.	Municipalities Partners Public	Steinman Oakley	Ongoing Daily
Highlight a #PhotoOfTheWeek on Instagram, Facebook, and Twitter.	Public	Steinman Oakley	Ongoing Weekly
Send monthly eNewsletter	Municipalities Partners Public	O'Leary Steinman Oakley	Ongoing Monthly
Email municipal managers with CCPC updates	Municipalities	O'Leary Steinman	Biannually

Send monthly email to commissioners on current CCPC activity.	Commissioners	O'Leary	Ongoing Monthly
Provide articles and other content for newsletters and outreach efforts to other county departments and implementation partners.	Partners Municipalities Public	Steinman	Ongoing
Aid in other county departments' planning related studies and integrate their projects and plans into CCPC work program.	Partners	O'Leary	Ongoing

# Communications for Landscapes3 Goals

## Preserve Goal

Advance the protection and stewardship of open space, farmland, and natural and cultural features to realize economic, ecological, and quality of life benefits.

## Purpose

Preserving our farmlands, natural areas, and cultural resources is fundamental to protecting the county's quality of life, enhancing its economy, and maintaining the character that residents and visitors so highly value. Permanently protected lands limit development pressure on critical resources and often provide for public access offering people of all ages a place to connect to streams, woodlands, and wildlife. Preserving farmlands protects and strengthens the agriculture industry, providing food security and a connection to our agricultural heritage.

## Communications Background

The following background information provides a framework for communications actions.

### ***What do we want to accomplish under the Preserve Goal?***

- Protect more open space in Chester County, particularly prime farmland, sensitive natural areas, connected open space, viewsheds, and recreational land.

### ***What do we want municipalities and other partners to do?***

- Incorporate open space preservation as a priority in their planning documents.
- Adopt ordinances that protect open space, including TDRs, cluster ordinances, and true agricultural zoning.
- Purchase open space or conservation easements.
- Update municipal plans for protecting open space to generate buy-in for current preservation initiatives
- Leverage county and state funding by helping to fund open space acquisition or easements
- Conduct public outreach on open space

### ***What messages should we share that might help convince municipalities to do these actions?***

- Open space preservation helps communities maintain their existing character and reduce suburban sprawl.
- Open space has many economic benefits and, because preserved open space does not generate new homes and school-aged children, it has a positive fiscal impact on local schools and municipalities.
- Open space land does not create negative impacts, such as new traffic or stormwater runoff from new impervious coverage.
- Protecting open space provides a haven for wildlife and allows for natural systems to thrive.
- There are ways open space can be implemented by the private sector (HOA open space, fee in lieu, etc.) if ordinances effectively require it.
- Overwhelmingly residents support open space preservation, and the benefits of preserved open space is the reason many people choose to live here.
- Referenda for funding open space rarely fail (provide data).
- Open space funds can be used for maintaining land preserved with those funds.

### ***Why aren't municipalities and other partners always implementing the Preserve goal?***

- They don't want to raise taxes or reduce potential tax base.
- They don't want land they have to maintain.

- They believe open space preservation impedes property rights.
- Not understanding the need/benefits of open space.
- Lack of resources: staff, funding,
- No sense of urgency

**Who are the key partners for the Preserve goal?**

- Municipalities
- Land Trusts
- State agencies
  - o PA Department of Community and Economic Development
  - o PA Department of Conservation and Natural Resources
  - o Department of Agriculture, Agricultural Land Preservation Board
- Chester County Parks and Preservation
  - o Chester County Agricultural Land Preservation Board
  - o Chester County Parks Board
- Chester County Agricultural Development Council
- School districts
- Environmental groups
- Farmers
- Major employers
- Historic commissions and organizations
- Public

**Action Items**

Action	Audience	Due	Staff	Tools	Status
Promote updated Cluster Design Guide	Municipalities	1 <sup>st</sup> Half	E&I Steinman Oakley	Website Social Media eNewsletter	Continued from 2021
Conduct municipal outreach on open space	Municipalities Partners	Ongoing	E&I	Zoom	Ongoing
Push out POST	Partners	1 <sup>st</sup> Quarter	Michael Griffith Steinman	Website Social Media eNewsletter	Annually
Coordinate and assist with a public information campaign around the importance of open space preservation	Public	Ongoing	E&I D&T Steinman	Infographics Social Media Partner Toolkit	Ongoing
Promote Open Space Summit (before and after)	Municipalities Partners Public	Spring	Griffith Steinman Oakley	Website Social Media eNewsletter Custom emails	Annually
Push out grant opportunities	Municipalities Partners	Ongoing	E&I Steinman Oakley	Website Social Media eNewsletter Custom emails	Ongoing

## **Protect Goal**

Protect and restore critical natural resources to ensure a resilient environment that supports healthy communities.

### **Purpose**

The county's natural environment is integral to the high quality of life enjoyed by residents and visitors and serves as a foundation for our vibrant economy. Protecting woodlands, streams, wetlands, riparian buffers, groundwater, floodplains, soils, and wildlife habitat provides significant and wide-ranging benefits.

### **Communications Background**

The following background information provides a framework for communications actions.

#### ***What do we want to accomplish under the Protect goal?***

- Expand and restore natural areas.
- Provide adequate and ongoing protection of natural resources through policy planning and regulatory controls.
- Engage in open discussion and involvement between municipalities, CCPC, and other partner agencies to address inquiries, questions, and concerns regarding barriers to protecting natural resources.
- Raise citizen awareness on the benefits and importance of natural resource protection.
- Expand the focus of natural resource protection to other related topics such as addressing climate change or providing more equitable access to protected spaces.

#### ***What do we want municipalities and other partners to do?***

- Directly protect, expand, and improve natural areas through streambank stabilization, riparian buffer restoration, reforestation, wetland creation, and other projects.
- Consider the adoption of policy plans and regulatory ordinances which protect natural resources.
- Strengthen relationships with partner agencies to raise awareness and share information on the importance of protecting the environment with all audiences of municipalities (for example, residents, businesses, students, and municipal officials among others).
- Seek and share feedback regarding potential barriers to protecting the environment.
- Engage in intermittent status updates on natural resources with partner agencies.
  - o Are there specific properties or natural resources of concern in the municipality?
  - o Are there areas of municipal ordinances that need to be updated or addressed?
  - o Have residents or developers shared concerns with building in the municipality in relation to current protection policies?

#### ***What messages should we share that might help convince municipalities to do these actions?***

- Potential updates and policy changes can happen incrementally – these updates do not need to be implemented all at once or to the strictest standards possible.
- Residents typically support natural resource protection, and access to vibrant natural resources is the reason many people choose to live here.
- Protecting natural resources provides compound benefits. For instance, protecting riparian buffers may provide additional protection to wetlands or floodplain areas.

#### ***Why aren't municipalities and other partners always implementing the Protect goal?***

- Lack of resources: staffing, funding, expertise, and knowledge.
- Concern of public opposition or concern for not complying with complex laws such as ACRE.
- Concerns of over regulation, or not fully understanding that regulations can be balanced to provide protection but not be overly limiting.

**Who are the key partners for the Protect Goal?**

- Municipalities
- Municipal Environmental Advisory Councils
- Land Trusts
- Other planning professionals
- Environmental advocacy groups
- Residents
- Watershed groups

**Action Items**

<b>Action</b>	<b>Audience</b>	<b>Due</b>	<b>Staff</b>	<b>Tools</b>	<b>Status</b>
Municipal Outreach Program for Natural Resources	Municipalities	Ongoing	Stauffer Griffith Steinman Oakley	Social Media eTools eNewsletter	Ongoing
Clean and Sustainable Energy Outreach	Municipalities Residents Businesses	1 <sup>st</sup> Half	Stauffer Steinman Oakley	Website Social Media eNewsletter	Continued from 2021
Promote Solar Power Guide and Model Ordinance	Municipalities	1 <sup>st</sup> Half	O’Leary Steinman Oakley	Website Social Media eNewsletter	Continued from 2021
Woodland Conservation and Preservation		Ongoing	Stauffer Admin		Ongoing
Promote Preserve Summit (before and after)		1 <sup>st</sup> Half			Annually
Push out grant opportunities	Municipalities Partners	Ongoing	CPD Steinman Oakley	Website Social Media eNewsletter Custom emails	Ongoing

## Appreciate Goal

Preserve the historic resources and landscapes that define our cultural heritage to inspire the future through tangible connections to our shared past.

### Purpose

As one of the founding counties in the nation, Chester County benefits from an abundance of historic homes, barns, mills, bridges, and other notable features and events that have retained original settlement patterns and ***connections to the stories of our history***. These historic features and their surroundings provide a unique sense of place and positively impact our economy and environment through reuse of infrastructure, heritage tourism, and improved property values.

### Communications Background

The following background information provides a framework for communications actions.

#### ***What do we want to accomplish under the Appreciate goal?***

- Protection and invest in historically significant structures and their environs to ensure they are used productively into the future.
- Develop programming that increases the understanding and value placed upon historic structures and their environs.
- Increase the capacity (staff and funding) of historically significant museums and sites so the public can experience them in a predictable and enjoyable manner.
- Advance 250<sup>th</sup> planning with Brandywine Battlefield and the BBTF/partners as the central focus and lead.
- Promote the heritage economy including historic resources, open space resources (aka environs for historic resources), and agritourism.
- Provide the message that historic resources are an inherent, although often unrecognized, part of community character, and once they are gone, they cannot be replaced.

#### ***What do we want municipalities and other partners to do?***

- Implement programs to increase public support for historic resources and their environs.
- Create and support Historic Commissions and/or Historic Review Boards to promote the public value and physical protection and adaptive reuse of historic resources.
- Continue to Identify historically significant structures and environs.
- Enact demolition, rehabilitation, and new construction standards to ensure the preservation of historically significant resources and their environs.
- Coordinate historic resource promotion and appreciation with adjacent municipalities/regional planning.
- Coordinate impacts of economic development, recreation, and public infrastructure planning with historic resources preservation.
- Preserve and rehabilitate municipally owned historic properties.
- Consider preserving and owning key historic resources in their community.

#### ***What messages should we share that might help convince municipalities to do these actions?***

- The preservation and investment in historic resources, streetscapes and landscapes are the most important ways that municipalities preserve their unique qualities and differentiate themselves from one another. They provide an inherent sense of place.
- Historic resources are a record of their time and show the evolution of a place. Once they are removed there is no way to recreate the effect of their presence and the sense of place they create.

- There is potential for increased local heritage related economic activity and development for small businesses (e.g., shops, pubs, restaurants, and agritourism) and through using incentives (e.g., Federal and State historic tax credits for historic preservation and adaptive reuse).

**Why aren't municipalities and other partners always implementing the Appreciate goal?**

- Lack of resources: staffing, funding, coordinated planning.
- Reluctance to regulate property owners (e.g., private property rights issues).
- Lack of adequate (willing and/or knowledgeable) volunteers for Historic Commissions/HARBS.
- Historic preservation is viewed as a burden/afterthought/headache and not as a core benefit. Doesn't rise to level of importance as other local planning topics. People take for granted that historic resources will be there forever/preserved without help.

**Who are the key partners for the Appreciate goal?**

- Chester County Conference and Visitors Borough
- Chester County Historic Preservation Network
- Municipal Historic Commissions
- Historic Sites
- Brandywine Battlefield Task Force
- Chester County History Center
- Municipalities
- Pennsylvania History and Museum Commission
- Iron and Steel Coalition
- Oxford Region Historic Preservation Network
- Heritage Centers
- Chester County Parks and Preservation
- Chester County Archives
- Chester County Department of Community Development
- Chester County Economic Development Corporation
- Pennsylvania Department of Transportation
- Mason-Dixon Planning Group
- Developers
- Businesses

**Action Items**

Action	Audience	Due	Staff	Tools	Status
Promote adaptive reuse design guide	Municipalities Public	1 <sup>st</sup> Quarter	CPD Steinman Oakley	Website Social Media eNewsletter Emails	Continued from 2021
Support 250 <sup>th</sup> Anniversary Celebration		Ongoing	CPD Steinman		Ongoing
Conduct annual training and technical assistance	Municipal historic commissions	1st Quarter	CPD Shields	Luncheon? Custom Emails	Annually
Promote Town Tours	Public Partners	Summer	Shachar Krasnoff Shields Steinman Oakley	Website Social Media eNewsletter Calendar of Events	Beginning stages of planning

				YouTube	
Promote Village Preservation Guide	Municipalities	2 <sup>nd</sup> Half	CPD Steinman Oakley	Website Social Media eNewsletter	Scoping Meeting Needed
Push out grant opportunities	Municipalities Partners	Ongoing	CPD Steinman Oakley	Website Social Media eNewsletter Custom Emails	Ongoing

## **Live Goal**

Nurture diverse and well-rounded communities with a balance of residential opportunities and convenient access to community facilities, services, and amenities.

### **Purpose**

Our neighborhoods, including homes, schools, libraries, community services, and parks, provide the foundation for public and individual health and significantly influence economic opportunity and social resiliency. Strong neighborhoods with a diversity of housing options that are affordable across all incomes are a cornerstone for community well-being. Other cornerstones are adequate emergency services, accessible community facilities, and supportive services that evolve to address the needs of all community members.

### **Communications Background**

The following background information provides a framework for communications actions.

#### ***What do we want to accomplish under the Live goal?***

- Provide accessibility, walkability, educational opportunities, and a sense of community.
- Provide increased diversity of new housing and an expanded supply of affordable housing.
- Ensure Chester County residents and businesses continue to have access to appropriate community facilities and are served by adequate emergency services.

#### ***What do we want municipalities and other partners to do?***

- Adopt zoning that provides incentives for affordable housing.
- Use municipally owned land for affordable housing developments.
- Encourage development around amenities such as public transportation (transit-oriented development).
- Encourage mixed use development, especially renovation of obsolete commercial and office facilities into mixed use centers with housing.
- Reduce zoning and processing hurdles that are adding overly burdensome costs to new residential construction.
- Change zoning to allow a broader variety and denser housing types (such as accessory dwelling units, twins, duplexes, triplexes, quadraplexes, and small multiplexes) in appropriate areas.

#### ***What messages should we share that might help convince municipalities to do these actions?***

- Housing options are essential to allow people to live in the communities they work and serve. Affordability is a growing issue and employers are struggling to attract employees due to high housing costs.
- As municipalities continue to experience extreme weather events at a greater frequency, greater cooperation and coordination of emergency services is essential.
- Access to parks and recreational opportunities offer residents opportunities for both mental and physical engagement in their communities as well as promotion of healthier lifestyles.
- Population is growing and demographics are changing (increasing one and two person households, aging population) that will cause a shift in the needed housing types.
- Infill development helps to preserve open space.
- Developing near transportation helps to keep traffic lower.
- Chester County historically had many of these diverse housing styles.

#### ***Why aren't municipalities and other partners always implementing the Live goal?***

- Lack of resources: funding, staff, knowledge
- Community push back
- Politics

- Residents feel they can't express concern/feedback.
- There is a sense of futility and inability to fight market conditions.

**Who are the key partners for the Live goal?**

- Other county departments
- American Association of Retired Persons (AARP)
- Housing Choices Committee
- Housing Authority of Chester County
- Developers
- Municipalities
- Major Employers
- Economic Development Council
- Department of Community Development
- Housing Authority
- Housing advocacy groups
- Homebuilders' associations
- Chester County Association of Township Officials (CCATO)
- Non-profits
- Labor organizations
- Emergency service providers
- Food banks
- Land trusts
- School Districts

**Action Items**

Action	Audience	Due	Staff	Tools	Status
Promote Residential Report	Municipalities Partners Public	2 <sup>nd</sup> Quarter	Horwitz Steinman Oakley	Website Social Media eNewsletter	Annually
Promote A+ Homes Initiative	Municipalities Partners Public	Ongoing	Horwitz Patriarca Steinman	Website Social Media eNewsletter Events	Ongoing
Conduct municipal outreach on housing	Municipalities	Ongoing	CPD Steinman	Zoom	Ongoing
Promote Housing Forum (before and after)	Municipalities Developers Partners Public	Fall	Horwitz Patriarca Steinman Oakley	Website Social Media eNewsletter Calendar of Events Partner Toolkit	Annually
Promote Social Equity Analysis			E&I Steinman Oakley	Website Social Media eNewsletter	
Push out grant opportunities	Municipalities Partners	Ongoing	CPD Steinman Oakley	Website Social Media eNewsletter Custom emails	Ongoing

## Prosper Goal

Grow our economic strength through developing and sustaining a skilled workforce, adaptable work areas, supportive infrastructure, a culture of innovation, and engaged communities.

### Purpose

Economic opportunity is an essential element of healthy communities, supporting the quality of place across our landscapes. A strong and diverse economy provides economic opportunity through job and business growth, and provides the financial resources for preserving open space, delivering quality education, and maintaining and enhancing infrastructure for the benefit of the entire community.

## Communications Background

The following background information provides a framework for communications actions.

### *What do we want to accomplish under the Prosper goal?*

- Grow the economy (increase businesses, lower unemployment, support new industries, workforce development, revitalize main street areas, etc.).
- Celebrate and support agriculture as a top economic driver in our region.

### *What do we want municipalities and other partners to do?*

- Work collaboratively and coordinate with each other, the County, and other partners.
- Understand available resources.
- Adopt nonresidential zoning that has flexible standards.
- Streamline development review processes.
- Support existing industries and businesses (and acknowledge “support industries”)
- Plan for growth considering mixed-use, infill development, brownfield and greyfield redevelopment.
- Create business improvement districts (BIDs).
- Encourage BIDs and other Main Street organizations to provide community support and resources

### *What messages should we share that might help convince municipalities to do these actions?*

- CCPC, and other organizations, can help with funding, data, and information.
- Agriculture is a significant economic driver that can bring environmental benefits as well as agritainment and agritourism opportunities. (not just an attractive, temporary land use waiting for real development)
- Chester County has numerous existing and growing industries unique to the county.
- Importance/protection of industrial zoning

### *Why aren't municipalities and other partners always implementing the Prosper goal?*

- Lack of resources: staffing, funding, knowledge
- Municipalities don't have a major role influencing the market outside of ensuring adequate provision of utilities and zoning.
- Consider growth to be a “bad” thing that will have negative impacts.
- Avoiding conflict with residents over agricultural industry (smell, noise, etc.)

### *Who are the key partners for the Prosper goal?*

- Chester County Economic Development Council
- Chester County Conference and Visitors Bureau
- Department of Community Development
- Chambers of Commerce
- Major employers
- Public transportation agencies
- Municipalities

- Developers
- Commissioners
- Agricultural organizations
- Farmers
- Ag service providers and related industries
- Chester County Association of Township Officials
- Restaurants and cultural institutions

## Action Items

Action	Audience	Due	Staff	Tools	Status
Promote Non-residential Construction Report	Municipalities Public Partners	1 <sup>st</sup> Quarter	Horwitz Steinman Oakley	Website Social Media eNewsletter	Annually
Promote Economic Development Plan	Municipalities Public Partners		CPD Steinman Oakley	Website Social Media eNewsletter	
Implement Ag Economic Development Study	Public Municipalities Partners	Spring	ADC Steinman Oakley	Website Social Media eNewsletter	Ongoing
Promote the Farm Guide	Public	Late Spring or Early Summer	Lane Steinman Oakley	Website Social Media eNewsletter	Annually
Municipal Outreach on Agriculture	Municipalities	Ongoing	ADC Steinman Oakley	Website Mapping	Continued from 2021
Promote Urban Centers Forum (before and after)	Municipalities (Urban & Suburban Centers)	Fall	Myers Steinman Oakley	Website Social Media eNewsletter Calendar of Events Partner Toolkit	Annually
Push out grant opportunities	Municipalities Partners	Ongoing	CPD Steinman Oakley	Website Social Media eNewsletter Custom emails	Ongoing

## Connect Goal

Advance efficient, reliable, and innovative transportation, utility, and communications infrastructure systems that responsibly serve thriving and growing communities.

### Purpose

The infrastructure systems that connect and serve Chester County are an integral part of our past, present, and future, evolving to serve the needs of our community. These systems provide a stable foundation for economic growth and community safety.

### Communications Background

The following background information provides a framework for communications actions.

#### ***What do we want to accomplish under the Connect goal?***

- Develop multi-use trails and sidewalks to interconnect communities (accessible for everyone)
- Expand public transportation services to meet travel demand/needs
- Reduce congestion through roadway improvements (bottleneck points on highways, bridges, etc.)
- Promote safe, sustainable, and resilient energy and communications systems
- Guide development toward designated growth areas (water/sewage facilities and land use planning)

#### ***What do we want municipalities and other partners to do?***

- Participate in studies.
- Engage in the planning process.
- Build sidewalks and trails, and complete connections in the multi-modal trail network.
- Amend subdivision ordinances to require active transportation improvements.
- Pursue funding to advance projects and other initiatives.
- Share information with stakeholders and other community members to encourage feedback.
- Understand the importance of smart transportation, multimodal transportation, Complete Streets, and other important objectives.
- Enhance pipeline safety and connectivity.
- Implement greenhouse gas reduction strategies such as installation of energy savings measures at municipal facilities, updating or adopting alternate energy ordinances, participating in the regional LED streetlight procurement process, and installation of electric vehicle charging stations.
- Provide information to the public on sustainable and efficient energy practices and links to support resources such as home energy audits and weatherization programs.

#### ***What messages should we share that might help convince municipalities to do these actions?***

- Provide relevant and compelling data that educates as to why these actions are important and what impact they have
- Specific information for funding opportunities (reimbursement programs, match programs, etc.)
- Tutorial or summary to assist with the application processes which are complicated/always changing
- Success stories

#### ***Why aren't municipalities and other partners always implementing the Connect goal?***

- Lack of resources: staffing, funding, coordinated planning
- Unaware of opportunities or how to take advantage of them
- Negative feedback from community members on controversial topics
- Lack of understanding or political avoidance of the issues by municipal officials

#### ***Who are the key partners for the Connect goal?***

- Planning and Implementation Partners: SEPTA, PennDOT, DVRPC
- Transit Service Providers: SEPTA, PART, Rover, TMACC

- Transportation Demand Management and Advocacy Groups: GVF, TMAAC, Bike Coalition, Bike Chesco, Circuit Coalition

## Action Items

Action	Audience	Due	Staff	Tools	Status
Promote Public Transportation Plan Update (Phase 1 and 2)			E&I Steinman		Ongoing
Promote Pedestrian & Bicycle Safety Campaign	Public	Ongoing	E&I Steinman	Social Media YouTube Events	Ongoing
Promote County-Wide Trail Master Plan		Through 2023	E&I D&T Steinman Oakley	Website	Ongoing
Promote Transportation Forum (before and after)	Partners Municipalities	Fall	Styche Steinman Oakley	Website Social Media eNewsletter Calendar of Events Partner Toolkit	Annually
Advocate Complete Streets Policy Adoption	Municipalities	Ongoing	E&I Admin Steinman	Custom emails Social Media	Ongoing
Push out grant opportunities	Municipalities Partners	Ongoing	E&I Steinman Oakley	Website Social Media eNewsletter Custom emails	Ongoing

## Landscapes Vision and Map

The vision for Chester County focuses on place, choice, and community.

### Purpose

To embrace places, enhance choices, and engage communities as we continue to balance preservation and growth in the county.

### Communications Background

The following background information provides a framework for communications actions.

#### ***What do we want to accomplish under the Vision?***

- Balance preservation and growth.
- Provide targeted education efforts, planning, technical assistance, programs, and services.
- Educate municipalities on what CCPC does and how we can provide assistance.
- Ask municipalities how we can help them to support the L3 Vision

#### ***What do we want municipalities and other partners to do?***

- Implement smart and effective planning principles that benefit our social, economic, and environmental health.
- Commit to the core principles that position the county and its municipalities for success: Resource Preservation, Revitalized Centers, Housing Diversity, Transportation Choices, Collaboration, and Resiliency.
- Adopt zoning that includes design and dimensional standards that create appropriate landscapes.
- Coordinate planning efforts with their neighbors.
- Promote development consistent with the Landscapes Map.
- Apply for the Vision Partnership Program.

#### ***What messages should we share that might help convince municipalities to do these actions?***

- Design matters to maintain and create sense of place. Continue to promote the design guides to municipalities (planning commissions, managers, commissioners), land planning and design consultants, and municipal attorneys
- Multi-municipal collaboration is critical.
- VPP offsets costs/is cost effective for municipalities
- Planning is an opportunity to address issues and enhance communities

#### ***Why aren't municipalities and other partners always implementing the Landscapes Vision and Map?***

- Not understanding the importance of maintaining and enhancing the characteristics of each landscape on the Landscape Map
- A misconception that the Landscapes Map limits growth
- Not understanding the distinctive planning principles and design elements of each landscape and/or not incorporating the principles and design elements within comprehensive plans or specific plans
- The Landscape Map overlays (Significant Historic Landscapes and Significant Natural Landscapes) are ignored when evaluating development plans
- Multi-municipal coordination is inconsistent or not happening with municipal long-range planning
- Not understanding the regional influences impacting the county (i.e., population growth, aging population, housing affordability, etc.)
- Don't understand what a Comprehensive Plan (or planning in general) is and is not
- Unaware of the consequences of not planning for future or poor/outdated planning policies

**Who are the key partners for the Vision?**

- Multimunicipal Planning Regions: Honey Brook Township/Honey Brook Borough, Octoraro Region, Oxford Region, Phoenixville Region, Pottstown Metropolitan Region, Unionville Area Region, Kennett Area Region, Northern Federation
- Municipalities
- Developers
- Chester County Association of Township Officials
- Land trusts
- Architects
- Engineers
- Landscape architects
- Land use attorneys
- Chester County Economic Development Council

**Action Items**

Action	Audience	Due	Staff	Tools	Status
L3 Annual Progress Report – Metrics and Successes - 2021	Public Partners	2 <sup>nd</sup> Quarter	O’Leary Michael D&T Steinman Oakley	Website Social Media eNewsletter YouTube	Annually
L3 Success Stories - 2022	Public Partners	Monthly	Michael Steinman	Social Media eNewsletter	Monthly
Promote completed Design Guides	Municipalities within Growth Areas		D&T Steinman Oakley	Website Social Media eNewsletter Custom emails	Scoping meeting needed
Keep completed comprehensive plans and VPP projects “alive”	Municipalities Public	Ongoing	CPD Steinman Oakley	Website Social Media eNewsletter	Ongoing
Promote VPP	Municipalities	January September	Deguffroy Steinman Oakley	Website Social Media eNewsletter Municipal email	Biannually
Continue to update and promote eTools	Municipalities Public Partners	Ongoing	O’Leary D&T Steinman Oakley	Website Social Media eNewsletter	67 completed as of 10/6/21
Promote Planners’ Forums (before and after)	Municipalities Partners	Spring Fall	O’Leary Shields Steinman Oakley	Website Social Media Partner Toolkit eNewsletter Personalized emails	Biannually

# Communicating Work Program Projects

Work program projects will need to be communicated to targeted audiences for both participation and implementation. Usually, individual projects will have their own communications approach, although some projects may be combined for their communications.

## Process for Communicating Work Program Projects

For most projects, the following steps should be followed. In some cases, all these steps may not be needed.

1. Prior to meeting with the communications team, planners should refer to the form on the following page.
2. Hold a production and communications scoping meeting early in the process that includes a discussion of the communications outreach and confirm assigned outreach level (I, II, or III).
3. Focus the initial outreach efforts on participation.
4. Hold a mid-project scoping meeting that assesses how the communications outreach is working and adjust, as necessary.
5. While continuing to encourage participation, begin outreach focused on either implementation or conveying information.
6. Hold an end of project meeting to determine potential ongoing communications outreach needed to help implement the project and discuss the successes (and failures) of outreach efforts.

## Communication Levels

Each project will be assigned a Communications level which reflects the amount of work that might be used on the project. The following categories generally describe the types of communications work that might fall within each level, although these can be varied as necessary. See appendix 2 for detailed list of potential communication activities.

### Level I

A level I project pertains to a single event or entity. It also can be a simple brochure, tool, or study about one topic. This type of project may have a limited audience such as a single municipality.

### Level II

A level II project spans over a couple of months to up to two years and includes more than one audience group. It also would include projects that have a couple of public meetings, events, an in-depth study, etc. Coordination with the executive director may be necessary.

### Level III

A level III project spans over one to three years and includes multiple audiences. The project would include multiple public meetings, hearings and events. Coordination with the executive director and the Chester County Commissioners is often necessary.

# Communications Checklist for Planners

## Background Information

Name of project:  
Start date:

Lead planner:  
Anticipated end date:

What goal does this project fall under and what do we want to accomplish?  
Who is the audience for this project, and what do we want them to do?  
Who are the key partners for this project, and will you provide us with contact information?  
What messages might help us convey this project to our audiences?  
What level of Communications does this project require? (Refer to Appendix 3)

## Materials and Timeline

Please indicate which outreach materials are needed for this project, and in which order you would like them to go out (with 1 being the highest priority and 9 being the lowest priority).

Materials	Yes/No	Priority (1-9)	Estimated Dates
Press Release			
Email sent from CCPlanning *			
Partner Toolkit			
Newsfeed Article			
eNewsletter Feature			
Social Media Post(s)			
Survey			
Bilingual Interpretation			
Public Meetings			

\* If you selected YES to having an email prepared, please note the following details you would like included. \*

- Generic CCPC Signature
- Brian's Signature
- Planner Signature
- Follow up Email

## Additional Information

Would you like an article/news piece following up once the project is completed?  
Would you like to review all materials before they go out?  
Would you like to schedule a mid-project check in?  
Are there any eTools that are relevant to this project?  
Are there any potential grant opportunities at the end of this project to assist municipalities with implementation?

# Appendices

## Appendix 1: 2021 Completed Tasks

Below are Communications Plan items completed in 2021, organized by audience.  
(Please note that next year this will be organized by Landscapes3 goal.)

### All Audiences

- Created a more dynamic and efficient calendar of events for ChescoPlanning website.  
*It has been extra useful in that we can now have a mini version on the home page, and versions with specific topics (i.e., Town Tours) on separate pages without duplicating the work.*
- Increased page views for ChescoPlanning.org by 57% from November 1, 2020 to October 31, 2021.
- Shared 2020 Landscapes3 Success Stories as well as first quarter stories for 2021.
- Maintained five websites: ChescoPlanning.org, Chesco.org/planning, ChescoRideGuide.org, ChescoFarming.org, and RestoreChesterCounty.org.
- Significantly expanded the Clean Energy webpage in conjunction with the completion of the Climate Action Plan.
- Transitioned the ADC Farm Guide from Chesco.org to ChescoFarming.org
- Posted daily to Facebook, Twitter, and LinkedIn, with images accompanying text about projects, activities, news, events, funding opportunities, and planning stories.
- Highlighted a #PhotoOfTheWeek on Facebook, Twitter, and Instagram.
- Created and shared new “about us” video.
- Shared videos from YouTube channel.
- Sent monthly eNewsletter to nearly 1800 subscribers (1764 as of 11/1).
- Conducted group email campaigns.
- Participated in key partner events.
  - Exton Community Day – Parks and Preservation
  - Explore the Circuit (SRT) – Bicycle Coalition of Greater Philadelphia
  - Breakfast Update on Circuit Trails & Bicycle Infrastructure in Chester County – Bicycle Coalition of Greater Philadelphia
  - CCATO Fall Conference
- Held the annual Transportation and Housing Forums.

### Municipal Audiences

- Encouraged the use of the Chesco Self Service Portal to submit plans for endorsement through targeted emails, eNewsletters, website updates and social media posts.
- Updated and maintained “Grant Opportunities” in Municipal Corner of Website.
- Updated many eTools (24 in 2021 and 67 total as of 11/1/21) and shared through social media and eNewsletters.
- Sent welcome letter and packet to all newly elected officials, planning commission members, and municipal managers.
- Updated and distributed brochure about CCPC’s function and services.
- Produced timely analysis of important issues for local officials through eTools, news, and social media.

- Brought Chester County planners together biannually at Planners' Forums to discuss current issues and planning needs of local municipalities.
- Emailed municipal managers with CCPC updates.
- Presented at the Fall CCATO conference.
  - *Brian O'Leary – Keynote*
  - *Libby Horwitz – Missing Middle Housing*
- Held the annual Urban Centers Forum.
- Created VPP 25<sup>th</sup> anniversary video.

### **Project Implementation Audiences**

- Provided articles and other content for newsletters and outreach efforts to other county departments and implementation partners.
  - *Western Chester County Life Magazine (Spring) – Adapting Amidst a Global Pandemic*
  - *Western Chester County Life Magazine (Summer/Fall) – Celebrating 25 Years of Chester County's Vision Partnership Program*
  - *TMACC/PennDOT (January) – New Shuttle*
  - *Brandywine Creek Greenway (January) – 10<sup>th</sup> Anniversary*
  - *Chester County Historic Preservation Network (March) – Spring Luncheon*
- Integrated projects and plans of other county departments into CCPC's planning work.
  - *Trails – Parks and Preservation*
  - *Watersheds – Water Resources Authority*
  - *Parks – Parks and Preservation*
  - *Hazard Mitigation Plan – Emergency Services*
  - *Restore Chester County – Commissioners*
- Presented at the Chester County Engineer's group.

### **Funding and Policymaking Audiences**

- Asked partners to highlight CCPC projects and successes in their communication materials.
- Sent monthly email update to commissioners on current activity in the Planning Commission.
- Invited county commissioners to CCPC sponsored events.
  - *Climate Action Plan Public Meeting – 3/4/21*
  - *Open Space Summit – 4/29/21*
  - *Juneteenth/Town Tours Kick Off – 6/17/21*
  - *Drivers, Deliveries and Dollars – 9/29/21*
  - *Ag Economic Development Plan Public Meeting – 10/13/21*
  - *Urban Centers Forum – 10/26/21*
  - *Housing Forum – 11/18/21*
- Sent welcome packet about planning and CCPC to new representatives and senators.

## Appendix 2: Communication Tools

Communication and outreach to CCPC's partners take advantage of a wide range of tools to implement the goals and strategies identified.

**Electronic media tools include:** eNewsletter, email campaigns, ChescoPlanning.org home page, project specific websites, Facebook, Twitter, LinkedIn, Flickr, YouTube, Instagram, News Feed, EventBrite, calendar of events, and online meeting tools such as Zoom and WebEx.

**Publication tools include:** Annual report, topic-specific reports, project publications, and project executive summaries.

**Direct outreach tools include:** One-on-one interviews, stakeholder groups, surveys, topic specific presentations to groups, general CCPC presentation to groups, participation in events, and a booth with snacks and water along trails or at public events.

**Media tools include:** Press releases, interviews with Radio/TV, editorials and articles, newspaper ads, commissioner meeting announcements, and CCPC board announcements.

**Event tools include:** Workshops, awards ceremonies, public presentations, "Big Name" speaker events, PMPEI training, and participation in bike-to-work day.

**Branding tools include:** Logo, slogan, brochure describing agency, brochures describing specific services, resumes and descriptions of planners, business cards, bookmarks, posters, table displays, video on CCPC, and hashtags for social media.

## Appendix 3: Communication and Production Levels

### Level I

A level I project pertains to a single event or entity. It also can be a simple brochure, tool, or study about one topic. This type of project may have a limited audience such as a single municipality.

Examples: Planners' Forum, Urban Centers Forum, comprehensive plan or zoning ordinance for one municipality, brochure, tool, annual housing report, etc.

- Social media posts: Facebook, LinkedIn, Twitter, and Instagram
- ChescoPlanning homepage banner
- Monthly eNewsletters
- News Feed
- Flyers/Posters (printed or electronic) \*
- Events calendar
- EventBrite/Zoom
- "Save the Date" emails
- Event tables\*\*

## **Level II**

A level II project spans over a couple of months to up to two years and includes more than one audience group. It also would include projects that have a couple of public meetings, events, an in-depth study, etc. Coordination with the executive director may be necessary.

Examples: Chester Valley Trail West Study, Phoenixville Region Multimodal Study, etc.

- Social media posts: Facebook, LinkedIn, Twitter, and Instagram
- Targeted/paid Facebook ad
- Facebook event
- ChescoPlanning homepage banner
- Monthly eNewsletters
- News Feed
- Flyers/Posters (printed or electronic) \*
- Events calendar
- EventBrite/Zoom
- “Save the Date” emails
- Event tables\*\*
- Event planning\*\*
- Webpages
- Surveys
- PowerPoint presentations\*
- Executive summaries\*
- Photos\*
- Partner toolkits
- Press releases
- Text message and email alerts via ReadyChesco

## **Level III**

A level III project spans over one to three years and includes multiple audiences. The project would include multiple public meetings, hearings, and events. Coordination with the executive director and the Chester County Commissioners is often necessary.

Example: Landscapes3, Open Space Initiatives (summit and study), etc.

- Social media posts: Facebook, LinkedIn, Twitter, and Instagram
- Targeted/paid Facebook ad
- Facebook event
- ChescoPlanning homepage banner
- Monthly eNewsletters and/or topic specific eNewsletters
- News Feed
- Flyers/Posters (printed or electronic) \*
- Postcards\*
- Events calendar
- EventBrite/Zoom

- “Save the Date” emails
- Event tables\*\*
- Event planning\*\*
- Webpages
- Surveys
- PowerPoint presentations\*
- Executive summaries\*
- Photos\*
- Partner toolkits
- Press releases
- Media advisories
- News articles
- Publications\*
- Newspaper legal advertisements for public hearing
- Text message and email alerts via ReadyChesco
- Videos\*
- Complex PowerPoint presentations\*
- Audio blogs\*
- ESRI Story Map\*

\*Requires coordination with the Communications Team and Technical Services Division.

\*\*Requires coordination with the Communications Team and Admin Team.

# Agricultural Development Council Update



# Design and Technology



# THE COUNTY OF CHESTER



COMMISSIONERS  
Marian D. Moskowitz  
Josh Maxwell  
Michelle Kichline

Brian N. O'Leary, AICP  
Executive Director

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

## MEMORANDUM

**To:** Chester County Planning Commission  
**From:** Paul Fritz, Director, Design & Technology Division  
**Date:** October 31, 2021  
**Re:** Planning Commission Board Meeting Monthly Report

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

The 247 planners reviewed and processed plan and ordinance submittals, worked on eTool updates, and prepared research for various internal projects.

The GIS staff continued to develop historic atlas updates and municipal comprehensive plan maps. The staff also worked on the development of a countywide trail finder map and prepared analyses related to housing and redevelopment opportunities.

The Graphics team worked on the Complete Streets Policy summary report, the Transportation Priority Projects summary, and an A+ Housing handout for the November housing event.

# Environment & Infrastructure

# Environment & Infrastructure Division

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October 2021

## Coatesville Train Station Ground Breaking

After many years of planning and design work by PennDOT Central Office and the City of Coatesville’s Redevelopment Authority, ground was officially broken for the long awaited Coatesville Train Station project at a ceremony held on site Friday October 22<sup>nd</sup>.

The ceremony was attended by PA Governor Wolf, Chester County Commissioners Chair Marian Moskowitz, Commissioner Michelle Kichline and other local elected officials.

The selected contractor – Wickersham Construction of Lancaster – may begin construction this year with completion anticipated in 2025. The \$65 million project is made possible with \$52 million from the Federal Transit Administration, \$13 million in state transportation funds, and \$700,000 from Chester County.



Source: *Plan the Keystone*.

For more information, please refer to the Governor’s press release: <https://www.penndot.gov/pages/all-news-details.aspx?newsid=891>

In other related news, PA Senator Bob Casey has recommended \$2M toward the Coatesville ‘intermodal facility’ to be associated with the train station development, as well as \$100,000 toward the Phoenixville/Reading passenger rail capacity study for inclusion in the Fiscal Year 2022 Senate appropriations subcommittee bills. This funding is pending until the bills are passed into law. For more information, please refer to the Casey press release: <https://www.casey.senate.gov/news/releases/senator-casey-advances-18100000-for-southeastern-pennsylvania-projects-in-fy22-spending-bills>

## Pipelines Update

The following occurred since the last Board meeting:

- The Pipeline Safety Advisory Board (PASB) met on 10/28. The group had a presentation from Colonial Pipeline representatives. The group also discussed the formation of subcommittees and Energy Transfer water withdrawals in West Whiteland with representatives from PA DEP and the Delaware River Basin Commission.

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>

## Environment and Energy Advisory Board

- The EEAB meeting was held on 10/27. The group discussed the work program for the coming year now that the Climate Action Plan has been adopted. The potential formation of Clean Energy and Environmental subcommittees was discussed. An update on the regional Power Purchase Agreement process was also provided.

# Community Planning

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# Community Planning

## Municipal Assistance Projects

November 2021

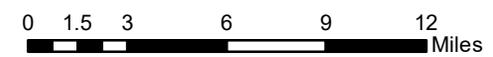
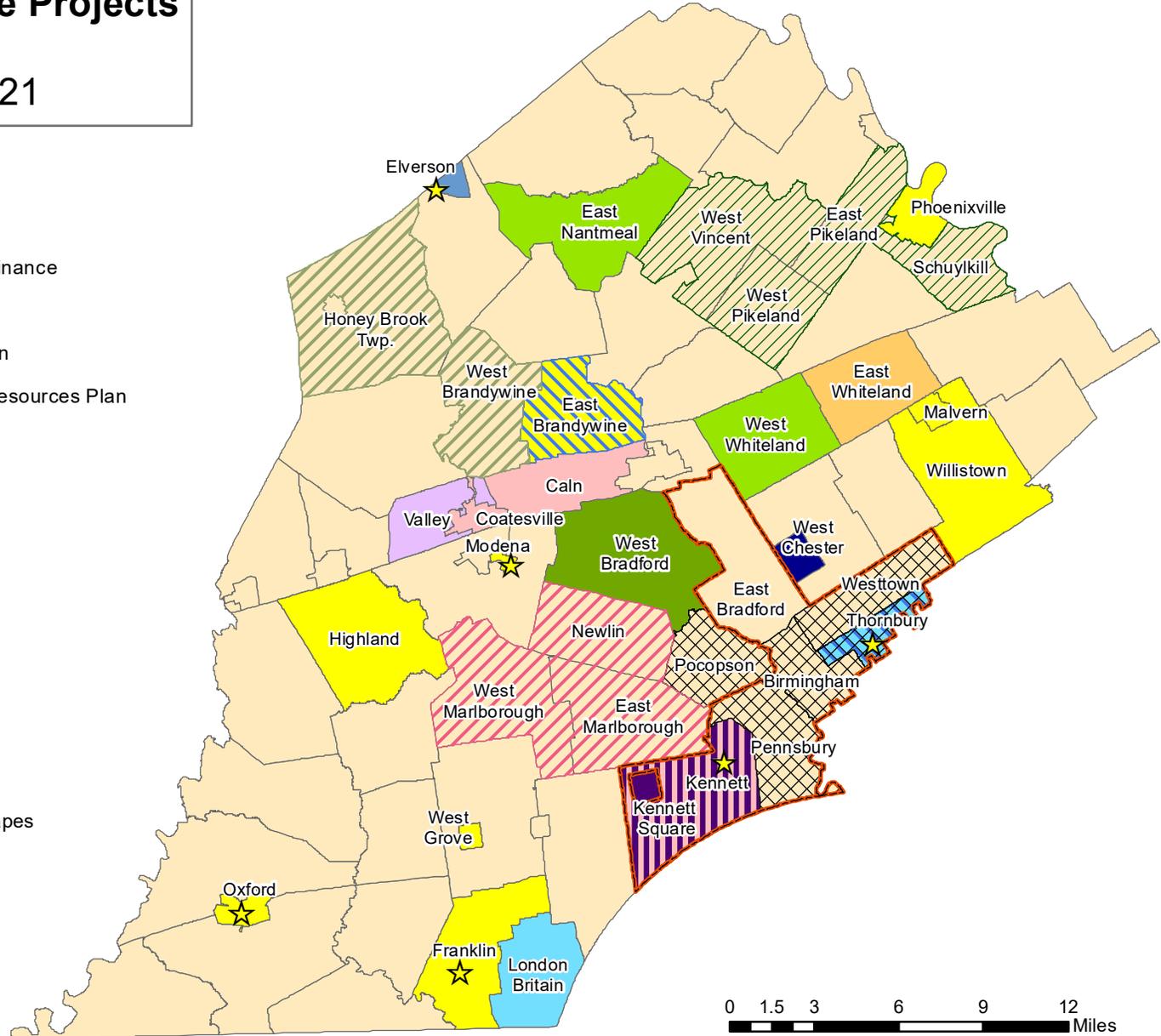


### Single Municipality

- Comprehensive Plan
- Subdivision and Land Development Ordinance
- Zoning Ordinance
- Open Space, Parks, and Recreation Plan
- Open Space, Recreation, and Natural Resources Plan
- Historic Resource Survey
- Active Transportation Plan
- Master Corridor Plan
- Official Map Update
- Economic Benefits of Rail Study
- ★ 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
- Unionville Area Comprehensive Plan Update
- Clean Energy Transition Study



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



# COMMUNITY PLANNING REPORT

November 2021 (Activities as of 10/31/21)

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: 60%      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. The consultant utilized the summer months to develop a full draft of the Zoning Ordinance. *The consultant distributed draft materials that were discussed at the October 5<sup>th</sup> Task Force Meeting that include proposed zoning map revisions, area and bulk regulations, and proposed graphics to better convey design objectives and requirements. The next Task Force meeting is scheduled for December 7, 2021.*

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

Percent Completed: 10%      Contract Term: 6/21 – 5/23      Consultant: Cedarville Engineering      Monitor: Kevin Myers

Coatesville is proposing to update their Zoning Ordinance with a focus on streamlining, clarifying, and simplifying the existing ordinance. The contract was endorsed by the County Commissioners at their May sunshine meeting, and the project start date was June 1, 2021 with an anticipated 12 month work program. A meeting with the manager and consultant was held 7/21/2021 to discuss and clarify details of the project. The kick-off meeting with the task force was held August 11<sup>th</sup>. *The Sept. and Oct. 13<sup>th</sup> meetings were spent reviewing potential changes to the various TND Overlay Districts. The Nov. meeting will cover Natural, Historic, and Floodplain overlay districts.*

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

Percent Completed: 10%      Contract Term: 5/21 – 4/23      Consultant: Tom Comitta & Assoc./Brandywine Conservancy      Monitor: Jeannine Speirs

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. *Project meetings have begun. Survey is completed and as a public input meeting.*

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

Percent Completed: 75%      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 is completing survey forms and the Historical Commission will review the forms. Survey classifications will follow those established in the CC Historic Resource Atlas.

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

Percent Completed: 90%      Contract Term: 12/18 – 11/21      Consultant: Natural Lands      Monitor: Chris Patriarca

A third extension has been requested by the Township to complete the Board of Supervisors and subsequent Act 247/VPP review and it will be presented to the Board of Commissioners for consideration in early November.

**Elverson Borough – Active Transportation Plan**

Percent Completed: 70%      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 draft plan was presented to the Planning Commission at their meeting on October 19<sup>th</sup> where they offered minor comments which were shared with the Task Force at a meeting the following night. Following our last meeting with the Task Force the Act 247 draft of the Plan was submitted for Act 247 Review in accordance with Act 247 and distributed to the Borough and posted on the Borough website for public review. The Public Information Meeting will be held on November 16<sup>th</sup> and following by the Public Hearing on December 7<sup>th</sup> when Borough Council will consider adoption.*

**6. Franklin Township – Comprehensive Plan**

Percent Completed: 65%      Contract Term: 4/20 – 3/22      Consultant: Chester County Planning Commission      Lead Planner: Jeannine Speirs

Draft chapters are being started, beginning with the six priority subject areas. The agricultural retention, trails/pedestrian, Resources as Green Infrastructure, and Kemblesville as a Destination subject areas have been reviewed. Kemblesville as a Destination has been a particularly supported idea and one starting to be implemented by a regional Mason-Dixon/Arc Corner Heritage Interpretation and Connectively Plan that is being proposed. All priority subject chapters have been reviewed. Full draft of Comp Plan document is underway with the 247 review process anticipated in Spring 2022.

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

Percent Completed: 50%      Contract Term: 2/21 – 1/23      Consultant: Brandywine Conservancy      Monitor: Chris Patriarca

*At their October meeting, the Task Force continued their future land use discussion and reviewed the draft transportation topical chapter.*

**8. 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 nearly complete.

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

Percent Completed: 60%      Contract Term: 7/20 – 6/22      Consultant: Brandywine Conservancy      Monitor: Kate Clark

The Task Force has reviewed the first draft of the revised SLDO. The Task Force will meet in November to review the second draft of the SLDO.

**10. Malvern Borough – Comprehensive Plan**

Percent Completed: 65%      Contract Term: 9/20 – 8/22      Consultant: Brandywine Conservancy      Monitor: Kevin Myers

The topics covered to date include: background data and mapping, community survey (500+ responses), community vision, natural resources, housing, historic resources, parks and recreation, future land use, economic development, and transportation. The next step will be for the consultants to produce a full draft plan. As such, *the next task force meeting is scheduled for November 17, 2021 to allow time for drafting, distribution, and review.*

**11. Modena Borough – Comprehensive Plan**

Percent Completed: 35%      Contract Term: 4/21 – 3/23      Consultant: Chester County Planning Commission      Lead Planner: Chris Patriarca

*The Task Force met in October to discuss the draft connectivity chapter.*

**12. Oxford Borough – Comprehensive Plan**

Percent Completed: 20%      Contract Term: 4/21 – 3/23      Consultant: Chester County Planning Commission      Lead Planner: Mark Gallant

Oxford Borough has retained the Planning Commission to develop a new comprehensive plan that will also address all required elements of a revitalization plan within the overall Plan. The Task Force presented draft priorities to the public at a series of open houses at Borough Hall on July 22nd. The series included an English-speaking open house from 5:00 – 7:00 and a Spanish-speaking open house from 7:30 – 9:00. Public participation resulted in a great deal of feedback and the Task Force members were very pleased with the results. Stakeholder interviews were completed in September and yielded a great deal of useful feedback as well. The Task Force hosted another Spanish outreach at the 3rd Street Parlor (a Spanish-owned business) in Oxford on September 25th. *CCPC Staff will present the results of all the public outreach and draft Plan objectives to the Task Force on November 9th.*

**13. Phoenixville Borough – Comprehensive Plan**

Percent Completed: 65%      Contract Term: 8/20 – 7/22      Consultant: Herbert, Rowland, and Grubic      Monitor: Chris Patriarca

*The Task Force will start their review of the first full draft document at their November meeting.*

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

Percent Completed: 90%      Contract Term: 1/21 – 6/22      Consultant: Chester County Planning Commission      Lead Planner: Kate Clark

*The SLDO and Official Map is under Act 247 Review. The SLDO and Official Map will be considered at the December 21<sup>st</sup> Board of Supervisors meeting for potential adoption.*

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

Percent Completed: 10%      Contract Term: 8/21-7/23      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. *The contract was signed by the Commissioners and the 1st Task Force meeting was held on October 26th.*

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

Percent Completed: 50%      Contract Term: 5/20 – 4/22      Consultant: Brandywine Conservancy      Monitor: Kate Clark

The draft trails plan and parks and recreation plan was reviewed at the September meeting. The implementation plan and possible review of the full draft plan will occur at the next scheduled meeting.

**17. West Chester Borough – Economic Benefits of Rail Restoration**

Percent Completed: 20%      Contract Term: 8/21-7/22      Consultant: Econsult Solutions      Monitor: Kevin Myers

The Borough has selected Econsult Solutions to assist them in developing a study of the economic benefits of rail restoration to West Chester (the project), with the intent to use the information to advocate for rail restoration (activities after the project). The contract and scope of work were signed August 12, 2021. *The kick-off meeting was held on October 13<sup>th</sup>. Note that this project will advance quickly as the background materials have already been compiled by the consultant. Once the report is complete there will likely be only one task force meeting followed by a public meeting prior to the study being finalized.*

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

Percent Completed: 80%      Contract Term: 10/20 – 9/22      Consultant: Theurkauf Design & Planning LLC      Monitor: Kevin Myers

West Grove is updating their 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. The January and February 2021 meetings reviewed existing conditions and the future land use plan. April discussion included housing and economic development. May’s discussion covered Community Facilities and Services. June’s topic was parks and recreation. The August 24<sup>th</sup> meeting discussed cultural resources. A public open house to present the draft plan was held September 14<sup>th</sup>. *A task force meeting was held on Oct. 28<sup>th</sup> to review the full plan prior to recommending/submitting for Act 247/VPP Review.*

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

Percent Completed: 75%      Contract Term: 11/19 – 4/22      Consultant: Commonwealth Heritage Group      Monitor: Jeannine Speirs

The consultant has completed most survey forms and is starting to update Township history.

## 20. Willistown Township – Comprehensive Plan

Percent Completed: 15%

Contract Term: 1/21-12/22

Consultant: Gaadt Perspectives

Monitor: Kate Clark

The Task Force met in September to receive a project status update. The next Task Force meeting will be held in November, and may discuss draft plan chapters.

## MULTI-MUNICIPAL

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

Percent Completed: 35%

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 being coordinated for review/input by municipal historic commissions. First draft interactive mapping is completed. Field work is underway.

### 22. Brandywine Battlefield Group – BB Heritage Interpretation Plan

Percent Completed: 85%

Contract Term: 2/20 – 1/22

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 thematic narratives, develop Heritage Center conceptual designs using a design firm as a subconsultant, 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. A public meeting was held in May, and draft plan elements are being reviewed by the Advisory Committee. It is anticipated the final public meeting will be held in July or August, after which the Plan will be completed. This is the first plan of its type to be funded under VPP and it is anticipated that it will be the model for other heritage interpretive plans. A contract extension has been finalized. *Last Advisory Committee meeting will likely occur in November.*

### 23. Honey Brook and West Brandywine Townships – Icedale Trail Feasibility Study

Percent Completed: 25%

Contract Term: 3/20 – 2/22

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. For the last several months, the consultant has been working with landowners along the existing trail alignment, including Sunoco. There was also a short delay due to a change in lead planners. The townships have received a contract extension to complete the Study and accommodate the adoption process. *The last Task Force meeting was held on October 20th where the consultant presented the preferred trail alignment, results of landowner outreach, trail surface options, and a conceptual sketch for Icedale Meadows Park. A Public Information Meeting is scheduled for December 2nd via Zoom.*

#### 24. Kennett Square Borough/Kennett Township – Regulatory Updates

Percent Completed: 90%      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. LRK has returned a full draft of the design guidelines to the Township for incorporation into the full ordinance. The Borough relied on Borough staff to modify consultant materials for Planning Commission and Council consideration. Borough Council adopted zoning ordinance amendments at their June 21<sup>st</sup> Borough Council meeting. Kennett Township has received the consultant’s edits to the Design Guidelines that CCPC heavily edited under the Kennett Zoning project which will be adopted along with the full ordinance at a later date (see #9 : Kennett Township - Zoning Ordinance)

#### 25. Phoenixville Area Townships – Clean Energy Transition Plan

Percent Completed: 0%      Contract Term: TBD      Consultant: Practical Energy Solutions      Monitor: Mark Gallant

The townships of East Pikeland, Schuylkill, West Vincent, and West Pikeland will be developing a clean energy transition plan to guide municipal action. The project also includes an education and outreach component to inform organizational and individual actions beyond municipal control. A Request for Proposals resulted in the selection of Practical Energy Solutions as the lead consultant on the project. The contract has been circulated to the municipalities and consultant for signatures, and it will be presented to the Board of Commissioners for consideration in early November.

#### 26. Phoenixville Region – Comprehensive Plan Update

Percent Completed: 100%      Contract Term: 3/20 – 2/22      Consultant: Theurkauf Design and Planning      Monitor: Bill Deguffroy

*The Regional Comprehensive Plan has been adopted by all municipalities.*

#### 27. Unionville Area Region – Comprehensive Plan Update

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

The townships of East Marlborough, West Marlborough, and Newlin will be updating their existing multi-municipal comprehensive plan, which they took multiple actions to implement. The consultant is now in the process of developing the final scope of work for the VPP contract.

### 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, Chris Patriarca, Jeannine Speirs, and HPC; Housing Authority of Chester County: Libby Horwitz and Chris Patriarca; Facilities: HPC

### VPP INQUIRIES

#### County Consulting Assistance Requests

1. East Caln (comprehensive plan)

2. East Vincent (zoning ordinance amendments)
3. Kennett Township (subdivision and land development ordinance)
4. West Sadsbury Township (comprehensive plan)
5. East Bradford Township (zoning ordinance)
6. Oxford Region (anticipated – regional comprehensive plan)
7. Spring City (comprehensive plan)

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

- West Vincent Township – Park and Trail Plan (July 2018, January 2020)
- Pennsbury Township – Historic Project (January 2020)
- West Nottingham Township – Transportation Study (January 2020)
- South Coatesville Borough – Comprehensive Plan (February 2020/July 2021)
- East Pikeland Township – Sustainability Plan (February 2020)
- Londonderry Township – (May and August 2020)
- New London Township – Comprehensive Plan (May 2020)
- Pocopson Township – Regulatory Amendments (Fall 2020)
- East Fallowfield – Historic Resource Ordinance (November 2020)
- London Britain Township, Franklin Township, Elk Township, New Garden Township – Mason Dixon Heritage Plan (August 2021)
- Penn Township – Comprehensive Plan (August 2021)
- West Whiteland Township – Streetscape Plan (September 2021)
- Downingtown Borough – Comprehensive Plan Update (September 2021)

## **HISTORIC PRESERVATION**

- **Town Tours** – A series of free educational programs on historic towns, neighborhoods, and other items on interest in Chester County.  
 Staff: Daniel Shachar-Krasnoff, support from Nancy Shields, along with Jeannine Speirs.  
 External Partners: CCHPN and individual site organizers/municipalities/municipal historical commissions  
 Status:  
 Planning for 2022 Town Tours is underway . *Town Tours will most likely be in-person in 2022. Municipalities will receive applications for the 2022 tours in November. The goal is for ten Town Tours between June and August.*

- **Training** – Conduct and support training for historical commissions, committees, and HARBs, often in coordination with CCHPN.  
Staff: Daniel Shachar-Krasnoff, support from Nancy Shields and Jeannine Speirs.  
External Partners: CCPHN, PHMC  
Status: Chester County Historic Preservation Network has completed its events for 2021. There are ongoing meetings to coordinate responses to Preservation concerns and prepare for activities in 2022.
  
- **Mandated and Requested Reviews/National Register Designation Activity** – This includes county-owned properties and other properties with a historic designation (or potential for designation)  
Staff: Daniel Shachar-Krasnoff, Jeannine Speirs support on select items (such as DCD Section 106 Committee and reviews of ordinance language)  
External Partners: Vary by project  
Programs/Projects:
  - DCD Section 106 Committee: Daniel Shachar-Krasnoff and Jeannine Speirs serve on this committee, which conducted a limited review of a property in April for DCD. *Reviews are ongoing for renovations to apartments for homeless families at 128 E. Chestnut Street, in West Chester Borough and for the CYWA, at 423 Lincoln Highway East, in Coatesville.*
  - County-owned Bridges/Facilities: Daniel Shachar-Krasnoff advises on bridges, in coordination with the CCPC Environment and Infrastructure Division (Eric Quinn). Multiple bridges are active: Mill Road #167; Lincoln #35; Pigeon Creek #207, Allerton Road #111. Cultural Review reports are underway for #199 and #157. This projects typically require a Section 106 or PA History Code review process. *The Camp Bonsul/Rudolph and Arthur Covered Bridge, in Elk Township, was destroyed in the heavy floods caused by hurricane Ida.*
  - County-owned properties/Facilities and Parks + Preservation: Historic preservation planning and technical assistance on County-owned properties that are or may be historic. Strategies are being considered to rehabilitate the Hatfield House, 119 Hatfield Road, located in Hibernia Park/West Caln Township. The Chester County Facilities Department has developed a list of potential maintenance projects to stabilize the property and improve its desirability for reuse. Planning Commission staff is coordinating redevelopment strategies with the Chester County Economic Development Council.
  - Non-County affiliated Section 106: Darlington Corners at 926/202 (PennDOT interaction widening); Manor Road Improvements and Roundabout and State Road 41/State Road 841 Roundabout in Chatham Village, London Grove Twp.
  - Other activity (planning /technical assistance) with potential regulatory element: Crebilly Farm, Mercedes Dealership, Fricks Lock/Schuylkill River/Parkerford Trailhead Development.
  - Act 247 reviews as requested
  - Reviews for historic resource ordinance language as requested/able
  - National Register Nomination support for: Langoma Mansion, Passtown School, Beaver Creek Milling District, Kennett Square Borough update
  
- **Technical Assistance** – through three primary forms: periodic distribution of information to Historical Commission chairs, answering questions on National Register process (as requested/able), and support for historic preservation efforts (detail below)  
Staff: Daniel Shachar-Krasnoff lead

External Partners: Vary by project

Projects with ongoing activity:

- Gardner-Beale House (Coatesville)
- Kemblesville demolition by neglect
- Friends of Barnard House/Barnard House
- Friends of White Clay Creek Preserve Historic Resource Committee – NR nomination just approved
- Oxford Region
- Passtown School
- Zachariah Rice/Hench Houses National Register status
- St. Peter's UCC Church

- **Heritage Education/Tourism** – multiple efforts to support education and interpretation throughout the county

Staff: Daniel Shachar-Krasnoff lead, support from Jeannine Speirs for the 250th, Battlefield Heritage Centers, and municipal heritage interpretive plans

External Partners: Vary by project

Projects with ongoing activity:

- Iron and Steel Heritage Partnership: Met with Beverly Sheppard, head of the Heritage Task Force for Chester County
- Underground Railroad: Long-term effort regarding Harriet Tubman Byway/walking trail
- Rural History Confederation: no current activity  
America's 250<sup>th</sup>: Commissioner Kichline serves on the statewide committee. A draft Resolution has been written with potential approval by the County Commissioners at a meeting in November
- Heritage Centers: Kennett Heritage Center is now open, plans underway for one at Strode's Barn, discussion of an agricultural-themed heritage center and possible heritage interpretation Center on Lees Bridge Road in West Nottingham Township and a connectivity planning effort.

- **Historic Resource Mapping** – two primary mapping efforts for both National Register and locally designated resources, the Historic Atlas Project and the National Register Interactive Map

Staff: Daniel Shachar-Krasnoff lead, with support from Colin Murtoff

External Partners: PHMC, vary by project

Projects with ongoing activity: Atlas projects underway: West Chester, Westtown, Parkesburg, New Garden, London Britain, Charlestown, West Bradford, East Goshen, West Whiteland (VPP), East Marlborough, and East Nantmeal (VPP).

- **Adaptive Reuse Design Guide** – development of a guide specific to adaptive reuse

Staff: Mark Gallant led with support from Jeannine Speirs

External Partners: Advisory Committee for the project

Status: A second Advisory Committee meeting was held in June. Interviews are being conducted to inform the project, and successful examples of adaptive reuse collected, researched, and photographed.

- **Brandywine Battlefield** – efforts are coordinated through Jeannine Speirs’ roles as Brandywine Battlefield Task Force Administrator and Project Manager for the NPS/ABPP funded grant project (currently in Phase 3).  
Staff: Jeannine Speirs lead, support from Daniel Shachar-Krasnoff  
External Partners: Archives, Brandywine Battlefield Task Force, Brandywine Battlefield Park Associates, Delaware County, municipalities  
Current Activity: See descriptions of the Phase 3 project and the Brandywine Conservancy-led Heritage Interpretation Plan (VPP funded). Also tracking a PHMC/CLG funded project (Driving Tour) that East Marlborough is leading with the support of the Task Force and Park Associates and the Heritage Interpretive Signage Project that the Sons of the Revolution is funding and helping to lead.

## 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** – Finalizing display for map of reinvestment/redevelopment opportunities at developed sites, focused within the Landscapes3 growth areas.
- **Non-Residential Construction Report** – 2021 (2020 data) report posted.
- **State of the County Economy Report** – *Drafted text and updated graphics for 2021 report, receiving final reviews.*

## HOUSING

- **Housing Choices Committee** – *Committee met on October 12 to discuss the November housing forum, recent housing updates/initiatives, and future work program projects.*
- **Costs of Housing** – Work is continuing to finalize this product.
- **Housing for an aging population** Final draft complete, being prepared for online posting and a physical overview document.
- **Missing Middle Housing** – Completed inventory of municipal ordinances allowing Missing Middle typologies, drafted initial text, and identified Chester County examples. *Working on analysis of Missing Middle zoning.*
- **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** – A+ Homes- What’s Our Type? Event planned for November 18<sup>th</sup> 4pm-6pm focusing on Missing Middle housing.
- **Residential Construction Report** – 2021 (2020 data) report posted.
- **Video** – The Phoenixville-focused video has been completed and shared, through the HCC meeting, CCPC newsletter, website, and social media. Promotion efforts included the overview video on A+ homes as well. Footage for a senior housing focused video and a Habitat for Humanity video will be used for two additional videos, with plans to conduct new interviews for an employer focused video later in the year.
- **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), and participating in county consulting technical services work on updates to the Modena and Oxford Borough comprehensive plans.
- **Technical assistance/coordination** – Atglen for zoning, future park planning, and grant assistance (DCNR, CCCRP, etc.); Parkesburg for implementation coordination and potential grant funding; 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). Engaged DVRPC in conjunction with other CCPC staff regarding the DVRPC ExPo program.
- **Meeting Attendance** – Participation in meetings for economic development through Historic Kennett Square, the Western Chester County Chamber of Commerce, and 2<sup>nd</sup> Century Alliance.
- **Tools** – Supporting the update of multiple online etools. Supporting and advocating for County access to ArcUrban GIS application. Note that CCPC should be gaining availability to test ArcUrban software in October 2021 through coordination with CCDCIS and ESRI.
- **Urban Center Webpage** –No recent activity. **Urban Center Forum** –The four Main Streets eTools related to the 2020 forum have been posted to the CCPC website. Planning for the 2021 forum in coordination with DCD is complete. *The UCF has held both in person at Oxford Borough Hall and virtually, via Zoom on Tuesday, October 26, from 4:00 pm – 6:00 pm. The title was “Great, Green, Growing Small Towns,” which discussed green infrastructure such as transportation projects, street trees, and stormwater improvements to keep Chester County’s Urban Centers thriving into the future. Roughly 40 people attended in person (including staff) along with 43 people virtually. A survey to evaluate ways to increase communication with urban centers and improve the urban centers forum will be undertaken along with the 2021 UCF.*
- **Urban Centers Improvement Inventory** –*The 2022 UCII update will commence in early November 2021.*
- **DCD CRP Coordination** – Providing input and responses to inquiries from urban centers regarding potential CRP applications. 2021 CRP applications have been received and the review process is underway. Scoring has been completed and discussion on suggested awards will be held on 8/26/2021.
- **DVRPC TCDI representative** – Coordinated with representatives for both Chester County awarded projects regarding status and progress. The kick-off meeting for the 2022 DVRPC TCDI was held at 9:30a, on September 27<sup>th</sup>, 2021. There was discussion amongst the Review Committee about administrative and programmatic changes to the TCDI program. The PA TCDI request for proposals will be on January 3, 2022. CCPC should assist with messaging to municipalities regarding the TCDI program. Note that DVRPC staff will be taking over more aspects of grant administration and there will be no match, which should assist with municipal interest and ability to apply, particularly for municipalities that have fiscal and capacity limitations. More detailed information regarding 2022 TCDI changes are available.
- **Presentations:** None at this time.

# Director's Report