



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 East

Hybrid Meeting
February 9, 2022

AGENDA

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

A. Chairman’s Welcome

Vice-Chair

2:05 p.m. 2. ACTION ITEMS

B. Approval of Commission Meeting Minutes – January 12, 2022

Commission

C. Act 247 Reviews – January 2022 Applications

Act 247 Team

1) Subdivision and Land Development Plan Reviews (14)

- 1) East Nottingham Township SD-01-22-17040
- 2) Highland Township SD-12-21-17032
- 3) New Garden Township SD-12-21-17035
- 4) North Coventry Township SD-12-21-17030
- 5) Phoenixville Borough LD-12-21-17037
- 6) Schuylkill Township SD-12-21-17039
- 7) Uwchlan Township LD-01-22-17045
- 8) Uwchlan Township SD-01-22-17044
- 9) West Goshen Township SD-12-21-17013
- 10) West Grove Borough SD-12-21-17031
- 11) West Marlborough Township SD-01-22-17047
- 12) West Nottingham Township SD-01-22-17042
- 13) Willistown Township LD-12-21-17026
- 14) Willistown Township SD-12-21-17025

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

- 1) Kennett Township ZA-12-21-17036
- 2) Pocopson Township ZA-12-21-17038

D. Act 537 Reviews- January 2022 Applications

Carolyn Conwell

- 1) Major Applications (0)
- 2) Minor Applications (2)
West Brandywine Township; Diane Hammell Trust; 29-7-173; consistent
West Marlborough Township; Taylor Hill Farm; 48-8-19; consistent

E. 2021 Annual Report

Brian O’Leary

2:30 p.m. 3. DISCUSSION AND INFORMATION ITEMS

F. Community Planning Division

- 1) A+ Homes – Cost of Housing

*Bill Deguffroy
Chris Patriarca*

- G. Agricultural Development Council Update *Hillary Krummrich*
- H. Environment and Infrastructure Division Update *Brian Styche*
- I. Design & Technology Division Update
 - 1) Natural Features Map *Paul Fritz*
 - 2) 2021 - Year in Review *Benny Nein*
Paul Farkas
- J. Directors Report *Brian O'Leary*
- K. 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 270
January 12, 2022

MEMBERS PRESENT IN PERSON: Dr. Douglas Fasick, Vice-Chair; Stephanie Duncan; Matt Hammond; Mike Heaberg.

MEMBERS PRESENT VIA ZOOM: Molly Morrison.

STAFF PRESENT IN PERSON: Brian O'Leary, Executive Director; Carol Stauffer, Assistant Director; Bill Deguffroy; Beth Cunliffe; Paul Fritz; Rachael Griffith; Gene Huller; Brian Styche.

STAFF PRESENT VIA ZOOM: Glenn Bentley; Wes Bruckno; Paul Farkas; Carrie Conwell; Libby Horwitz; Hillary Krummrich; Jake Michael; Carolyn Oakley; Chris Patriarca; Eric Quinn; Suzanne Wozniak; Diana Zak.

VISITORS PRESENT IN PERSON: Corey Trego, CCWRA.

CALL TO ORDER:

The regular monthly meeting of the Chester County Planning Commission held in person in the Government Services Center room 270 and via Zoom audio/video on Wednesday, January 12, 2022 was called to order at 2:02 P.M. by Vice-Chair Dr. Fasick.

ACTION ITEMS:

Appointment of 2022 Officers:

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

A MOTION TO NOMINATE MR. CLINE TO SERVE AS VICE-CHAIR, WAS MADE BY MS. DUNCAN, SECONDED BY MR. HAMMOND, AND PASSED BY UNANIMOUS VOTE OF THE COMMISSION.

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

Appointment of the Vision Partnership Program Subcommittee:

A MOTION TO APPOINT MR. HEABERG, MS. DUNCAN, AND MS. MORRISON TO SERVE AS THE 2022 VPP SUBCOMMITTEE WAS MADE BY MR. HEABERG, SECONDED BY MR. HAMMOND, AND PASSED BY UNANIMOUS VOTE OF THE COMMISSION.

Approval of Meeting Minutes:

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

Act 167 Model Stormwater Mgmt. Ordinance:

Mr. Trego presented the Commission with the review of the final draft of the updated County-wide Act 167 Stormwater Management Model Ordinance, # MA-12-21-17015.

A MOTION TO RECOMMEND THE ACT 167 STORMWATER MANAGEMENT ORDINANCE TO THE COUNTY COMMISSIONERS AS AN AMENDMENT TO THE COUNTY-WIDE ACT 167 STORMWATER MANAGEMENT PLAN WAS MADE BY MS. MORRISON, SECONDED BY DR. FASICK, AND PASSED BY UNANIMOUS VOTE OF THE COMMISSION.

Act 247 Reviews:

Subdivision and Land Development Reviews – December 2021:

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

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

Mr. Hammond recused himself from the following applications: SD-11-21-17001; LD-11-21-16989; LD-12-21-17017; SD-10-21-16942; SD-11-21-16977; SD-11-21-16983; LD-11-21-16984.

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

There were 17 Comprehensive Plan, Zoning and Subdivision Ordinance Amendment, and Miscellaneous Reviews prepared in December.

A MOTION TO APPROVE THE COMPREHENSIVE PLAN, ZONING AND SUBDIVISION ORDINANCE AMENDMENTS AND MISCELLANEOUS REVIEWS FOR DECEMBER 2021 WAS MADE BY DR. FASICK SECONDED BY MR. HAMMOND AND PASSED BY UNANIMOUS VOTE OF THE COMMISSION.

Act 537 Reviews:

There were 7 minor Act 537 reviews for the month of December 2021.

A MOTION TO APPROVE THE SEVEN MINOR ACT 537 REVIEWS FOR DECEMBER 2021 WAS MADE BY DR. FASICK SECONDED BY MR. HAMMOND AND PASSED BY UNANIMOUS VOTE OF THE COMMISSION.

Agriculture Security Areas:

Mr. Bentley presented the Commission with one Agricultural Security Area review for two parcels in Willistown Township.

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

DISCUSSION AND INFORMATION ITEMS:

Design and Technology Division Update:

Mr. Fritz reported for the month of December that the Design & Technology Division performed reoccurring tasks and supported planning staff with short-term and work program related projects.

The board members were provided with the Suburban Landscapes Design Guide. Mr. Fritz highlighted areas in the guide mentioning that planning principles and design elements framework was created from language in *Landscapes*³. The purpose of the new guide is to foster compatible development, protect residential neighborhoods, encourage walkability, protect and restore the environment, and guide appropriate development. This guide will focus on areas of new development, mainly in neighborhood centers, sites with lot consolidation opportunities, greenfields, and areas close to public transportation. The intended audience would be developers, design professionals, municipal attorneys, elected officials, businesses, and the public. The guide can be found on the Planning Commission website at

<https://www.chescoplanning.org/MuniCorner/PlanningGuides.cfm>.

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 33 municipal assistance projects that staff is either monitoring or preparing.

Staff are continuing projects related to historic preservation such as the Oxford Region historic sub-committee, the 2022 Town Tours program, the Chester County America250 Committee, and the Brandywine battlefield Heritage Interpretation Plan.

The Chester County Economy report has recently been updated. Data reveals that economic indicators are rebounding, the average wage in Chester County is currently \$78,802, and median home prices have increased by \$25,000. The background economic data was a collaboration between the Chester County Economic Development Council and the Chester County Planning Commission. The report can be found here <https://www.chescoplanning.org/pdf/EconomyReport082420.pdf>. The Urban Centers Improvement Inventory (UCII) was recently updated and now has 115 total projects listed. Listed projects are eligible for the Community Revitalization Program (CRP) through the Chester County Department of Community Development.

Aging-Friendly Planning Guide:

Ms. Horwitz presented information about the new A+ Homes planning guides that are available, focusing on the *Aging Friendly Planning Guide*. There will be five guides created and posted to the Planning Commission website. The guides available now are the *Affordably Priced Planning Guide*, and the *Aging Friendly Planning Guide*. The three other planning guides “Attractive”, “Accessible”, and the “Adaptable” should all be completed within 2022 or 2023.

<https://www.chescoplanning.org/Housing/aPlusHomes.cfm>.

The County's population of 65 and older seniors is anticipated to nearly double between 2015 and 2045, from 74,587 to 145,040 residents. The increased senior population will have significant impacts on housing in the County, affecting both private and senior living arrangements. This guide provides data on existing senior housing, potential impacts of the aging population on housing, and approaches and strategies to assist communities in planning for the future housing needs of their seniors. <https://www.chescoplanning.org/Housing/SeniorHousing/Introduction.cfm>.

Agricultural Development Council Update:

Ms. Krummrich reported that the draft *Agriculture Economic Development Strategic Plan* is in the final stages of review. The Council members are reviewing the draft and providing comments. The next step would take place at the next meeting to recommend the draft plan to the Commissioners for approval.

ADC staff has begun work on the 2022 farm guide. The plan for a feature story will be about the Styers Peonies farm in Chadds Ford and include articles about the Farmer of the year and Equine therapy farms in Chester County, as well as “farming basics” (pesticide use, etc.) and a feature on a micro-dairy.

Environment and Infrastructure Division Update:

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

PennDOT opened the Virtual Open House for the eastern section of the Route 30 Bypass on December 6th, where alternatives for all the interchanges and mainline roadway will be available for public review and input at www.us30-chesco.com.

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

The Environmental and Energy Advisory Board (EEAB) will have its first meeting of the year on January 26, 2022, and will be discussing their work program for the coming year.

Interactive Trails Map:

Ms. Griffith introduced the Commission to the new Chester County Trailfinder online map. Chester County contains an abundance of publicly accessible trails, parks, and nature preserves. The new interactive map features information about these amenities to help the public locate trails in Chester County. The map is updated on a regular basis to ensure that it's as accurate as possible, but also includes a function for users to submit errors and feedback. Information and a link to the interactive map can be found here <https://www.chescoplanning.org/transportation/TrailPlanning.cfm>

Director’s Report:

Mr. O’Leary reported that Amtrak is interested in serving the Reading area beginning with bus service to Pottstown and Reading. CCPC staff will continue to advocate for the County of Chester for expanded transportation options.

Interviews for the Planner II position in the Community Planning Division have been completed. A candidate has accepted the position and will begin mid-February.

Public Comment:

There were no public comments.

ADJOURNMENT

THERE BEING NO FURTHER BUSINESS, A MOTION TO ADJOURN AT 3:39 PM. WAS MADE BY MR. HAMMOND, SECONDED BY DR. FASICK, AND PASSED BY UNANIMOUS VOTE OF THE COMMISSION.

Respectfully submitted,

Handwritten signature of Brian N. O'Leary in black ink.

Secretary

BNO/slw

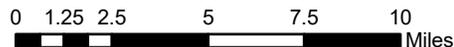
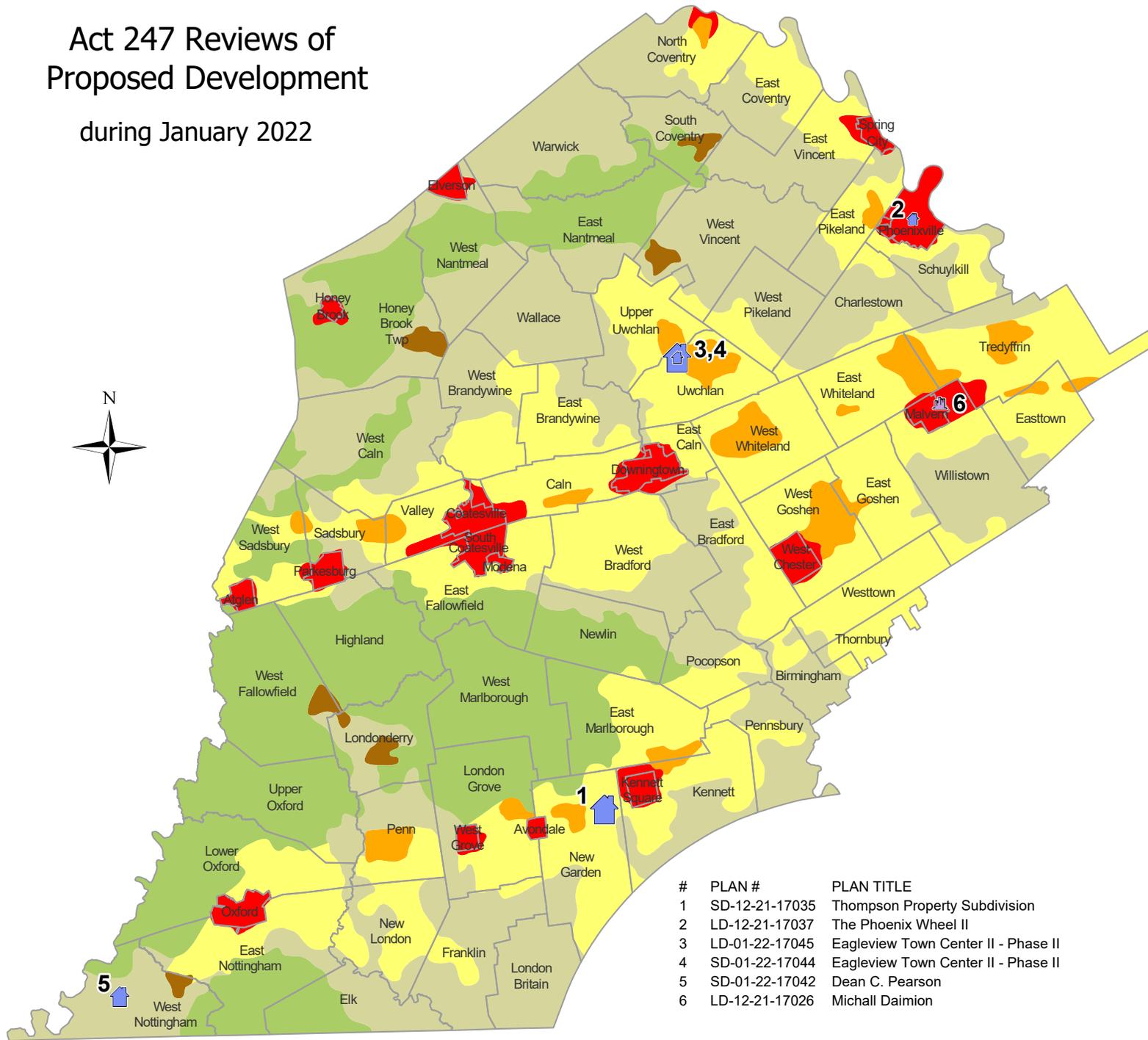
Note: Complete reports are a part of the Chester County Planning Commission files and can be reviewed at the Planning Commission Office.

Act 247 Reviews

Subdivision & Land Development



Act 247 Reviews of Proposed Development during January 2022



Symbols

Residential Lots/Units

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

Non-Residential Square Feet

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

Other

- Mixed Use
- Not Consistent with Landscapes3

Landscapes3

Growth Areas

- Urban Center
- Suburban Center
- Suburban
- Rural Center

Rural Resource Areas

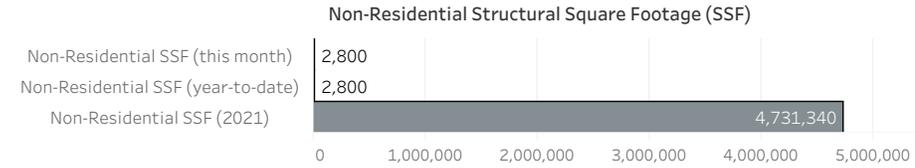
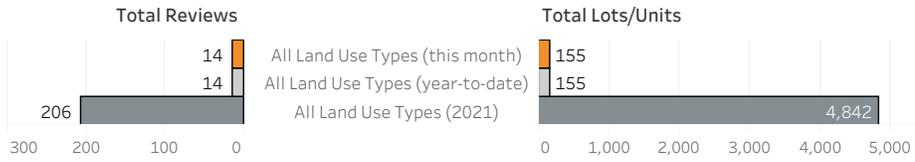
- Rural
- Agricultural

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

#	PLAN #	PLAN TITLE
1	SD-12-21-17035	Thompson Property Subdivision
2	LD-12-21-17037	The Phoenix Wheel II
3	LD-01-22-17045	Eagleview Town Center II - Phase II
4	SD-01-22-17044	Eagleview Town Center II - Phase II
5	SD-01-22-17042	Dean C. Pearson
6	LD-12-21-17026	Michall Daimion

Subdivision and Land Development Applications

January 2022



Subdivision and Land Development Reviews 1/1/2022 to 1/31/2022

Municipality	Plan #	Title	Review Date	Acreage	Land Use	Lots/Units	Non-Res. Sq. Footage	Structure Use	Non-Res. Bldgs.	Roads (L. Feet)	Landscapes ³ (Yes, No, N/R)
East Nottingham Township	SD-01-22-17040	Kimmel Rentals LLC	1/24/2022	26.12	Industrial	1		Industrial Unique			Yes
Highland Township	SD-12-21-17032	Christian H. Hannah G. King	1/20/2022	104.02	Single Family Residential	2		Residential Single Family Residential			Yes
New Garden Township	SD-12-21-17035	Thompson Property Subdivision	1/20/2022	75.06	Single Family Residential	52		Residential Single Family Residential			Yes
North Coventry Township	SD-12-21-17030	American Heritage Credit Union	1/12/2022	50.60	Commercial Commercial	2		Commercial Bank Commercial Retail	0		Yes
Phoenixville Borough	LD-12-21-17037	The Phoenix Wheel II	1/21/2022	1.00	Commercial	1		Commercial Unique			Yes
Schuylkill Township	SD-12-21-17039	275 CAMPWOOD ROAD	1/24/2022	1.39	Single Family Residential	1		Residential Single Family Residential			Yes
Uwchlan Township	LD-01-22-17045	Eagleview Town Center II - Phase II	1/25/2022	5.53	Apartment	82		Residential Apartment			Yes
Uwchlan Township	SD-01-22-17044	Eagleview Town Center II - Phase II	1/25/2022	5.53	Apartment	1		Residential Apartment			Yes
West Goshen Township	SD-12-21-17013	James L. & Mary K. Sawin/David & Doreen Balben 2/4 Greenbank Avenue	1/12/2022	2.37	Single Family Residential	2		Residential Single Family Residential			Yes
West Grove Borough	SD-12-21-17031	Ruffini Family	1/13/2022	2.90	Single Family Residential	2		Residential Single Family Residential			Yes
West Marlborough Townshi	SD-01-22-17047	Helen E. Martin & Thomas E Martin & Barbara K Martin, H&W	1/25/2022	53.00	Single Family Residential Agricultural	3		Residential Single Family Residential Agricultural Farm/Pasture Land			Yes
West Nottingham Township	SD-01-22-17042	Dean C. Pearson	1/13/2022	68.11	Agricultural	3		Agricultural Farm/Pasture Land			Yes

Subdivision and Land Development Reviews 1/1/2022 to 1/31/2022

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)
Willistown Township	LD-12-21-17026	Michall Daimion	1/6/2022	0.39	Commercial	1	2,800	Commercial Warehouse	1	0	Yes
Willistown Township	SD-12-21-17025	Frisch Lot Add-On	1/5/2022	2.30	Single Family Residential	2		Residential Single Family Residential		0	Yes

Grand Totals of Subdivision and Land Development Reviews	14 Reviews	398.31 Acres	155 Lots/Units	2,800 Non-Res. Sq. Feet	1 Non-Res. Bldgs.	0 Linear Feet Roadway
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There are **14** plans consistent, **0** plans inconsistent, and **0** plans with no relevance to *Landscapes3*.

Unofficial Sketch Plan Evaluations 1/1/2022 to 1/31/2022

Municipality	Plan #	Title	Review Date	Acreage	Land Use	Lots/Units	Non-Res. Sq. Footage	Structure Use	Non-Res. Bldgs.	Roads (L. Feet)	Landscapes3 (Yes, No, N/R)
Phoenixville Borough	LD-12-21-17033	211 High Street	1/6/2022	1.00	Apartment	8	0	Residential Apartment			Yes
Phoenixville Borough	LD-12-21-17034	Evergreen Lane	1/11/2022	1.00	Apartment	10	0	Residential Apartment			Yes

Grand Totals of Unofficial Sketch Evaluations	2 Reviews	2.00 Acres	18 Lots/Units	0 Non-Res. Sq. Feet	Non-Res. Bldgs.	Linear Feet Roadway
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There are **2** sketch plans consistent, **0** sketch plans inconsistent, and **0** sketch plans with no relevance to **Landscapes3**.

Conditional Use Reviews

1/1/2022 to 1/31/2022

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

Subdivision & Land Development Letters





THE COUNTY OF CHESTER



COMMISSIONERS
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Executive Director

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

January 24, 2022

PJ Scheese, Zoning Officer
East Nottingham Township
158 Election Road
Oxford, PA 19363

Re: Final Subdivision - Kimmel Rentals LLC
East Nottingham Township - SD-01-22-17040

Dear Ms. Scheese:

A final subdivision plan entitled "Kimmel Rentals LLC", prepared by Concord Land Planners & Surveyors, and dated December 9, 2021, was received by this office on January 3, 2022. 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.

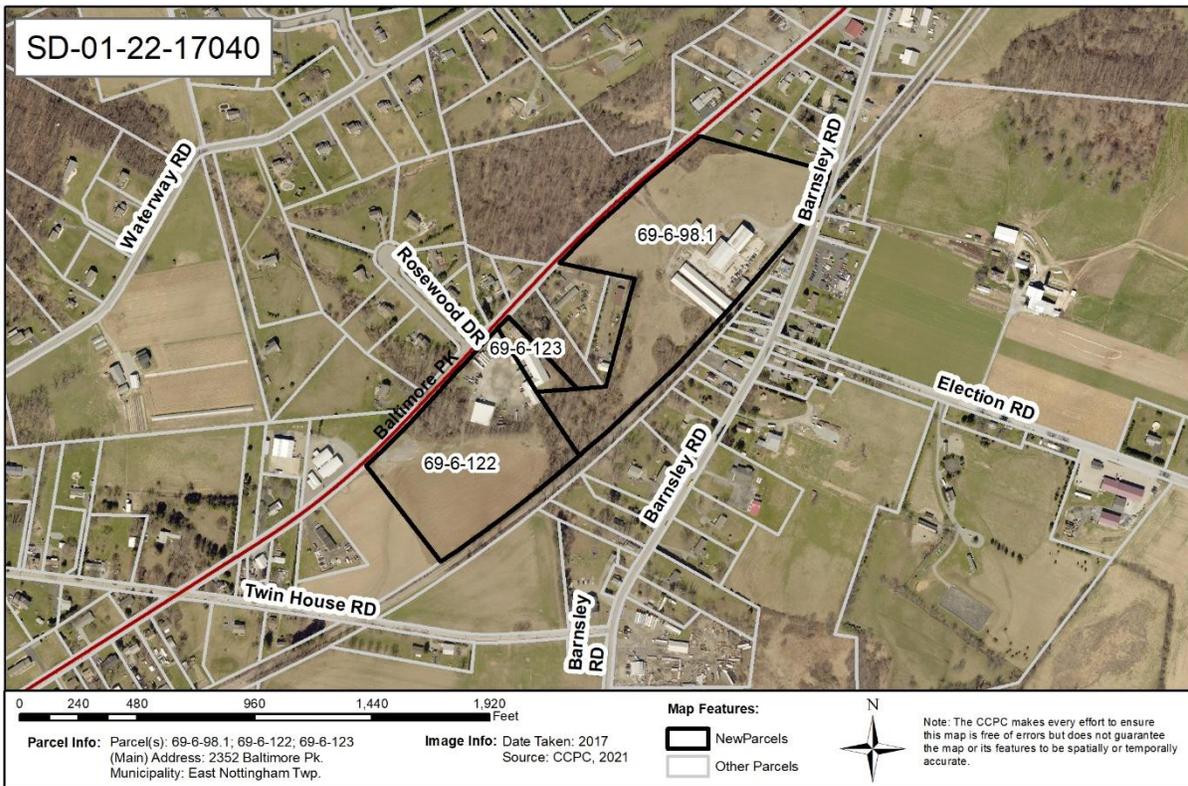
PROJECT SUMMARY:

Location:	southeast side of Baltimore Pike, north of Twin House Road
Site Acreage:	26.12
Lots/Units:	3 existing lots, 1 proposed lot
Proposed Land Use:	Commercial
Municipal Land Use Plan Designation:	Commerce
UPI#:	69-6-123, 69-6-122 & 69-6-98.1

PROPOSAL:

The applicant proposes the consolidation of three lots into a single 12.249 acre parcel. The project site is located in the I-1 Industrial and C-2 Highway Commercial 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.



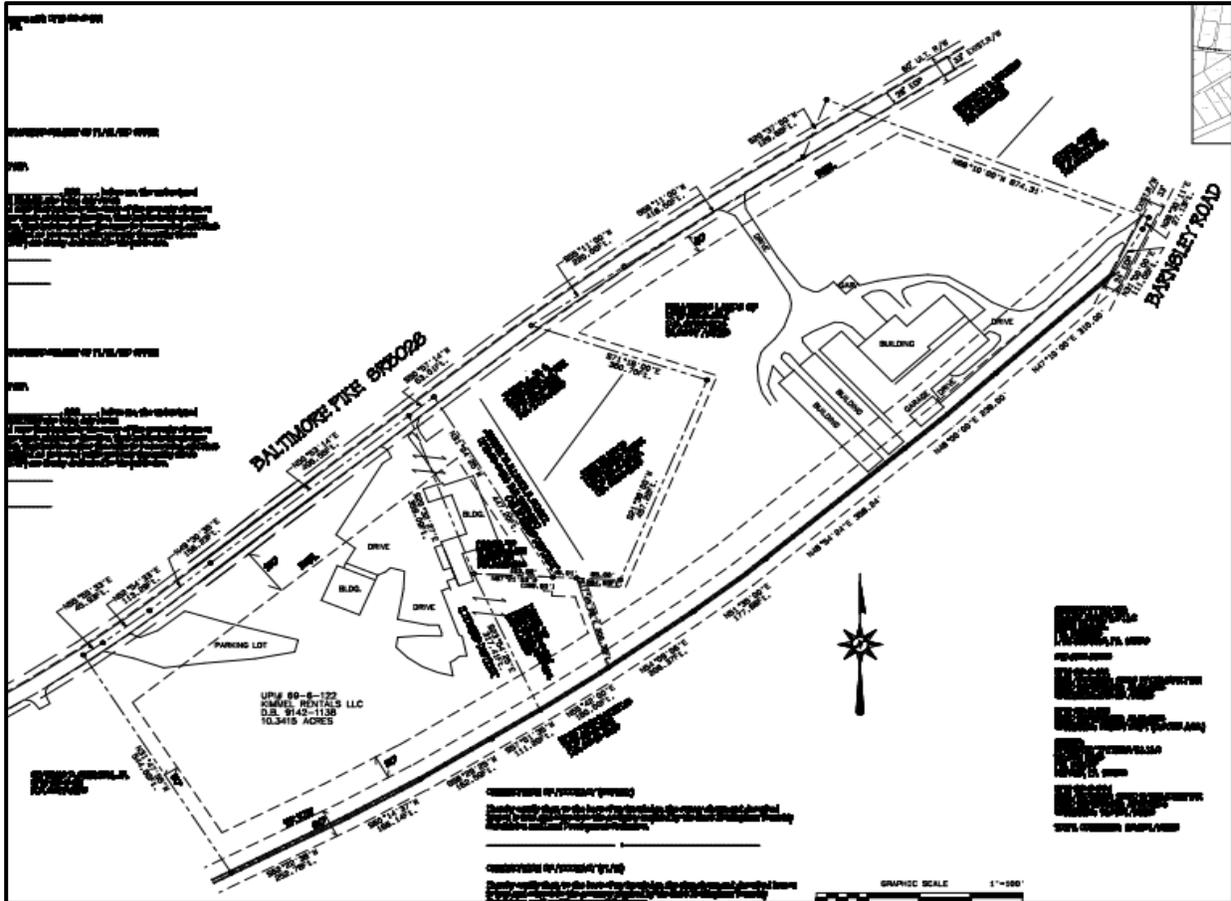
COUNTY POLICY:

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**. The site is designated Commerce on the Future Land Use map in the Oxford Region Multimunicipal Comprehensive Plan. Any future use of this consolidated lot should be consistent with the rural character of the Oxford Region and signage, landscaping, lighting, and other design criteria should be appropriate and fit in with the surrounding residential neighborhoods and/or uses.

PRIMARY ISSUES:

2. The proposed subdivision significantly increases the size of this parcel. If the applicant is considering improvements to this site, we encourage them to submit a sketch plan for any future development. A sketch plan allows the applicant to take advantage of County and municipal expertise and consider design recommendations prior to preparing a fully engineered preliminary or final plan.



Detail of Sheet 1 of the proposed subdivision

ADMINISTRATIVE ISSUES:

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

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

Sincerely,

Glenn Bentley
Senior Review Planner

cc: Kimmel Rentals, LLC Attn: Keith Kimmel
Concord Land Planners and Surveyor



THE COUNTY OF CHESTER



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January 20, 2022

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

Re: Final Subdivision - Christian H. Hannah G. King
Highland Township - SD-12-21-17032

Dear Ms. Davis:

A final subdivision plan entitled "Christian H. Hannah G. King", prepared by Concord Land Planners and Surveyors, Inc. and dated November 12, 2021, was received by this office on December 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 subdivision for your consideration.

PROJECT SUMMARY:

Location:	East side of McHenry Road, north side of Friendship Church Road (State Route 3056)
Site Acreage:	104.02 acres
Lots:	2 lots
Proposed Land Use:	Single Family Residential
Municipal Land Use Plan Designation:	Agricultural Preservation
UPI#:	45-5-4, 45-5-3

PROPOSAL:

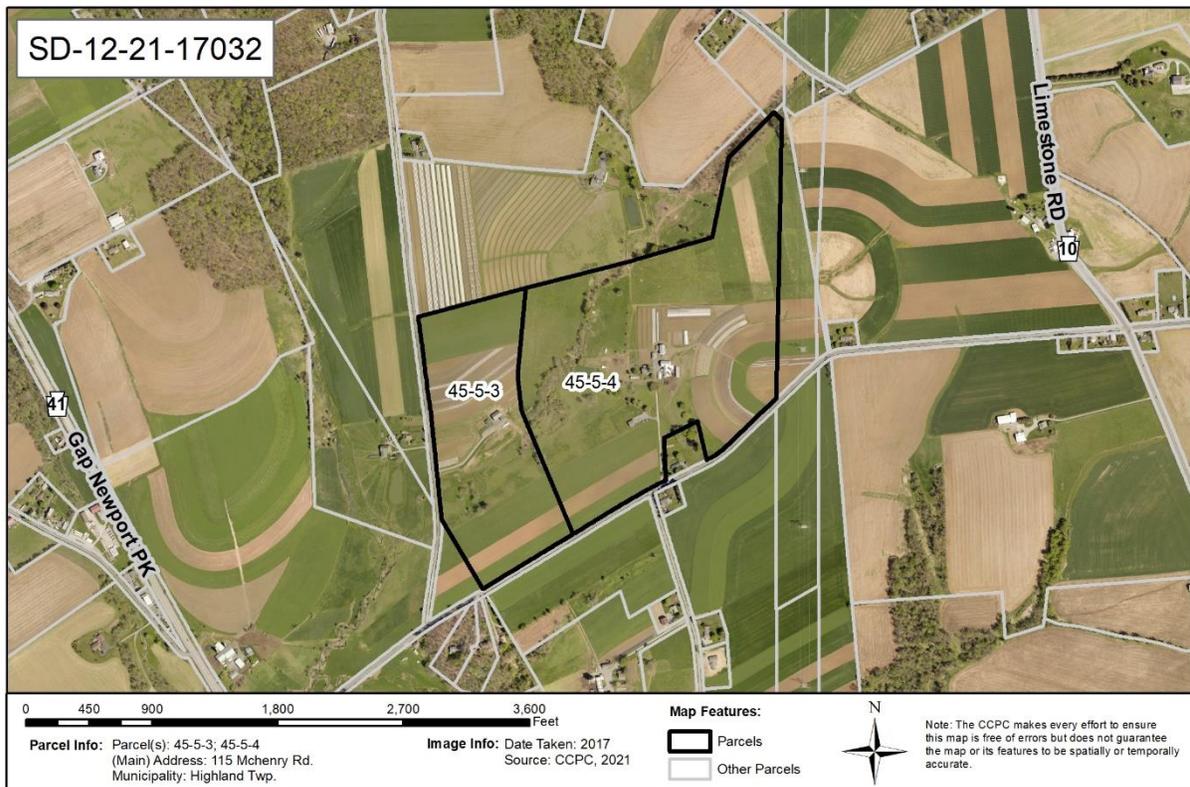
The applicant proposes the adjustment of the lot line separating two lots. The site, which is served by on-site water and sewer facilities, is located in the Highland Township Agricultural zoning district. The site contains dwellings and agricultural structures, but no additional development is proposed by this subdivision.

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

COUNTY POLICY:

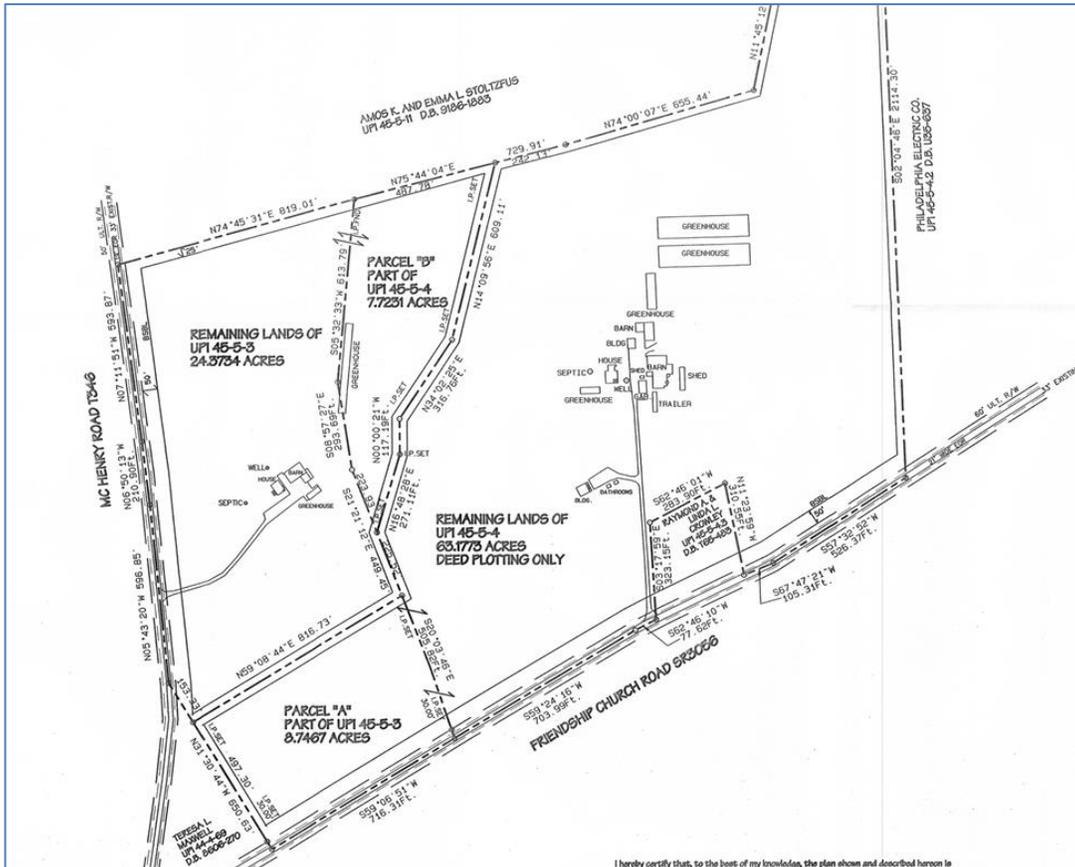
LANDSCAPES:

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 County Planning Commission’s [Multimodal Circulation Handbook](#) (2016 Update), which is available online at www.chescoplanning.org/resources/PubsTransportation.cfm, classifies Friendship Church Road (State Route 3056) as a local distributor. The Handbook (page 183) recommends a 50 foot-wide right-of-way for local distributor 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 Friendship Church Road. We suggest that this area be identified as a dedicated right-of-way, and be offered for dedication to PennDOT.



*Detail of Christian H. Hannah G. King
 Final Subdivision Plan*

3. This tract is within the Highland Township Agricultural zoning district and designated within the **Agricultural Landscape** designation of [Landscapes3](#), and the applicant should consider deed-restricting the tract from further non-agricultural development. The applicant may also contact the Chester County Department of Parks + Preservation regarding this matter, at: <https://www.chesco.org/4498/Parks-Preservation>. Information on agricultural conservation easements is available at: <https://www.chescoplanning.org/MuniCorner/eTools/47-AgEasements.cfm>
4. The Pennsylvania Department of Environmental Protection recently sent a [press release](#) regarding how to reduce nutrient and sediment loads entering the Chesapeake Bay from Pennsylvania. We suggest that the applicant work with the Township Engineer on how to help protect the Chesapeake Bay. The applicant should also contact the Chester County Conservation District at <https://www.chesco.org/205/Conservation-District> regarding pollution reduction.

ADMINISTRATIVE ISSUE:

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

Page: 4
Re: Final Subdivision - Christian H. Hannah G. King
Highland Township - SD-12-21-17032

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

Sincerely,

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

Wes Bruckno, AICP
Senior Review Planner

cc: Christian H. Hannah G. King
Concord Land Planners and Surveyors, Inc.
Chester County Health Department
Chester County Conservation District
Chester County Department of Parks + Preservation



THE COUNTY OF CHESTER



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January 21, 2022

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

Re: Final Subdivision - Thompson Property Subdivision
New Garden Township - SD-12-21-17035

Dear Ms. Reiner:

A final subdivision plan entitled "Thompson Property Subdivision", prepared by Hillcrest Associates, Inc., and dated September 2, 2020, and last revised on October 29, 2021, was received by this office on December 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:	northwest corner of Hillendale Road and Thompson Road
Site Acreage:	75.06
Lots/Units:	52
Proposed Land Use:	Single Family Residential
Municipal Land Use Plan Designation:	Site Sensitive Residential
UPI#:	60-2-82, 60-2-78

PROPOSAL:

The applicant proposes the creation of 52 lots. The project site, which will be served by public water and public sewer, is located in the R-1 Low Density Residential zoning district.

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

BACKGROUND:

1. The Chester County Planning Commission (CCPC) has previously reviewed three subdivision plans for the 75.06 acre site. The first, CCPC# SD-03-18-15320, was dated March 27, 2018, and addressed the creation of a 75 lot residential development comprising 53 single family dwellings, 22 twin dwellings and a 31.2 acre open space parcel. We reviewed a revised subdivision sketch plan that proposed the creation of 51 lots utilizing the Residential Cluster Design options of Article XV of the zoning ordinance sited on the same parcels. The most recent submission was

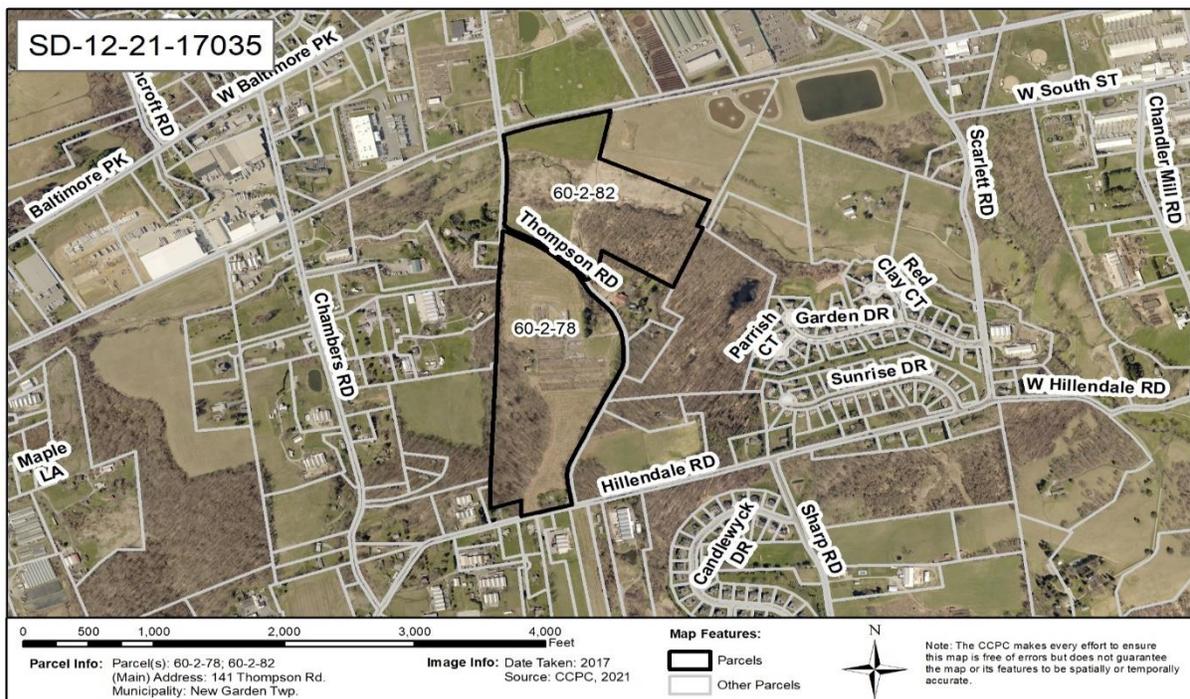
a preliminary plan for 51 single-family residential lots, 5 open space parcels and 9 parking spaces; it was reviewed on November 2, 2020.

While the number of proposed lots (51 lots) and the configuration of the development roads appears to be very similar to what we reviewed in November 2020, the distribution of the individual lots and location of the common open areas has changed. The central 1.25 acre Common Green has been moved to the south end of the central block of parcels. The current submission also includes details of the location and design of a trail that follows the rear of the parcels on the western side of the tract through Open Space “B” that crosses Thompson Road near the intersection with Road A roughly following the stream across Open Space “D” until it connects to the Township Sewer Authority parcel, north and east of the development.

COUNTY POLICY:

LANDSCAPES:

- The project site is located within the **Suburban Landscape** and **Natural Landscape** designations of [Landscapes 3](#), the 2018 County Comprehensive Plan. The vision for the **Suburban Landscape** is predominantly residential communities with locally-oriented commercial uses and facilities, accommodating growth at a medium density that retains a focus on residential neighborhoods, with enhancements in housing diversity and affordability. Additionally, roads, sidewalks and paths with convenient access to parks and community facilities should be provided. As an overlay of all other landscapes, the county’s **Natural Landscapes** consist of a network of streams, wetlands, floodplains, and forests that are protected by regulations or should be subject to limited disturbance. Conservation practices should protect and restore these natural resources. The proposed subdivision is consistent with the objectives of the **Suburban Landscape**.



WATERSHEDS:

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

PRIMARY ISSUES:

4. The addition of 51 new residences will significantly increase traffic in the immediate area and impact the capacity of Thompson Road and access to the site. We note that the existing cartway width on Thompson Road is limited and therefore improvements to the road are likely needed to handle the increased traffic. Access to this site from the north may be affected by existing truck traffic and congestion issues on Baltimore Pike that are especially notable during the peak-hours. We acknowledge the proposed improvements to Thompson Road as shown on Sheet 3K of the plan. The Township should monitor the effectiveness of these improvements to ensure safety of Township residents and others using Thompson Road.
5. The Township should review the location and design of the proposed trail system. We also recommend that all trails be constructed prior to the Township issuing any building occupancy permits for this development. We also recommend that the applicant and Township consider utilizing all-weather materials in the construction of this trail corridor, which will accommodate a wider variety of uses, and be handicapped-accessible.
6. The plan indicates that a Homeowners' Association will be responsible for the proposed common facilities/areas. Ownership, maintenance, use provisions, restrictions, and liability responsibilities associated with any commonly held amenities should be written into the Homeowners' Association (HOA) document. The HOA document should include provisions which allow the Township to: intervene and maintain common owned facilities; determine the schedule for Association formation; timing for construction of common facilities; and determine the schedule for transfer of ownership from developer to the HOA of common facilities. The HOA document should be submitted as part of the application to the municipality to be reviewed by an attorney versed in homeowners' association documents to evaluate the document for its completeness and compliance.

NATURAL FEATURES PROTECTION:

7. Operation and maintenance plans for rain gardens should include bi-annual inspection of outlet risers, clearing of accumulated debris, and pruning and weeding as necessary. Rain gardens should also be inspected to assess plant health and species diversity; re-seeding may be necessary a few years after establishment to maintain the desired function.
8. Before construction, the planned limit of disturbance along the undisturbed section of woodlands should be marked with orange construction fencing to reduce unintended intrusion into these areas by construction equipment.

STORMWATER CONSIDERATIONS:

9. The applicant should consider maximizing onsite stormwater infiltration, where feasible, by incorporating practices such as using permeable paving options on walkways and installing rain gardens, vegetated swales, or vegetated curb extensions to capture and infiltrate stormwater runoff.
10. The stormwater management operation and maintenance plans should clearly define the entity responsible for long-term operation, maintenance, and inspection of all stormwater infrastructure. Requirements for the frequency of inspections should be detailed in this plan at intervals that would ensure they maintain their designed functions.
11. While we acknowledge the landscaping of the proposed stormwater facilities, we suggest that the Township and the applicant should consider how these facilities could be designed to be an open space amenity for the residents. This could involve creating a path that follows the perimeter of the basin with benches or a gazebo made available for appreciating the scenery.

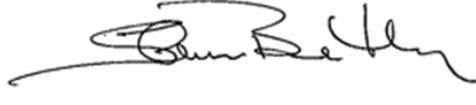
ADMINISTRATIVE ISSUES:

12. The applicant is requesting three waivers from the provisions of the Township Subdivision and Land Development Ordinance. Waiver requests should only be granted following the determination that the proposed project either meets the purpose of these requirements or does not create the impacts that these provisions are intended to manage.
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. 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.
15. We acknowledge the offer of dedication of the ultimate right-of-way on Thompson Road.
16. The Township should verify that the proposed landscaping does not compromise sight distances at the intersections with Thompson Road. We endorse the inclusion of a Common Open Space Management Plan as shown on Sheet 5D of the plan. The Homeowners' Association should ensure that any company hired to maintain the Open Space areas is cognizant of the specifications contained in this management plan.
17. A minimum of four (4) copies of the plan should be presented at the Chester County Planning Commission for endorsement to permit recording of the final plan in accord with the procedures of Act 247, the Pennsylvania Municipalities Planning Code, and to meet the requirements of the Recorder of Deeds and the Assessment Office.

Page: 5
Re: Final Subdivision - Thompson Property Subdivision
New Garden Township - SD-12-21-17035

This report does not review the plan for compliance to all aspects of your ordinance, as this is more appropriately done by agents of New Garden 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: Amy R. Thompson & Theodore R. Thompson ETAL
Short Brothers
Hillcrest Associates, Inc.
Chester County Conservation District
Chester County Assessment Office



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Executive Director

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January 12, 2022

Erica Batdorf, Manager
North Coventry Township
845 South Hanover Street
Pottstown, PA 19465

Re: Preliminary/Final Subdivision - American Heritage Credit Union
North Coventry Township - SD-12-21-17030

Dear Ms. Batdorf:

A preliminary/final subdivision plan entitled "American Heritage Credit Union", prepared by Dynamic Engineering Consultants PC and dated December 1, 2021, was received by this office on December 15, 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 West Schuylkill Road (State Route 724), west side of Pottstown Pike (State Route 100)
Site Acreage:	50.60 acres
Lots/Units:	1 new lot, 1 existing structure
Non-Res. Square Footage:	3,240 square feet
Proposed Land Use:	Bank, Retail
Municipal Land Use Plan Designation:	Town Center
UPI#:	17-3-14.1

PROPOSAL:

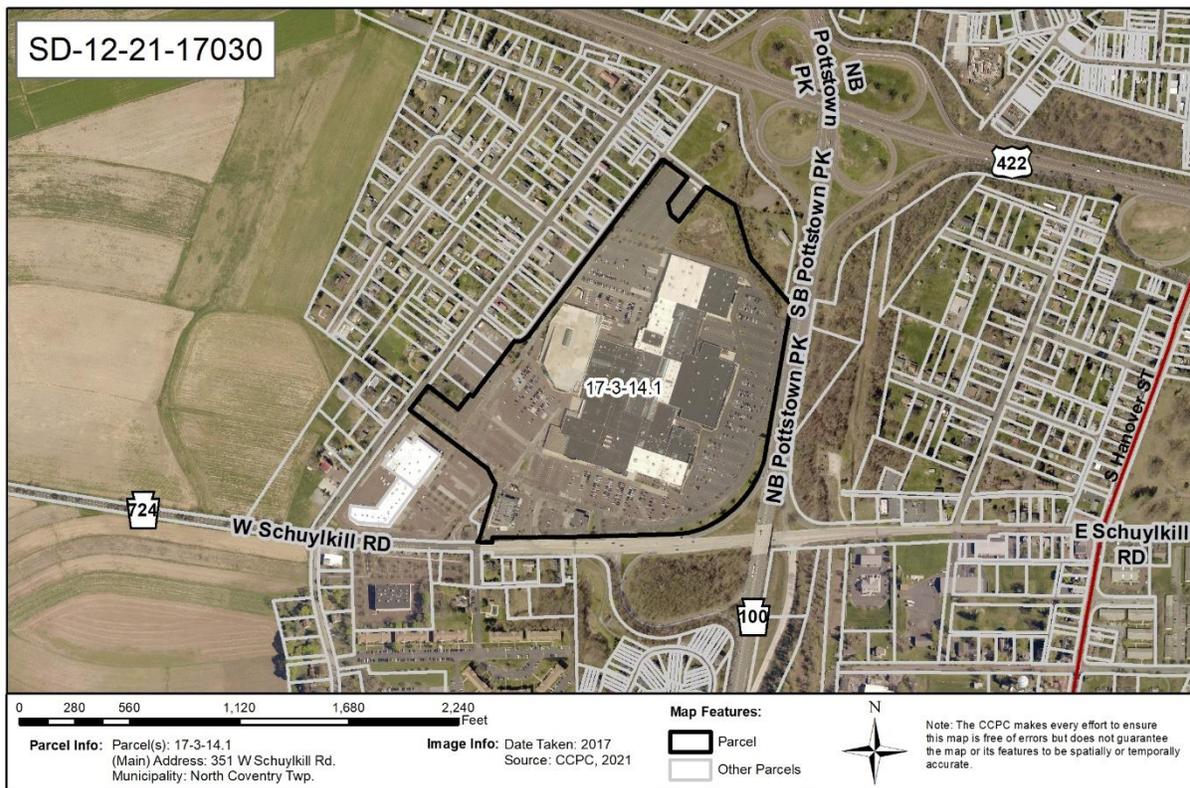
The plan proposes to subdivide a portion of a shopping center site containing a 3,240 square foot bank building. The site, which is served by public water and sewer facilities, is located in the North Coventry Township C-1 Commercial zoning district, and no additional development is proposed by this plan.

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.

COUNTY POLICY:

LANDSCAPES:

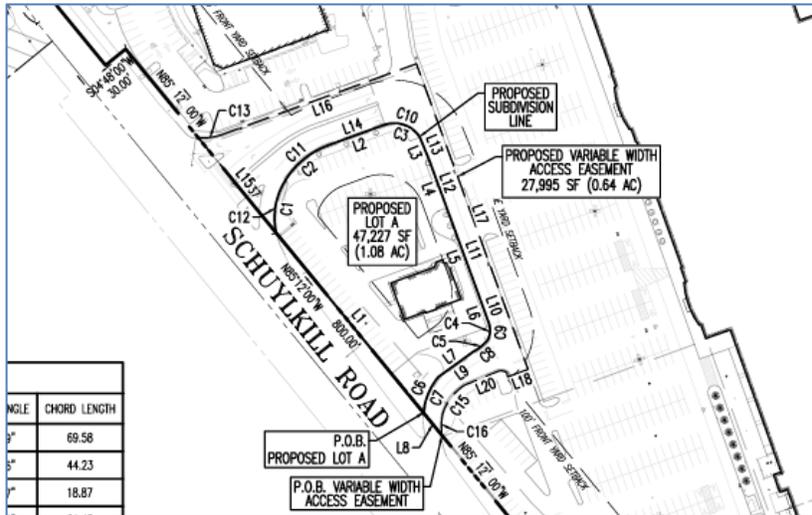
1. The site is located within the **Suburban Center Landscape** designation of [Landscapes3](#), the 2018 County Comprehensive Plan. The vision for the **Suburban Center Landscape** is regional economic, population and transportation centers with varying land uses, accommodating substantial future growth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



PRIMARY ISSUES:

2. The plan indicates that the applicant received variances from the North Coventry Township Zoning Hearing Board on September 15, 2021 to facilitate the proposed subdivision design. The plan also shows cross-access easements that will be required by this subdivision.
3. The Township should determine whether the provisions of the North Coventry Township Subdivision and Land Development Ordinance Section 320-54 **Landscaping** will apply. We suggest additional landscaping, such as street trees, along West Schuylkill Road would be appropriate.
4. We recommend that the applicant participate in any future sidewalk construction program that the Township may implement in the future for this area. (North Coventry Township Subdivision and

Land Development Ordinance Section 320-45A.(1)(b) **Sidewalks and paths** appears to require the provision of sidewalks for all commercial districts, unless the Board of Supervisors is satisfied that "...pedestrian traffic... is not likely in the future."



*Detail of American Heritage Credit Union
Preliminary/Final Subdivision Plan*

ADMINISTRATIVE ISSUE:

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

Wes Bruckno, AICP
Senior Review Planner

cc: Dynamic Engineering Consultants PC
PGOB Coventry Holdings, LLC
PR Coventry Holdings
Penmark Coventry Holdings



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January 21, 2022

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

Re: Preliminary/Final Land Development - The Phoenix Wheel II
Phoenixville Borough - LD-12-21-17037

Dear Mr. Krack:

A preliminary/final land development plan entitled "The Phoenix Wheel II", prepared by Remington Vernick & Beach Engineers and dated October 29, 2021, was received by this office on December 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 land development for your consideration.

PROJECT SUMMARY:

Location:	West side of Bridge Street (S.R. 113) north of the intersection with Church St.
Site Acreage:	0.22 acres
Lots:	1 lot
Proposed Land Use:	Sculpture
New Parking Spaces:	No new spaces proposed
Municipal Land Use Plan Designation:	Historic Town Center
UPI#:	15-9-95-E

PROPOSAL:

The applicant proposes to develop a site to provide pedestrian access and site amenities ancillary to the Phoenix Wheel (a historic Ferris wheel) installation. The proposed improvements will include a pedestrian plaza, trail connectivity, sidewalks, a driveway extension and other related site improvements. The site, which will not be served by water or sewer facilities, is located in the Phoenixville Borough TC - Town Center zoning district.

RECOMMENDATION: The County Planning Commission commends the Borough for proposing the installation of a historically-important feature in Phoenixville Borough. The Planning Commission recommends that the issues raised in this letter should be addressed, and all Borough issues should be resolved before action is taken on this land development plan.

BACKGROUND:

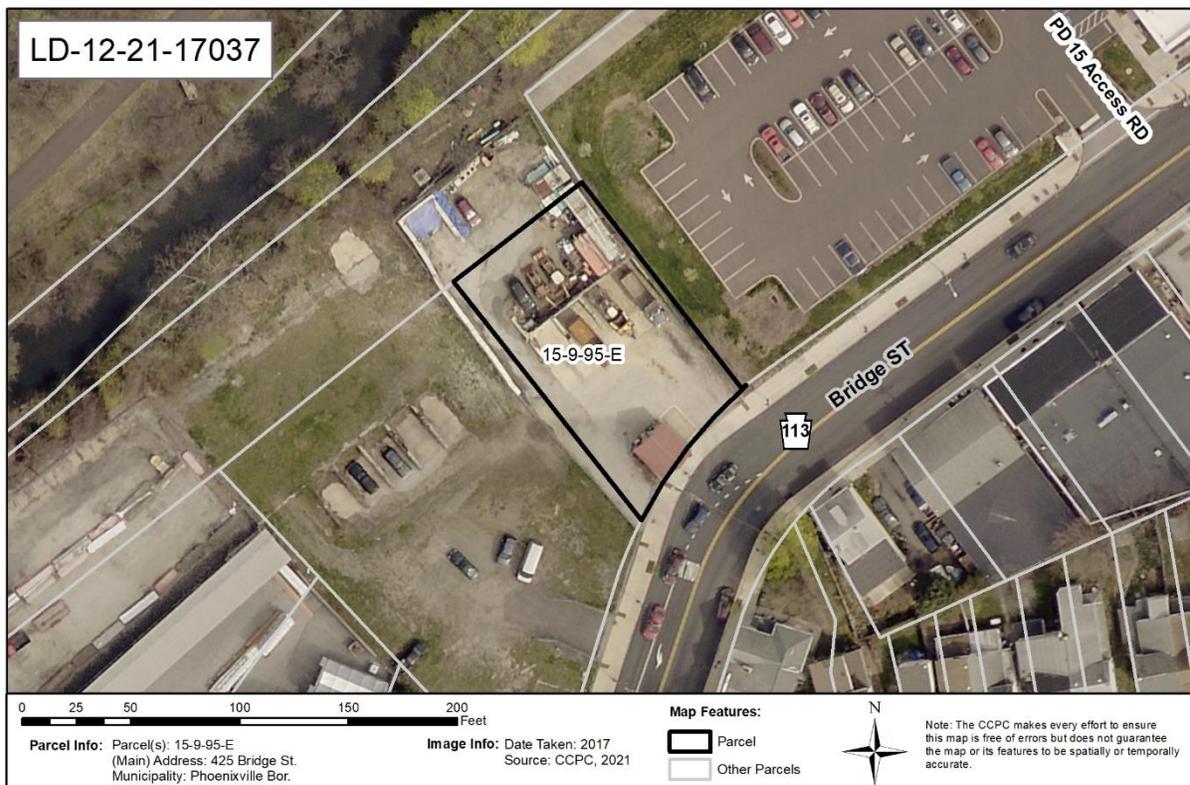
1. The Chester County Planning Commission has previously reviewed a preliminary/final land development plan (entitled "Phoenix Wheel", dated July 16, 2021), which proposed to place a historic Ferris wheel on a site at the north side of Hall Street and on the west side of Bridge Street. That review, CCPC# LD-07-21-16831, is dated August 24, 2021.

The Project Narrative submitted with that previous plan indicated that the placement of the Phoenix Wheel by the Schuylkill River Heritage Center was intended as a public display of a historically significant artifact that originated in Phoenixville in 1895. The Project Narrative described it as a sculpture. This, in combination with a proposed fence that did not contain a gate, suggested that the Wheel will not be operational.

COUNTY POLICY:

LANDSCAPES:

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



WATERSHEDS:

3. ***Watersheds***, the water resources component of ***Landscapes3***, indicates the proposed development is located within the French Creek watershed. ***Watersheds'*** highest priority land use objectives within this watershed are:

- implement comprehensive stormwater management,
- protect water quality from nonpoint source pollutants, and
- protect vegetated riparian corridors.

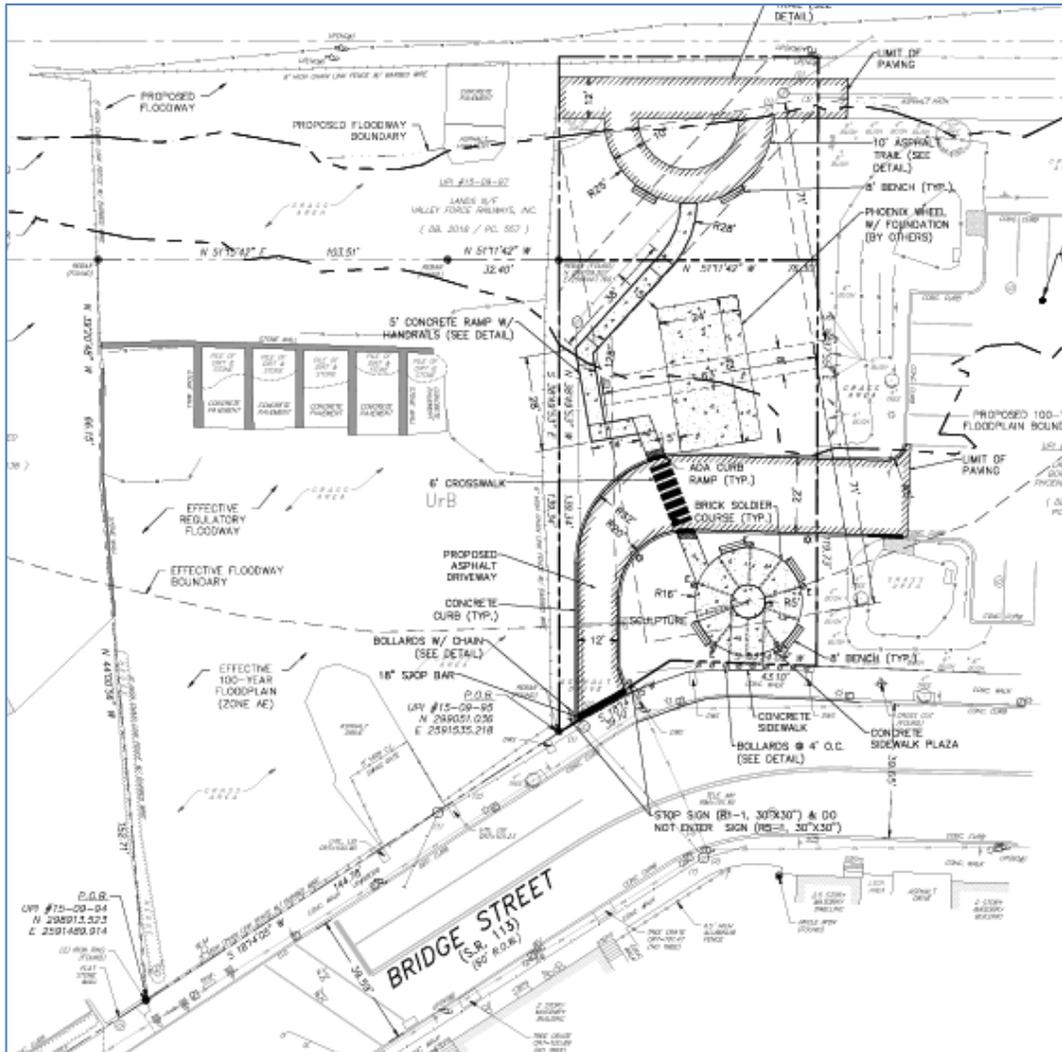
Watersheds can be accessed at www.chesco.org/water.

PRIMARY ISSUES:

4. The site contains land within the 100-year 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. The applicant should contact both of these agencies to determine if future development activity will require a permit. The Borough should request documentation of these contacts or permits before approving the plan.
5. The applicant indicates that the proposed improvements will include a pedestrian plaza, trail connectivity and sidewalks. The applicant and the Borough should refer to the Pedestrian Facilities Design Element of the County Planning Commission's Multimodal Circulation Handbook (2016 Update) in its design of the proposed pedestrian facilities. The Handbook is available online at: www.chesco.org/documentcenter/view/27042.
6. The applicant should clarify that there will be convenient pedestrian access from the sidewalk on Bridge Street to the adjacent sidewalk plaza and benches. We also recommend that the Borough continue to work towards construction of a trail over French Creek to connect to the existing trail at the Steelepointe Development.
7. The plan indicates that it includes a lot consolidation. The Borough should determine whether a subdivision application will be required.
8. The application includes a lighting plan, but the Borough should determine whether the Wheel should be illuminated to highlight its sculptural and architectural features.

ADMINISTRATIVE ISSUES:

9. The Borough 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>.



***Detail of The Phoenix Wheel II
Preliminary/Final Land Development Plan***

10. 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.
11. A minimum of four copies of the plan should be presented at the Chester County Planning Commission for endorsement to permit recording of the final plan in accord with the procedures of Act 247, the Pennsylvania Municipalities Planning Code, and to meet the requirements of the Recorder of Deeds, and the Assessment Office.

Page: 5

Re: Preliminary/Final Land Development - The Phoenix Wheel II

Phoenixville Borough - LD-12-21-17037

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

Sincerely,

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: Remington Vernick & Beach Engineers
Anthony Antonelli, District Permits Manager, PennDOT
Francis J. Hanney, PennDOT
Chester County Conservation District



THE COUNTY OF CHESTER



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Executive Director

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January 6, 2022

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

Re: Sketch Plan - 211 High Street
Phoenixville Borough - LD-12-21-17033

Dear Mr. Krack:

An Unofficial Sketch Plan entitled "211 High Street", prepared by Hopkins and Scott Inc., and dated October 4, 2021, was received by this office on December 21, 2021. Although our review is not required by Act 247, the Pennsylvania Municipalities Planning Code (MPC) as amended, our comments are offered as a planning service at the request of Phoenixville Borough. This review focuses primarily upon design and procedural-related issues and concerns to assist the applicant and Phoenixville Borough in its review of this proposal prior to the official submission. This review does not replace the need for an official referral by Phoenixville Borough of a preliminary or final plan, as required by the Pennsylvania Municipalities Planning Code.

PROJECT SUMMARY:

Location:	north side of West High Street, south side of Penn Street
Site Acreage:	1.00
Lots/Units:	1 lot/8 Apartments
Proposed Land Use:	Apartment
New Parking Spaces:	7
Municipal Land Use Plan Designation:	High Density Residential
UPI#:	15-5-511.1, 15-5-513.1

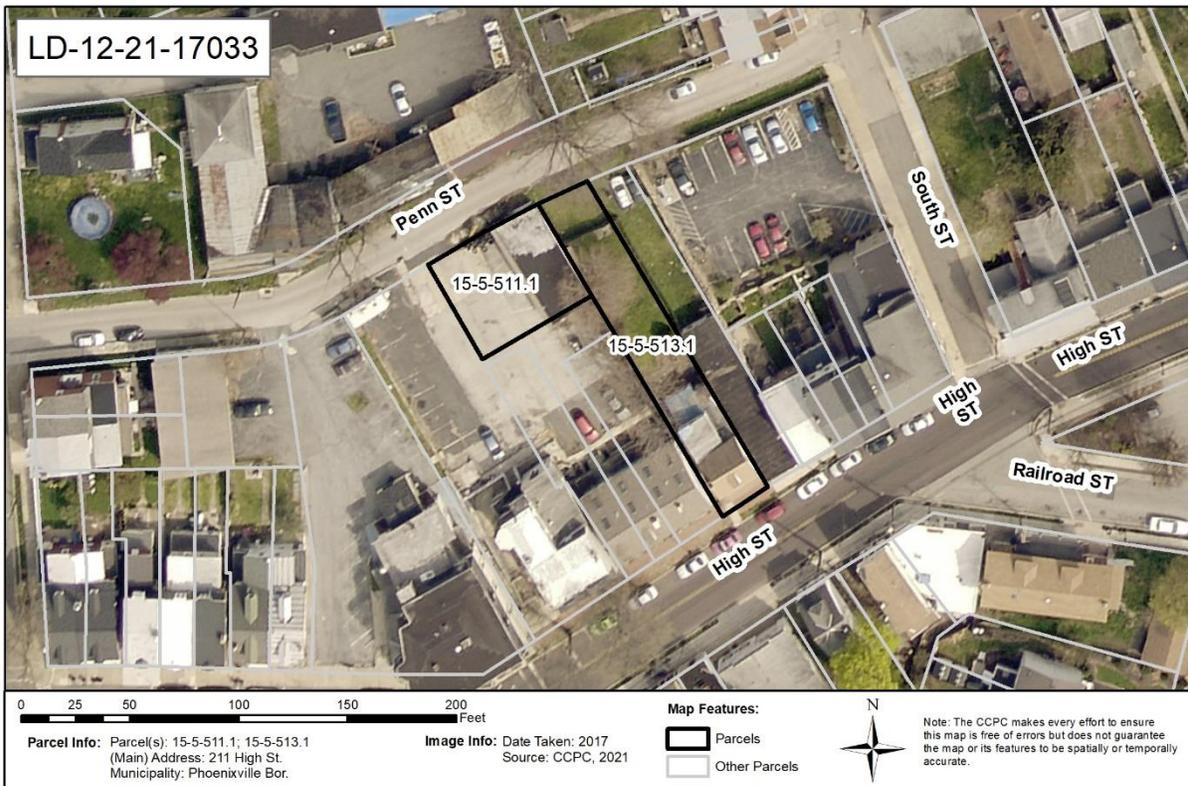
PROPOSAL:

The applicant proposes demolition of the existing building and the construction of an apartment building with eight residential units and seven parking spaces. The project site, which will be served by public water and public sewer, is located in the NC-Neighborhood Center zoning district.

RECOMMENDATION: The County Planning Commission recommends that the issues raised in this letter be considered and all Borough issues should be resolved before an official plan is submitted.

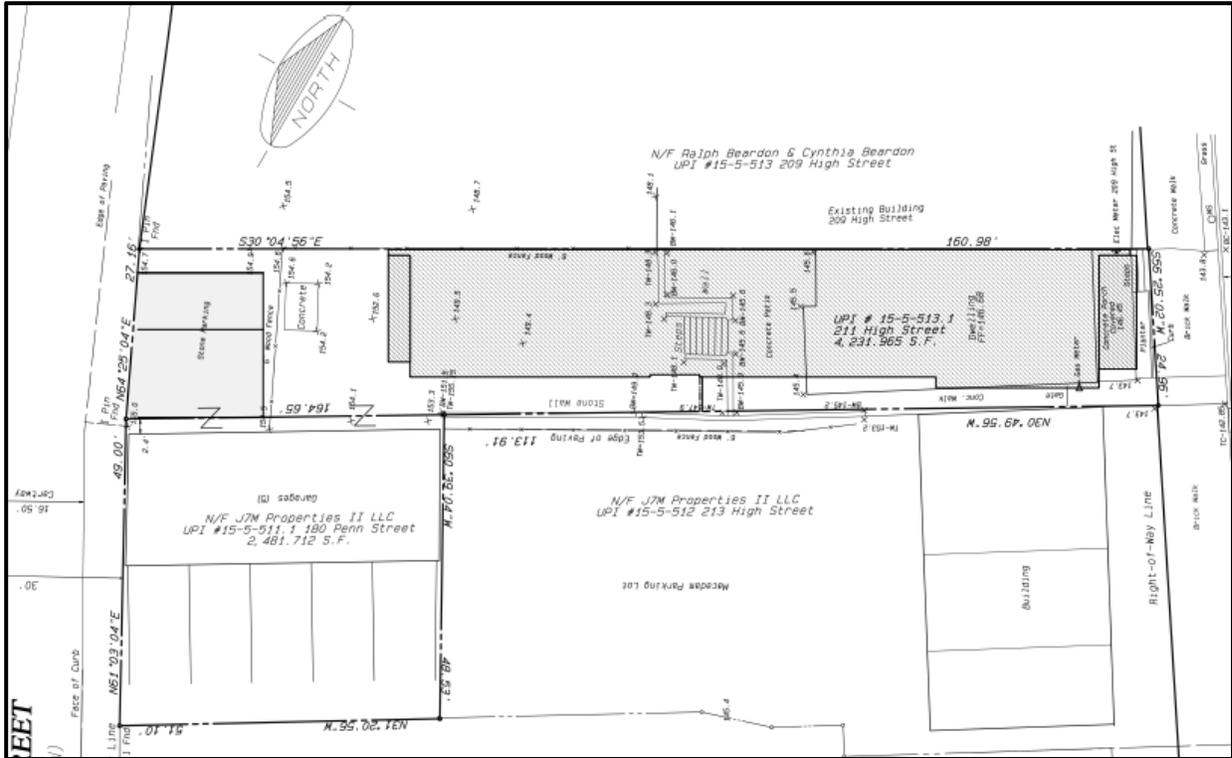
LANDSCAPES:

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



Design Issues:

2. The parking calculation shown on sheet 2 of the submitted material indicates that seven parking spaces will be provided for the eight apartments proposed. The Borough should verify that the calculation shown on this sheet is correct. Also, the parking configuration for the five spaces shown on the adjoining parcel is awkward because it will require neighbors to move their vehicles to permit egress for the vehicles parked in the garage.
3. The residents of apartments #1 & #2 do not appear to have pedestrian access to the parking spaces at the rear of the building. We recommend including exterior stairs to provide a pedestrian connection to the parking spaces at the rear of the building for the residents of units #1 and #2.
4. The plan should include street trees and/or landscaping for the frontage on High Street. We note that the plan shows a planter adjacent to the stairs to the ground floor unit. Street trees and/or landscaping not only improves aesthetics, but also helps manage stormwater.



Sketch Plan for 211 High Street – New Apartment Building

5. The plan should include some amenity space for the residents, such as a green space between the two space parking area and the building or a roof top deck. The plan indicates that the rear portion of the building will feature a shed roof with a parapet wall on the east side, this could be slightly redesigned to accommodate a roof top deck.
6. We recommend that permeable paving be used for the two parking spaces at the rear of the lot and possibly for the five spaces on the adjoining lot.

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

Sincerely,

Glenn Bentley
 Senior Review Planner

cc: John Colarusso
 Hopkins & Scott
 CarnevalEustis Architects, Inc.



THE COUNTY OF CHESTER



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January 11, 2022

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

Re: Sketch Plan - Evergreen Lane
Phoenixville Borough - LD-12-21-17034

Dear Mr. Krack:

An Unofficial Sketch Plan entitled "Evergreen Lane", prepared by Inland Design LLC, and dated December 17, 2021, was received by this office on December 22, 2021. Although our review is not required by Act 247, the Pennsylvania Municipalities Planning Code (MPC) as amended, our comments are offered as a planning service at the request of Phoenixville Borough. This review focuses primarily upon design and procedural-related issues and concerns to assist the applicant and Phoenixville Borough in its review of this proposal prior to the official submission. This review does not replace the need for an official referral by Phoenixville Borough of a preliminary or final plan, as required by the Pennsylvania Municipalities Planning Code.

PROJECT SUMMARY:

Location:	South side of Evergreen Lane, West side of Heckel Street
Site Acreage:	0.574
Lots/Units:	5 lots/10 units
Proposed Land Use:	Apartment
New Parking Spaces:	20
Municipal Land Use Plan Designation:	High Density Residential
UPI#:	15-5-337, 15-5-336.1

PROPOSAL:

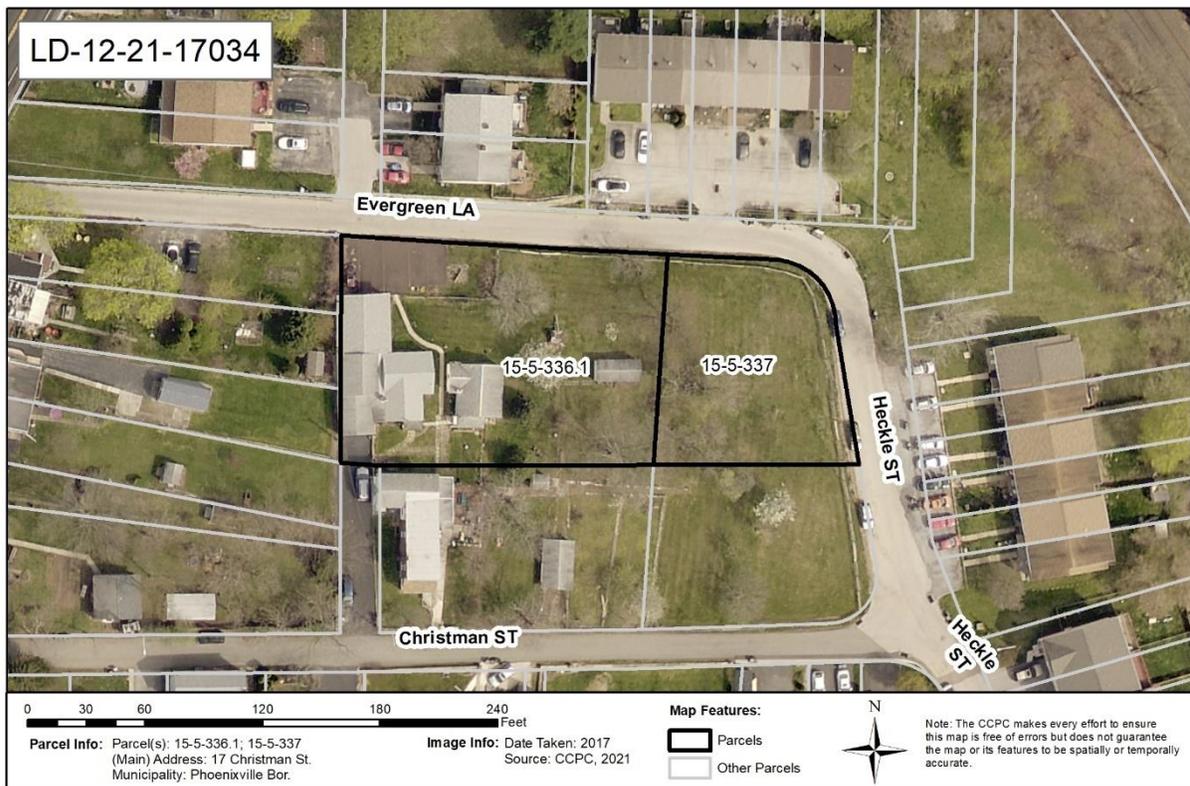
The applicant proposes to demolish the existing structures and construct ten bi-level units on five proposed lots to be sited on two existing lots totaling 0.574 acres located at the intersection of Evergreen Lane and Heckel Street. The parcels are located in the RI-Residential Infill zoning district.

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

COUNTY POLICY:

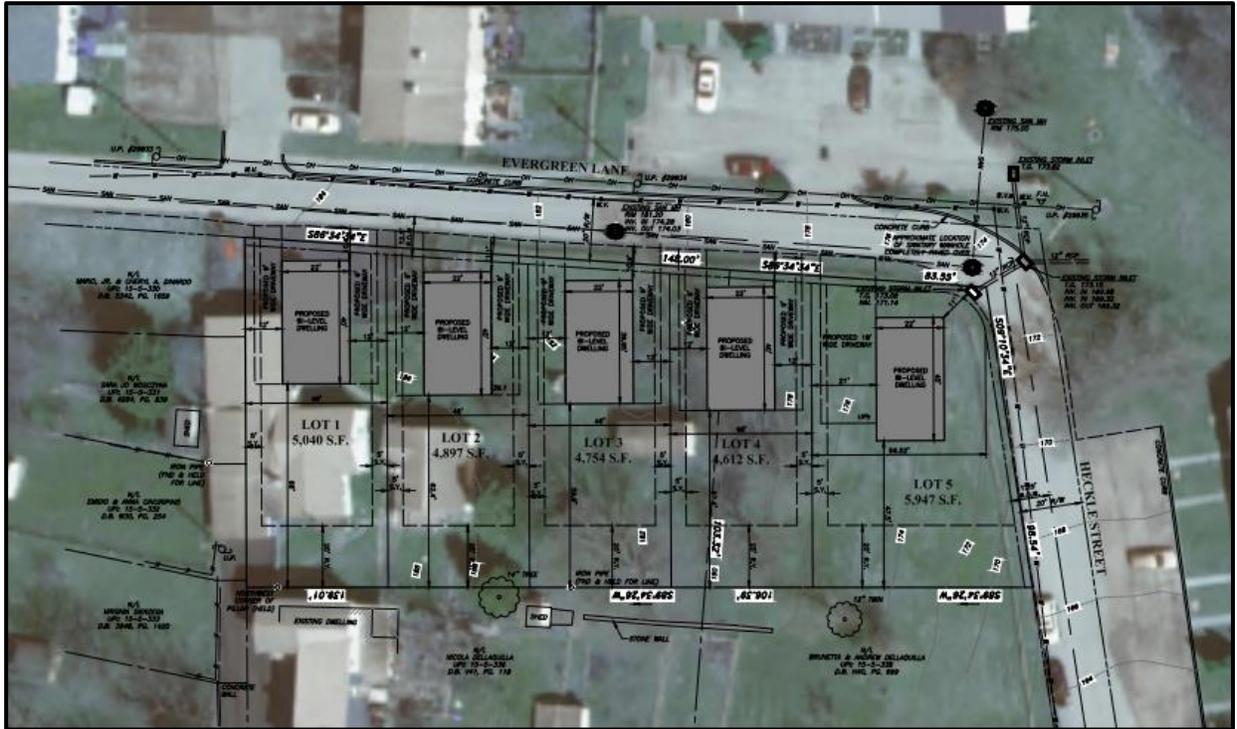
LANDSCAPES:

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



WATERSHEDS:

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



Detail of Sheet 1 of the Sketch Plan

PRIMARY ISSUES:

3. The submission does not indicate how ownership of the proposed lots and units will be handled. This should be determined prior to submission of an official subdivision/land development plan, details should be explained in the plan notes.
4. We recommend redesigning the driveway and parking plan for the site. Two alternatives are shown below to illustrate the placement of parking to the rear of the site. The first alternative shows an alley with access from Heckel Street. The installation of an alley could:
 - Reduce the number of new curb cuts on Evergreen Lane and provide more green space adjacent to the units.
 - Allow an uninterrupted sidewalk on the south side of Evergreen Lane/west side of Heckel Street creating a pedestrian friendly frontage amenable to front porches and communal interaction.
 - Preserve some of the existing established trees on the site.
 - Provide a right-of-way for utility connections to the proposed units, thereby avoiding utility construction in Evergreen Lane.
 - Provide alley access to potential future development on the lots immediately south of the site, with frontage on Christman Street.



Alternately, each pair of units could have a shared driveway from Evergreen Lane that leads to an eight-space parking lot behind the units. Unit #5 could have its own four-space parking lot with access to Heckel Street. This scenario would reduce the number of curb cuts on Evergreen Lane and provide for a more pedestrian friendly frontage than the sketch plan proposal.



Page: 5
Re: Sketch Plan - Evergreen Lane
Phoenixville Borough - LD-12-21-17034

5. We suggest that the applicant consider exterior designs that are consistent with the residences in this neighborhood. We highly recommend that the proposed units have their front entries facing Evergreen Lane and include front porches. On the corner lot (Lot 5) we recommend the primary front façade face Evergreen Lane and the façade facing Heckel Street also have articulation such as a porch.

ADMINISTRATIVE ISSUES:

6. The Borough should investigate the possibility of creating a pocket park in this area of the community.
7. A minimum of four (4) copies of the plan should be presented at the Chester County Planning Commission for endorsement to permit recording of the final plan in accord with the procedures of Act 247, the Pennsylvania Municipalities Planning Code, and to meet the requirements of the Recorder of Deeds\ and the Assessment Office.

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

Sincerely,

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: Providence Capital Group
InLand Design, Attn: Joel D. Comanda



THE COUNTY OF CHESTER



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Brian N. O'Leary, AICP
Executive Director

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

January 24, 2022

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

Re: Preliminary/Final Subdivision – 275 Campwood Road
Schuylkill Township - SD-12-21-17039

Dear Mr. Mentry,

A preliminary/final subdivision plan entitled "275 CAMPWOOD ROAD", prepared by JMR Engineering LLC and dated December 8, 2021, was received by this office on January 4, 2022. 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 Campwood Road, north of Russell Road
Site Acreage:	1.39 acres
Lots:	2 lots
Proposed Land Use:	Single Family Residential
Municipal Land Use Plan Designation:	High Density Residential
UPI#:	27-5D-67

PROPOSAL:

The applicant proposes the consolidation of two lots. The site, which is served by public water and sewer facilities, is located in the Schuylkill Township R-2 Medium Density Residential zoning district.

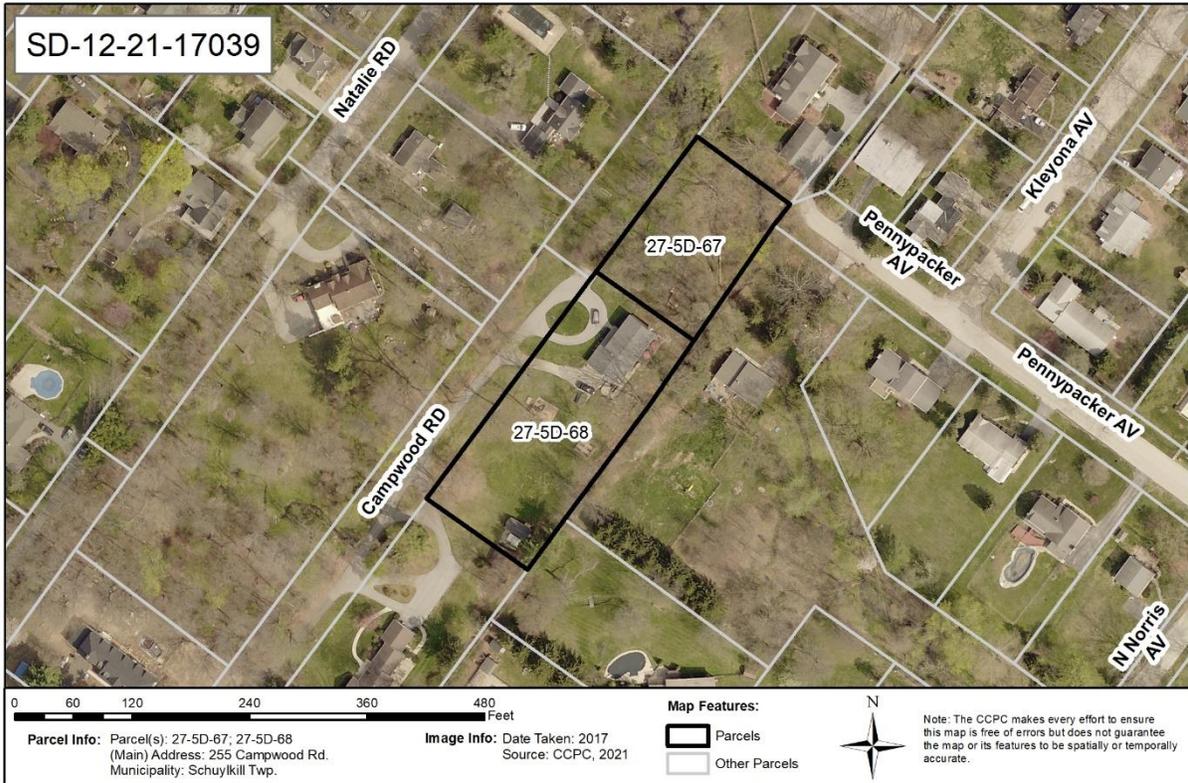
RECOMMENDATION: The County Planning Commission recommends that the issues raised in this letter should be addressed, and all Township issues should be resolved before action is taken on this subdivision plan.

COUNTY POLICY:

LANDSCAPES:

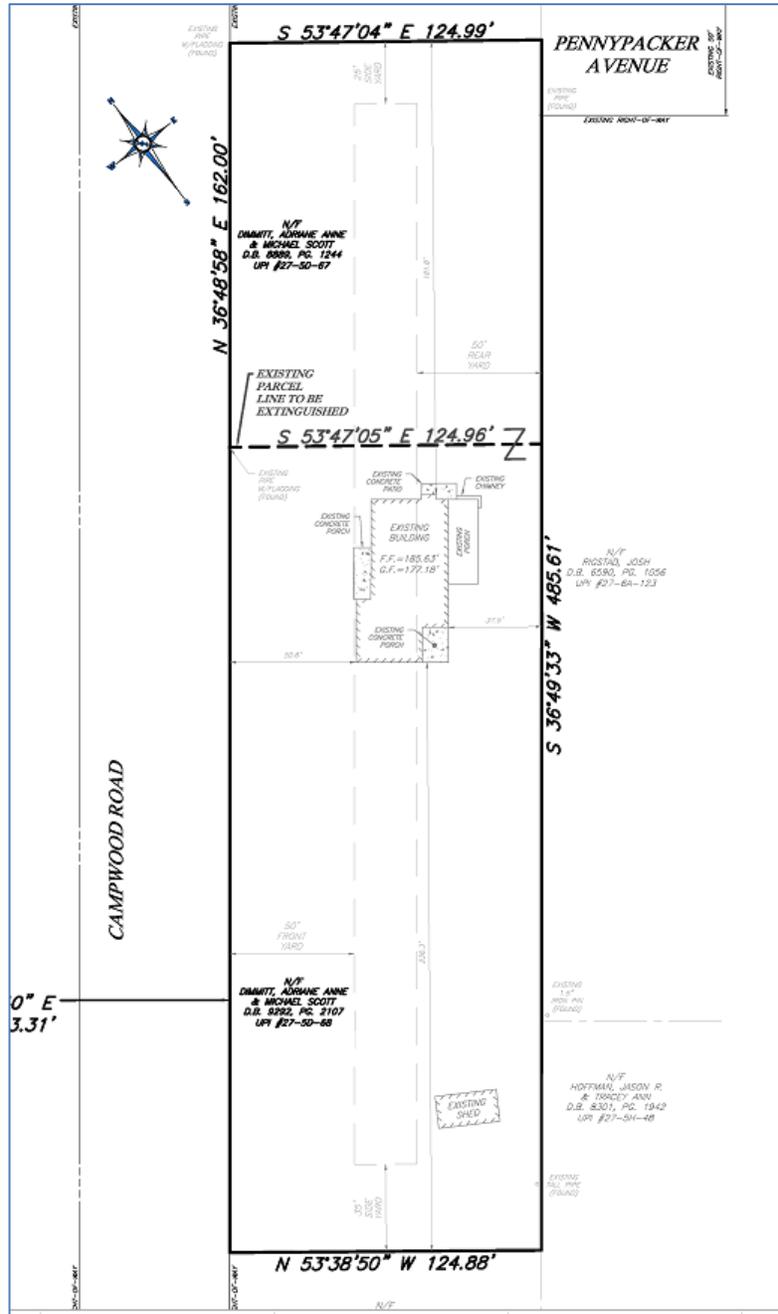
1. The site is located within the **Suburban Landscape** designation of [Landscapes3](#), the 2018 County Comprehensive Plan. The vision for the **Suburban Landscape** is predominantly residential communities with locally-oriented commercial uses and facilities, accommodating growth at a medium density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

in housing diversity and affordability. The proposed subdivision is consistent with the objectives of the **Suburban Landscape**. This site is designated High Density Residential on the Future Land Use map in the Phoenixville Regional Comprehensive Plan.



PRIMARY ISSUES:

2. The combined parcel may be capable of further subdivision under the provisions of the R-2 Medium Density Residential district. If redevelopment is being considered for this site, we encourage the applicant to submit a sketch plan for any future development. A sketch plan allows the applicant to take advantage of County and municipal expertise and consider design recommendations prior to preparing a fully engineered preliminary or final plan.
3. If the right-of-way of Pennypacker Avenue extends across tax parcel 27-5D-67, then we recommend that the right-of-way be offered for dedication. The Township should consider creating a connection between Campwood Road and Pennypacker Avenue to improve access for emergency services, circulation for service and delivery trucks, and creation of a second access for dwellings on both roads.



Detail of Sheet 1 of the 275 Campwood Road Preliminary/Final Subdivision Plan

ADMINISTRATIVE ISSUES:

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.

Page: 4
Re: Preliminary/Final Subdivision – 275 Campwood Road
Schuylkill Township - SD-12-21-17039

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

Wes Bruckno, AICP
Senior Review Planner

cc: Michael & Adriane Dimmitt
JMR Engineering LL, Attn: John Robinson P.E.



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January 12, 2022

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

Re: Preliminary/Final Subdivision - James L. & Mary K. Sawin/David & Doreen Balben, 2/4
Greenbank Avenue
West Goshen Township – SD-12-21-17013

Dear Mr. Bashore:

A Preliminary/Final Subdivision Plan entitled "James L. & Mary K. Sawin/David & Doreen Balben, 2/4 Greenbank Avenue", prepared by Vastardis Consulting Engineers LLC, and dated September 22, 2021, was received by this office on December 13, 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 Pottstown Pike, south side of Greenbank Avenue
Site Acreage:	2.37
Lots/Units:	2 Lots
Non-Res. Square Footage:	0
Proposed Land Use:	Single Family Residential
New Parking Spaces:	0
Municipal Land Use Plan Designation:	Residential Infill Development
UPI#:	52-2H-7.2, 52-2H-7

PROPOSAL:

The applicant proposes the conveyance of Parcel A, a 4,277 square foot (approximately 0.1 acre) portion of UPI# 52-2H-7, to UPI# 52-2H-7.2. No development is proposed as part of the current plan submission. The project site is located in the R-3 Residential zoning district.

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

Page: 3
Re: Preliminary/Final Subdivision - James L. & Mary K. Sawin/David & Doreen Balben, 2/4
Greenbank Avenue
West Goshen Township – SD-12-21-17013

COUNTY POLICY:

LANDSCAPES:

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

PRIMARY ISSUES:

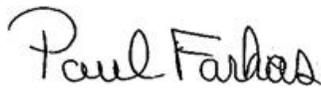
2. The site plan does not clearly indicate that setbacks will be provided from the new property lines from existing walls and fences. This should be clarified by the applicant. If setbacks are not provided (typically one foot or more), then access would have to be allowed to perform maintenance on the walls and fences.

ADMINISTRATIVE ISSUES:

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

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

Sincerely,



Paul Farkas
Senior Review Planner

cc: Vastardis Consulting Engineers LLC
David Balben



THE COUNTY OF CHESTER



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Brian N. O'Leary, AICP
Executive Director

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January 13, 2022

Greg McCummings, Manager
West Grove Borough
117 Rosehill Avenue PO Box 61
West Grove, PA 19390

Re: Final Subdivision - Ruffini Family
West Grove Borough - SD-12-21-17031

Dear Mr. McCummings:

A final subdivision plan entitled "Ruffini Family", prepared by Register Associates, Inc., and dated December 2, 2021, was received by this office on December 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:	eastside of Chatham Street, southside of E. Evergreen Street
Site Acreage:	2.90
Lots/Units:	2 lots
Proposed Land Use:	Single Family Residential
Municipal Land Use Plan Designation:	Evergreen Corridor
UPI#:	5-2-32, 5-2-30

PROPOSAL:

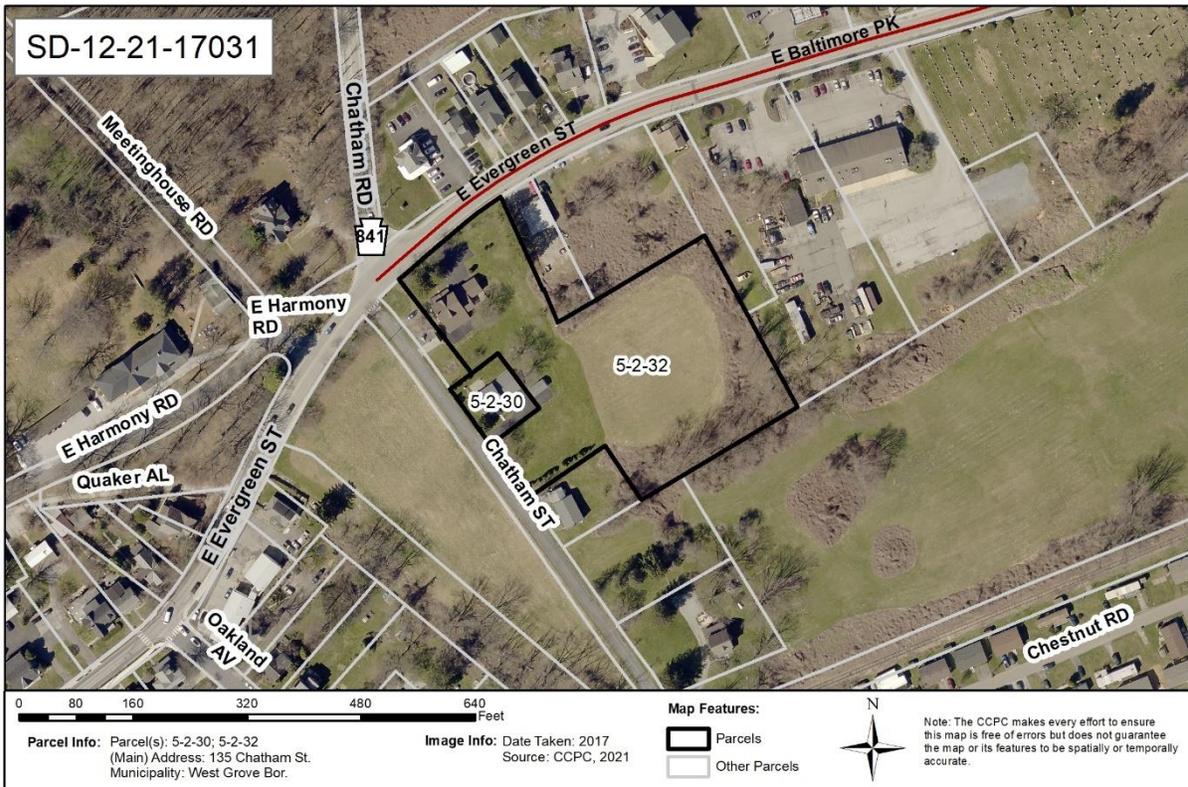
The applicant proposes the revision of the property line to create two new parcels. The project site, which is served by public water and sewer, is located in the C-2 Neighborhood Commercial and R-1 Residential zoning districts. A portion of the site is located in London Grove Township, however no subdivision activity is proposed in the Township.

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



PRIMARY ISSUES:

2. If development is being considered for the larger proposed lot at this site, we encourage the applicant to submit a sketch plan for any future development. A sketch plan allows the applicant to take advantage of County and municipal expertise and consider design recommendations prior to preparing a fully engineered preliminary or final plan.
3. The legal right-of-way for both East Evergreen Street and Chatham Street should be shown and labelled on the plan. The Borough should consider the need for additional right-of-way at the intersection of East Evergreen and Chatham Streets and Route 841 to accommodate any proposed improvements to the intersection to address congestion issues during the rush hour. Any proposed improvements should include bicycle and pedestrian facilities.



Detail of Sheet 2 of the subdivision plan.

ADMINISTRATIVE ISSUES:

4. The applicant is requesting four waivers from the provisions of the Borough Subdivision and Land Development Ordinance. Waiver requests should only be granted following the determination that the proposed project either meets the purpose of these requirements or does not create the impacts that these provisions are intended to manage.
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 West Grove Borough. However, we appreciate the opportunity to review and comment on this plan. The staff of the Chester County Planning Commission is available to you to discuss this and other matters in more detail.

Sincerely,

Glenn Bentley
Senior Review Planner

cc: John & Michael Ruffini
Register Associates, Inc.
Kenneth N. Battin, Manager London Grove Township



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 Michelle Kichline

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

January 25, 2022

Shirley K. Walton, Secretary
 West Marlborough Township
 1300 Doe Run Road
 Coatesville, PA 19320

Re: Final Subdivision - Helen E. Martin & Thomas E. Martin & Barbara K Martin, H&W
 # West Marlborough Township - SD-01-22-17047

Dear Ms. Walton:

A final subdivision Plan entitled "Helen E. Martin & Thomas E. Martin & Barbara K Martin, H&W", prepared by Crossan - Raimato, Inc., and dated November 12, 2021, was received by this office on January 11, 2022. 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:	northeast corner of Street Road and Lamborntown Road
Site Acreage:	49.00 acres
Lots/Units:	3 lots
Proposed Land Use:	Single Family Residential, Farm/Pastureland
Municipal Land Use Plan Designation:	Agricultural Preservation
UPI#:	48-7-33

PROPOSAL:

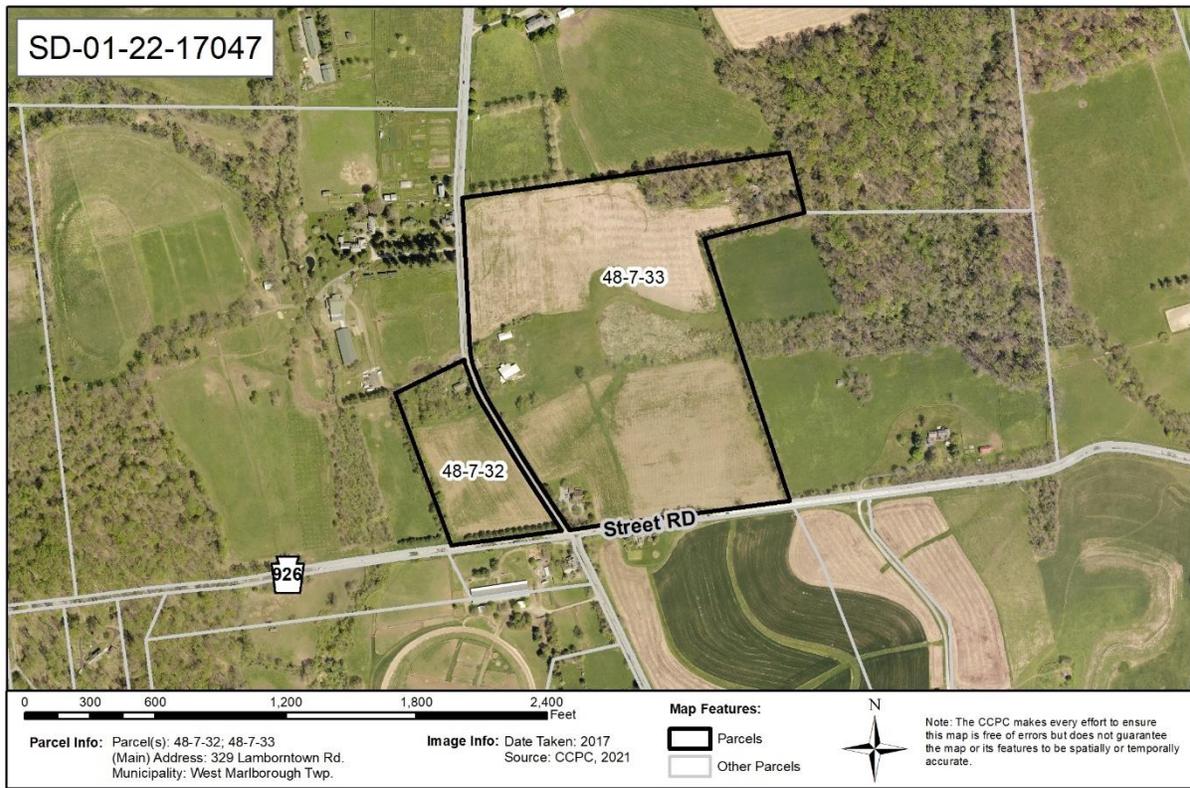
The applicant proposes the creation of 3 lots from a 49.00 acre parent parcel. The project site, which will be served by onsite water and sewer, is located in the AC-Agricultural Conservation zoning district.

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 **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**.



PRIMARY ISSUES:

2. We acknowledge the content of Plan Note #8 in regard to a Highway Occupancy Permit and suggest that sight distances at any future driveway entrance to Street Road (Route 926) be verified due to vertical curves on Street Road.
3. It does not appear that the land of the proposed subdivision is part of the County Agricultural Land Preservation Program. We recommend that the applicant and or the new owner contact the Chester County Department of Open Space Preservation (telephone #610-344-5656) for information on the advantages of being in the program and how lands under the agricultural conservation easement are protected. If the applicant is interested in participating in the County Land Preservation Program, they should initially contact the Township to add the parcels to the Township's Agricultural Security Area Program; this is a prerequisite to participation in the County Program.

ADMINISTRATIVE ISSUES:

- 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.



Detail of Sheet 1 of the subdivision plan

- According to County Tax Assessment records, the project site 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) 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.
- 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: Final Subdivision - Helen E. Martin & Thomas E. Martin & Barbara K Martin, H&W

West Marlborough Township - SD-01-22-17047

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

Sincerely,

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

Glenn Bentley
Senior Review Planner

cc: Helen E. Martin, Thomas E. Martin, Jr. & Barbara K. Martin HW
Crossan-Raimato, Inc.
Chester County Health Department
Anthony Antonelli, District Permits Manager, PennDOT
Francis J. Hanney, PennDOT
Chester County Assessment Office
Ken Battin, Manager, London Grove Township



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January 13, 2022

Terri Dugan
West Nottingham Township
100 Park Road
Nottingham, PA 19362

Re: Final Subdivision - Dean C. Pearson
West Nottingham Township - SD-01-22-17042

Dear Ms. Dugan:

A final subdivision plan entitled "Dean C. Pearson", prepared by Crossan-Raimato, Inc. and dated December 20, 2021, was received by this office on January 4, 2022. 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 Fremont Road, south side of Lees Bridge Road
Site Acreage: 68.11 acres
Lots: 3 lots proposed
Proposed Land Use: Farm/Pasture Land
Municipal Land Use Plan Designation: Rural Protection
UPI#: 68-5-50.1, 68-5-50, 68-5-53, 68-5-54.2, 68-5-49

PROPOSAL:

The applicant proposes the reconfiguration of five lots into three lots. The site, which is served by on-site water and sewer facilities, is located in the West Nottingham Township R-1 Agricultural zoning district. The site contains a dwelling but no other development is proposed by this subdivision.

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

COUNTY POLICY:

LANDSCAPES:

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

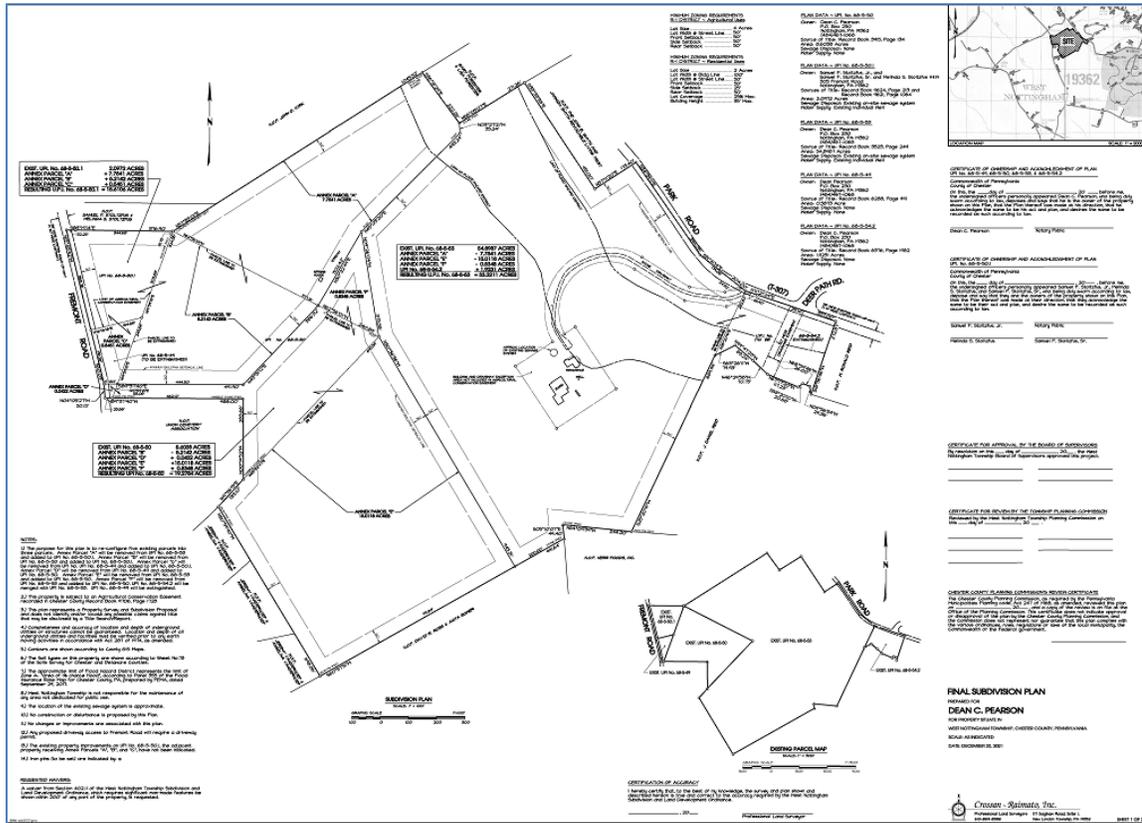


PRIMARY ISSUES:

2. If future development is being considered for the site, we encourage the applicant to submit a sketch plan for such development. A sketch plan allows the applicant to take advantage of County and municipal expertise and consider design recommendations prior to preparing a fully engineered preliminary or final plan.

The applicant should strive to protect the site’s existing vegetation and enhance riparian buffers. Riparian buffers help maintain the integrity of stream channels and reduce the impact of pollution by filtering out sediments, nutrients and other chemicals. Preserving and restoring riparian buffers are among the most effective techniques used to protect and enhance the quality of groundwater and surface water. Buffers also supply habitat, food, cover, and thermal protection to fish and other wildlife.

3. Because this tract is within the West Nottingham Township R-1 Agricultural zoning district and designated within the **Rural Landscape** designation of [Landscapes3](#), the applicant should consider deed-restricting the tract from further non-agricultural development. The applicant may contact the Chester County Department of Parks + Preservation regarding this matter, at: <https://www.chesco.org/4498/Parks-Preservation>.



**Detail of Dean C. Pearson
 Final Subdivision Plan**

ADMINISTRATIVE ISSUE:

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

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

Wes Bruckno

Wes Bruckno, AICP
 Senior Review Planner

cc: Crossan-Raimato, Inc.
 Dean C. Pearson
 Samuel F. Stoltzfus, Jr. and Samuel F. Stoltzfus, Sr.



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January 6, 2022

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

Re: Final Land Development - Michall Daimion
Willistown Township – LD-12-21-17026

Dear Ms. Slook:

A Final Land Development Plan entitled "Michall Daimion", prepared by NePo Associates Inc., and dated October 15, 2021, was received by this office on December 9, 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.

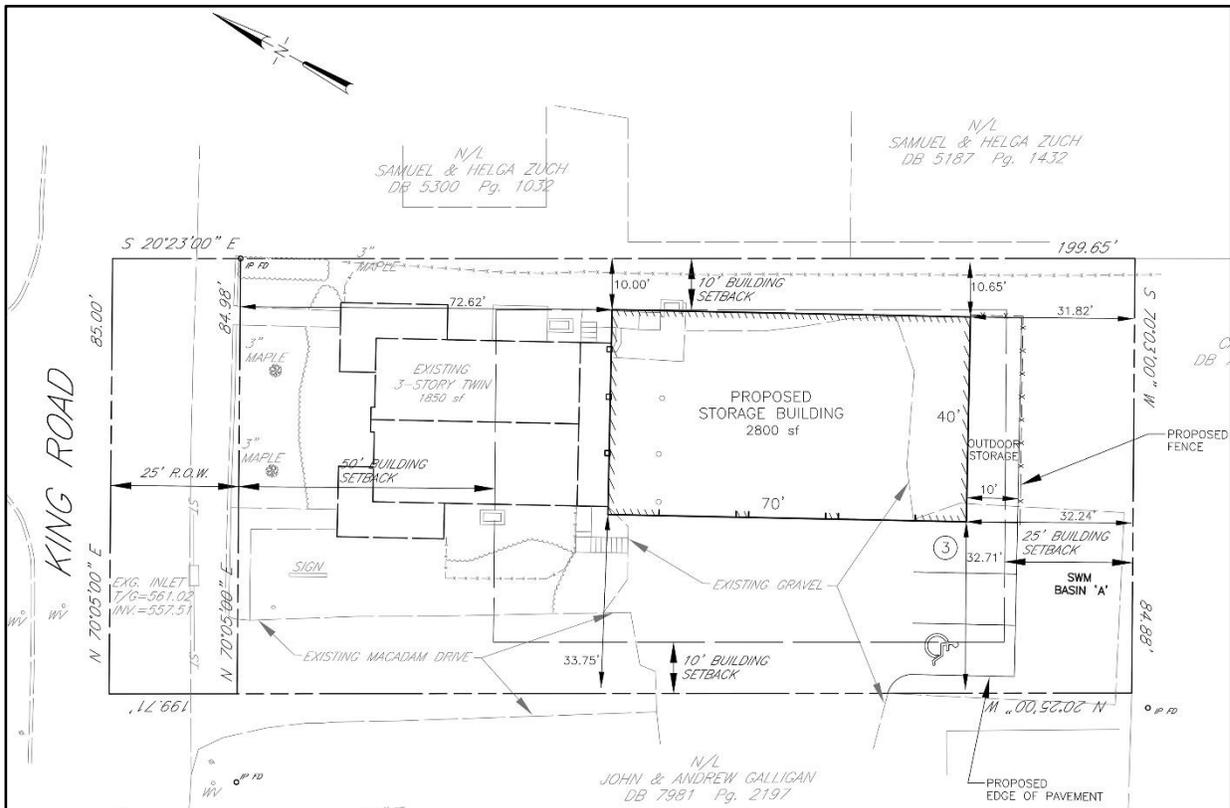
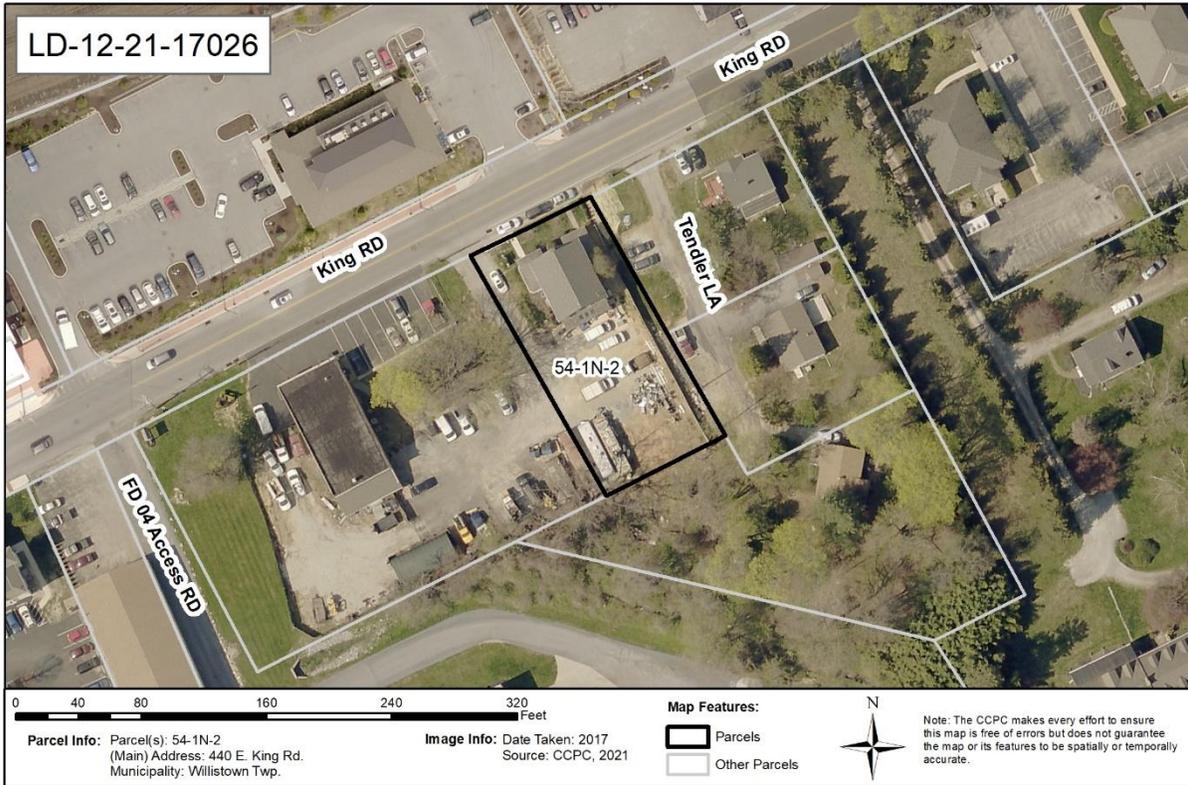
PROJECT SUMMARY:

Location:	south side of King Road, west of Arlington Road
Site Acreage:	0.39
Lots/Units:	1 Lot
Non-Res. Square Footage:	2,800
Proposed Land Use:	Commercial
New Parking Spaces:	3
Municipal Land Use Plan Designation:	Suburban (Medium-High Density)
UPI#:	54-1N-2

PROPOSAL:

The applicant proposes the construction of a 2,800 square foot storage building, and 3 parking spaces. The existing building will remain; it is our understanding that the site is currently utilized as a commercial heating and air conditioning business. The project site, which will be served by public water and public sewer, is located in the OP Office Professional 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 **Urban Center Landscape** designation of [Landscapes3](#), the 2018 County Comprehensive Plan. The vision for the **Urban Center Landscape** is historic downtown and established neighborhoods serving as civic, economic, and population centers with a traditional town character, accommodating substantial future growth at a medium to high intensity. Transportation infrastructure improvements and amenities supporting a walkable community should be provided and integrated into the public transportation and roadway systems. The proposed land development is consistent with the objectives of the **Urban Center Landscape**.

WATERSHEDS:

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

PRIMARY ISSUES:

3. We recommend that sidewalks be provided along King Road. Sidewalks are an essential design element in the Urban Center Landscape.
4. The applicant should demonstrate that adequate parking is provided for the existing use(s) on the property. The site plan appears to indicate that the three proposed parking spaces only meet the parking requirements for the proposed storage building.
5. The Township should verify that the proposed handicapped-accessible parking space complies with the requirements for handicapped parking set forth in Section 139-98.F of the Township Zoning Ordinance. In particular, we note that Section 139-98.F(2) states that handicapped spaces "shall be most accessible and approximate to the building or buildings which the parking space shall serve."
6. A lighting plan was not included as part of the current plan submission. If any outdoor lighting will be provided, then the illumination should be directed inward from the periphery of the site and be oriented to reduce glare and visual impact on the adjoining roadways and land uses.

ADMINISTRATIVE ISSUES:

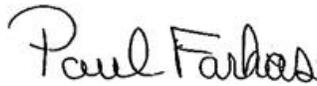
7. Land disturbance and land development activities that occur within Chester County must comply with the *County-wide Act 167 Stormwater Management Plan for Chester County, PA* (July 2013) and the associated Act 167 stormwater management ordinance standards adopted by each municipality.
8. While the site plan depicts the location of a proposed fence to the rear of the proposed storage building and an outdoor storage area, no design details are provided. This should be clarified by the applicant.

Page: 4
Re: Final Land Development - Michall Daimion
Willistown Township – LD-12-21-17026

9. The site plan depicts that an existing shared driveway entrance with the adjoining parcel to the west will remain and provide cross access. A formal easement should be prepared for this shared access arrangement if it does not currently exist.
10. A minimum of four (4) copies of the plan should be presented at the Chester County Planning Commission for endorsement to permit recording of the final plan in accord with the procedures of Act 247, the Pennsylvania Municipalities Planning Code, and to meet the requirements of the Recorder of Deeds 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,

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

Paul Farkas
Senior Review Planner

cc: Michall Daimion
NePo Associates Inc.



THE COUNTY OF CHESTER



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

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

January 5, 2022

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

Re: Final Subdivision - Frisch Lot Add-On
Willistown Township – SD-12-21-17025

Dear Ms. Slook:

A Final Subdivision Plan entitled "Frisch Lot Add-On", prepared by dH Enterprises, and dated December 3, 2021, was received by this office on December 9, 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.

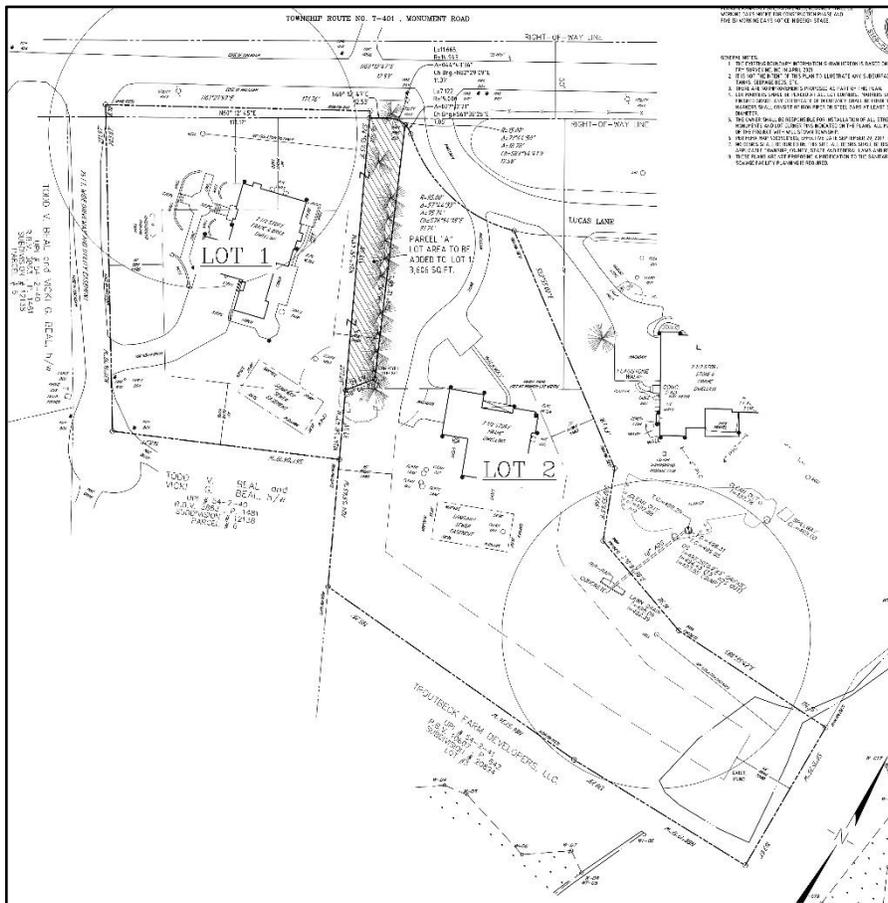
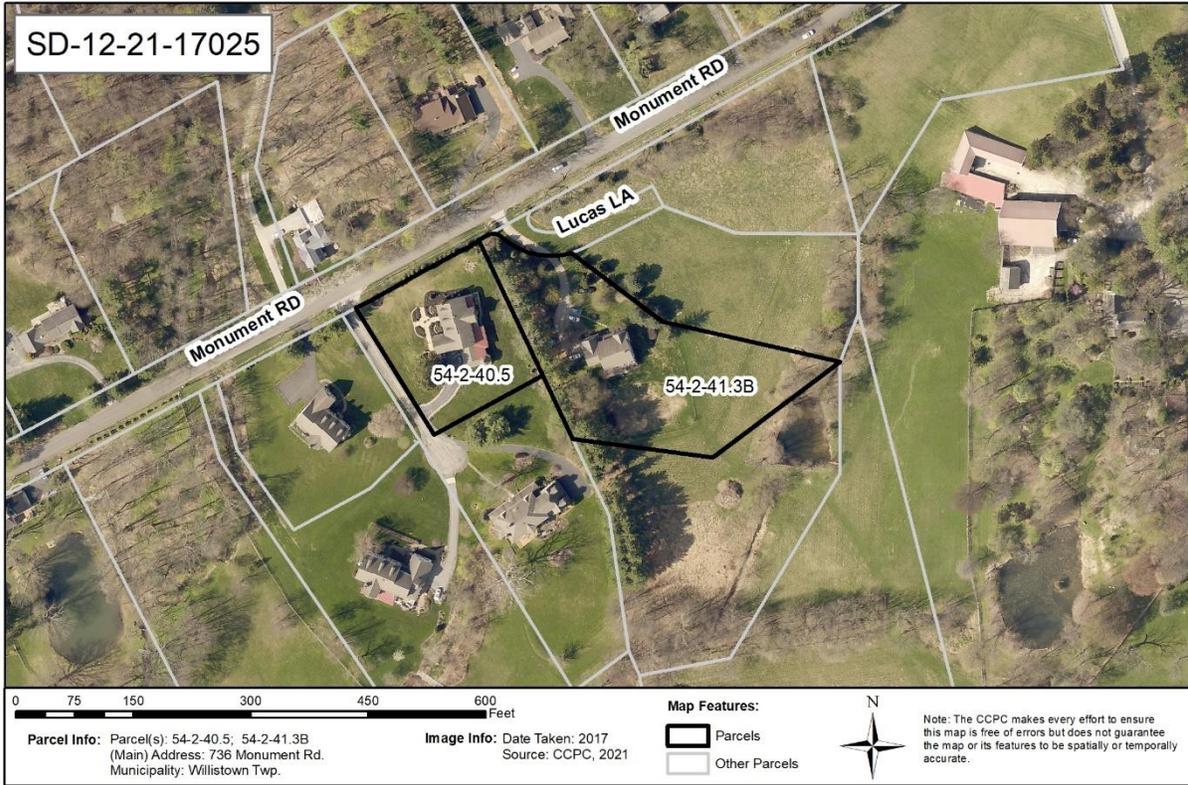
PROJECT SUMMARY:

Location:	south side of Monument Road, east of Hickory Lane
Site Acreage:	2.30
Lots/Units:	2 Lots
Non-Res. Square Footage:	0
Proposed Land Use:	Single Family Residential
New Parking Spaces:	0
Municipal Land Use Plan Designation:	Suburban (Medium Density)
UPI#:	54-2-41.3B, 54-2-40.5

PROPOSAL:

The applicant proposes the conveyance of Parcel A, a 3,606 square foot (0.08 acre) portion of UPI# 54-2-41.3B, to UPI# 54-2-40.5. No development activity is proposed as part of the current plan submission. The project site is located in the R-1 Residence zoning district.

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



Site Plan Detail, Sheet 1: Final Subdivision - Frisch Lot Add-On

BACKGROUND:

1. The County Planning Commission recently reviewed a subdivision plan involving UPI# 54-2-41.3B. CCPC# SD-11-18-15653, “Tax Parcels 54-2-41.03, 54-2-41.03A, 54-2-41.03B, 54-2-41.03C, & 54-2-41.03D,” dated November 16, 2018, addressed the consolidation of five existing parcels totaling 8.29 acres into four parcels. While we have no record of the Township taking action on this submission, our records indicate that, on March 11, 2019, Willistown Township granted final plan approval for a subdivision plan (“Troutbeck Farms II – Minor Subdivision Plan”) which addressed lot line revisions amongst four parcels (UPI# 54-2-41.3A, 54-2-41.3B, 54-2-41.3C, and 54-2-41.3D). The metes and bounds of UPI# 54-2-41.3B depicted on the current plan submission appear to correspond to the metes and bounds of “Lot 1” of the subdivision plan approved by the Township on March 11, 2019.

COUNTY POLICY:

LANDSCAPES:

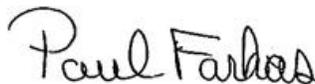
2. The project site is located within the **Suburban Landscape** designation of [Landscapes3](#), the 2018 County Comprehensive Plan. The vision for the **Suburban Landscape** is predominantly residential communities with locally-oriented commercial uses and facilities, accommodating growth at a medium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

ADMINISTRATIVE ISSUES:

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

This report does not review the plan for compliance to all aspects of your ordinance, as this is more appropriately done by agents of 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: Robert Frisch Jr.
William Lucas
dH Enterprises

Proposed Plan and Ordinance Reviews





ORDINANCE PROPOSALS

1/1/2022 to 1/31/2022

The staff reviewed proposals for:	Total
Zoning Ordinance Amendments	2
TOTAL REVIEWS	2

MUNICIPALITY	FILE NO.	REVIEW DATE	TOPIC	LANDSCAPES3 CONSISTENCY
Kennett Township	ZA-12-21-17036	1/19/2022	<p>Proposed - Zoning Ordinance Amendment</p> <p>Creates a new Article X in the Z.O. addressing the Commercial Zoning District. The provisions add Traditional Neighborhood Development TND as a permitted use, while maintaining all the existing uses.</p>	Consistent
Pocopson Township	ZA-12-21-17038	1/12/2022	<p>Proposed - Zoning Ordinance Amendment</p> <p>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. The current submission involves revisions to Sections 5 & 32.</p>	Consistent

TOTAL NUMBER OF ORDINANCE PROPOSALS WITH RELEVANCE TO LANDSCAPES3: 2

TOTAL NUMBER OF ORDINANCE PROPOSALS CONSISTENT WITH LANDSCAPES3: 2

Ordinance Review Letters





THE COUNTY OF CHESTER



COMMISSIONERS
Marian D. Moskowitz
Josh Maxwell
Michelle Kichline

Brian N. O'Leary, AICP
Executive Director

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

January 20, 2022

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

Re: Act 247 and Vision Partnership Program Review
VPP Contract #18431
Kennett Township - Act 247 Review #: ZA-12-21-17036

Dear Mr. Ratliff:

The referral for review was received by this office on December 21, 2021. This letter serves as both the official Act 247 review pursuant to the provisions of Section 301.3 of the Pennsylvania Municipalities Planning Code, and the Vision Partnership Program (VPP) Review required by Section 7.3 of the VPP Grant Manual dated January 2018.

This review notes the project's consistency with *Landscapes3* and with the VPP Grant Contract (dated June 6, 2018) and Scope of Work. Kevin Myers served as the VPP Grant Monitor for this project. ***Consistency with Landscapes3 and the VPP Grant Contract are required prior to VPP grant reimbursement.***

DESCRIPTION:

1. Kennett Township has developed proposed zoning ordinance amendments implementing recommendations from the 2015 Township Comprehensive Plan and 2016 Kennett Region Economic Development Study in accordance with the contract for this project:
 - Replacement of Article X – Commercial District, with provisions that allows existing uses to continue with related area and bulk standards consistent with the existing Commercial District in a more typical or basic “Euclidian Zoning” format. Additionally, the proposed Commercial District allows future development in accordance the Traditional Neighborhood Development (TND) standards and where consistent with A General Manual of Written and Graphic Design Guidelines (see below).
 - Related to the TND requirements in Article X, A General Manual of Written and Graphic Design Guidelines (also referred to as the TND Infill Design Guidelines) will be adopted into the Township Subdivision and Land Development Ordinance. The Design Guidelines were submitted to the Chester County Planning Commission for review on December 2, 2021 and a review letter was issued on December 20, 2021 (SA-12-21-17018).

- Also related to this review, Kennett Square Borough’s portion of this contract was fulfilled by amendments submitted for review and adopted in July 2021(Act 247 Review #: ZA-04-21-16733, ZM-04-21-16734; Joint VPP/Act 247 letter was issued on May 19, 2021).

CONSISTENCY WITH LANDSCAPES3:

2. *Landscapes3*, the Chester County Comprehensive Plan, was adopted in 2018. According to the *Landscapes3 Map*, the portion of Kennett Township where the proposed Commercial District applies is classified as an **Urban Center Landscape**.

The vision for the **Urban Center Landscapes** is that Urban Centers will accommodate substantial future growth at a medium to high intensity with a mix of uses, including commercial, institutional, and cultural destinations. The proposed amendments are consistent with the objectives of the **Urban Center Landscape**.

The proposed Kennett Township Commercial District is consistent with the following goal areas presented in *Landscapes3*. The proposed zoning amendments will specifically promote achievement of the following County objectives include, but are not limited to:

- **Landscapes3 - Live Objective A:** Provide opportunities for a diverse housing mix that complements community character and contributes to vibrant, safe, and inclusive neighborhoods.

The amendment replaces the existing Commercial District within the Township along Baltimore Pike to either side of Kennett Square Borough. The proposed Commercial District will permit new development through the traditional neighborhood development (TND) standards which allows for a greater variety of housing types at a higher density than the existing district. This will serve to expand the variation and number of housing units permitted in the Township. These changes will also increase livability for employees and residents and supply additional patrons to enhance the vibrancy of the Township’s Commercial District as well as facilitate new development that is more reflective of the Urban Center Landscape and compatible with Kennett Square Borough which is immediately adjacent.

- **Landscapes3 - Live Objective B:** Accommodate housing at costs accessible to all residents in locations close to job opportunities.

The housing units permitted by the proposed Commercial District are generally smaller in size than other housing units in the Township and will increase the number of smaller and/or multifamily units which will likely be more affordable than other housing types within the Township. Additionally, these potential new housing units along Baltimore Pike will be in proximity to job opportunities and walkable to Kennett Square Borough.

- **Landscapes3 - Prosper Objective A:** Promote a diverse industry base and flexible workplaces that can adapt to rapidly evolving market, demographic, and technological trends.

The proposed Commercial District provide a broad variety of uses and adjusted area and bulk standards from the existing Commercial District via the traditional neighborhood development (TND) standards and where consistent with the General Manual of Written and Graphic Design Guidelines. This provides will promote reuse of existing buildings and provide the opportunity for new or infill mixed-use development.

- **Landscapes3 – Prosper Objective F:** Support the redevelopment of traditional main streets while encouraging other commercial areas to incorporate the walkability, sense of place, and human-scale of these existing main streets.

The proposed Commercial District will continue and enhance the revitalization that is already underway along the Baltimore Pike corridor in proximity to Kennett Square Borough. Future TND development as a mixed-use area will complement the Borough, continuing the Urban Center theme that is already proliferating out from the Borough. These changes reflect recommendations in the Township Comprehensive Plan and the Economic Development Study.

- **Landscapes3 – Connect Objective C:** Encourage Provide universally accessible sidewalks, trails, and public transit connections to create a continuous active transportation network within designated growth areas and develop multi-use trails to interconnect all communities.

The proposed Commercial District will work along with other related Township efforts and development along Baltimore Pike and adjacent to Kennett Square Borough to provide sidewalks and trail connections. Existing and future planning efforts are focused on pedestrian, bicycle, and transit connections along Baltimore Pike.

CONSISTENCY WITH VPP GRANT CONTRACT AND SCOPE OF WORK:

3. The amendments are generally consistent with the VPP Grant Contract and has addressed the tasks listed in the Scope of Work (Appendix B, dated April 9, 2018).

OTHER COMMENTS:

4. The CCPC commends the Township for revising its zoning in accordance with and furthering recommendations of the Township Comprehensive Plan and Economic Development Study to specifically address necessary changes vital for the continued renaissance of the Baltimore Pike corridor through application of Traditional Neighborhood Development (TND) standards to encourage appropriate development consistent with the Urban Centers Landscape.
5. The terms listed in Section 240-1003.A.2 should also be included in the Definitions of Article II of the zoning ordinance.
6. The Township should consider creating revising the name of either the General Manual of Written and Graphic Design Guidelines or the Manual of Written and Graphic Design Guidelines; the similarity of these names will lead to confusion.
7. The wording of Section 240-1003.A.1(e) should be revised to read "... ; as well as continuing to foster a sense of place..."
8. In Section 240-1003.E, the reference to Article 20 should be written Article XX to be consistent with the rest of the ordinance and a procedure for determining if the parking requirement of Article XX are better suited should be created/specified in the ordinance.
9. The Township should review the wording of Section 240-1003.F(4), the third word in that provision "...minimum..." should be removed.

Page: 4

Re: Kennett Township & Kennett Square Borough Regulatory Amendments: Act 247 and Vision Partnership Program Review – Kennett Township Amendments
VPP Contract #18431; Act 247 Review #: ZA-12-21-17036

10. It appears that the Area and Bulk Regulations of Section 240-1003.F(10) should only be applicable to the rear yard setback as the side yard setback is addressed in the previous subsection.
11. The Township should consider including sidewalks and trails in the development features depicted in the Development Strategy Plan as listed in Section 240-1003.H.1.b(2).

RECOMMENDATION:

12. Based on our review, the proposed zoning amendment is consistent with *Landscapes3* and the VPP Scope of Work. Upon adoption, the Township should contact Kennett Square Borough, and as lead municipality for this contract, may apply for reimbursement under Section 9.0 of the VPP Grant Manual, January 2018.

We request an official copy of the decision made by the Township Supervisors, as required by Section 306(b) of the Pennsylvania Municipalities Planning Code. This will allow us to maintain a current municipal file.

Sincerely,



William Deguffroy, AICP
Community Planning Division Director

cc: Dr. Richard L. Leff, Kennett Township Board of Supervisors Chair
Eden Ratliff, Township Manager
Diane Hicks, Kennett Township Director of Planning and Zoning
Kevin Myers, Chester County Planning Commission
Glenn Bentley, Act 247 Senior Planner



THE COUNTY OF CHESTER



COMMISSIONERS
Marian D. Moskowitz
Josh Maxwell
Michelle Kichline

Brian N. O’Leary, AICP
Executive Director

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

January 12, 2022

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-12-21-17038

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 December 23, 2021. We offer the following comments to assist in your review of the proposed Zoning Ordinance Amendment.

DESCRIPTION:

1. The Township previously submitted an Omnibus Amendment package that was reviewed by the Chester County Planning Commission on October 27, 2021. The current submission addresses two minor revisions to the previously submitted amendments. The Township proposes the following revisions to those amendments:
 - A. Adding two parcels to the list of those that will comprise the I-Institutional zoning district and revising the listed tax parcel numbers of some of those parcels.
 - B. Revising the listed times for the discharge of weapons at outdoor shooting ranges.

COMMENTS:

2. The list of parcels to be included in the I-Institutional zoning district has been expanded by the addition of two utility parcels owned by PECO. The tax parcel numbers have also been revised by the addition of a suffix to the parcel numbers. The -E suffix only indicates that the parcel is tax exempt, so for example: Tax Parcel 63-3-39 and Tax Parcel 63-3-39-E are the same parcel. The other duplication in the revised list is Tax Parcel 63-3-115.1. We suggest that the Township identify the parcels with their numbers only. We believe that all of the listed parcels would be tax exempt and if this information is deemed necessary, then a short statement to that effect could be added after the table.
3. The revision to Section 32 related to Outdoor Shooting ranges is appropriate.

Page: 2

Re: Zoning Ordinance Amendment – Creation of the I-Institutional District and other Amendments
Pocopson Township - ZA-12-21-17038

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

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

Sincerely,

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

Glenn Bentley
Senior Review Planner

cc: Amanda J. Sundquist, Esq., Unruh, Turner, Burke & Frees

Act 537 Reviews

Act 537 Reviews for Chester County

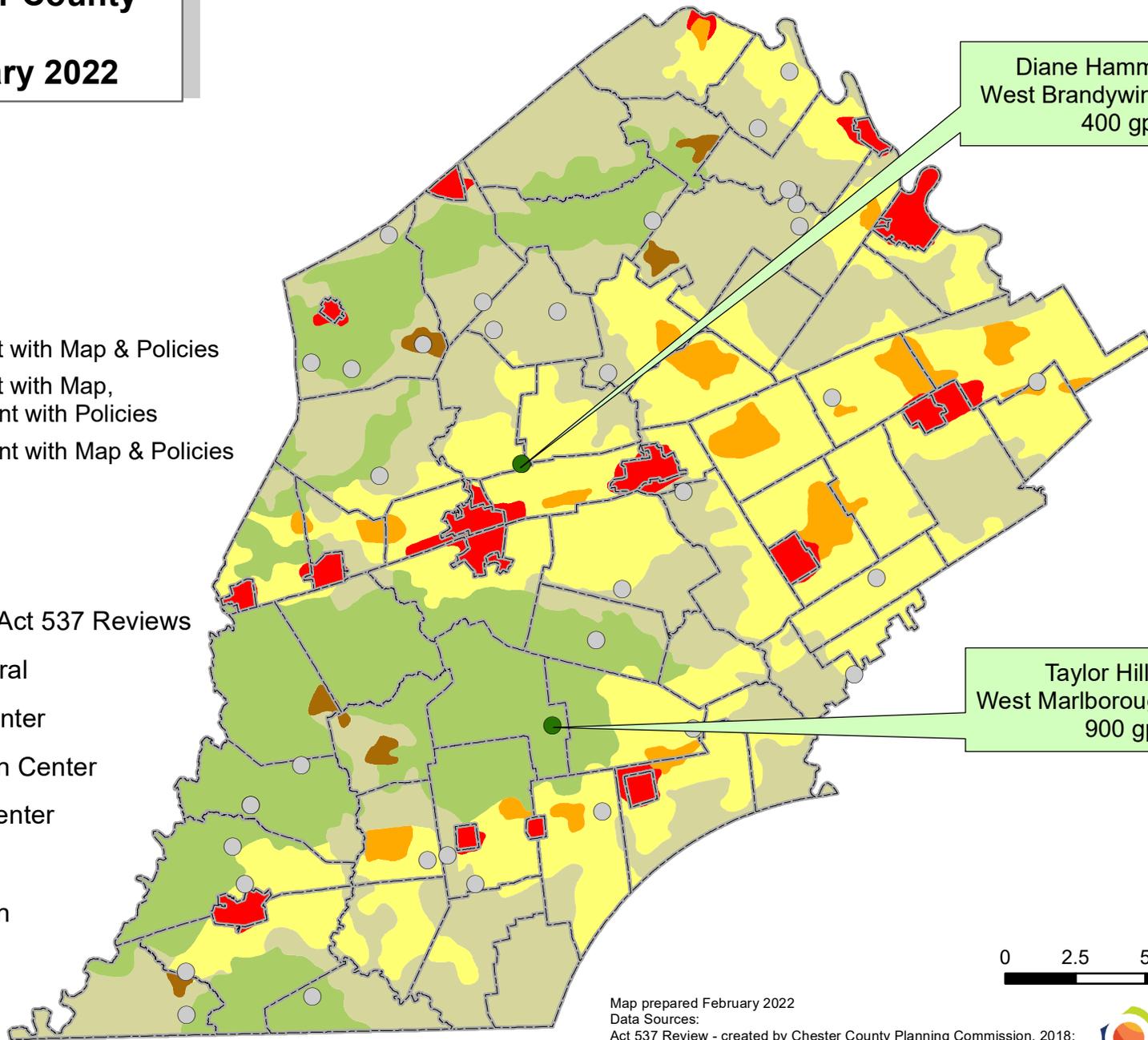
January 2022



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

Legend

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



Diane Hammell Trust
West Brandywine Township
400 gpd

Taylor Hill Farm
West Marlborough Township
900 gpd



Map prepared February 2022

Data Sources:

Act 537 Review - created by Chester County Planning Commission, 2018;
Landscapes3 - Chester County Municipalities - Chester County DCIS/GIS;
Planning Commission, November 29, 2018.



Chester County Planning Commission
February 9, 2022

ENVIRONMENTAL PLANNING ACTIVITIES

Sewage Facilities Planning

MAJOR REVISIONS TO MUNICIPAL PLANS:

None

MINOR REVISIONS TO MUNICIPAL PLANS:

West Brandywine Township, Diane Hammell Trust

The applicant is proposing a residential development of 1 lot on 49.04 acres. The site is located on Caln Meetinghouse Road and Freedom Boulevard. The amount of wastewater for the project is 400 gpd. The project is to be served by an on-lot sewage disposal system. This project is designated as a Suburban Landscape and is consistent with *Landscapes3*.

West Marlborough Township, Taylor Hill Farm

The applicant is proposing a residential conversion of a 7-bedroom dwelling and barn to a 4-bedroom dwelling and 2-bedroom dwelling for farmhands on 44.4 acres. The site is located on Newark Road. The amount of wastewater to be generated for the project is 900 gpd. The project is to be served by individual on-lot sewage disposal systems. This project is designated as an Agricultural Landscape and is consistent with *Landscapes3*.

Action Requested

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

2/9/2022

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 Diane H. Hammell Trust, West Brandywine Township

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

1. Date plan received by county planning agency. November 26, 2021
2. Date plan received by planning agency with areawide jurisdiction N/A Agency name N/A
3. Date review completed by agency January 21, 2022

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

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

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

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

18.

Name, Title and signature of person completing this section:

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

Signature: _____

Date: 1/21/2022Name 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-12-20-16553. The East Brandywine portion of this project was reviewed under Act 537 as PC53-11-21-16999.

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

PC53-01-22-17068

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
Jordan Hammell, Site Contact
David Porter, West Brandywine Township
Herbert E MacCombie Jr PE, Consulting Engineers
Edward Beideman, Willow Run Consulting, 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 Taylor Hill Farm, West Marlborough Township

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

1. Date plan received by county planning agency. December 14, 2021
2. Date plan received by planning agency with areawide jurisdiction N/A Agency name N/A
3. Date review completed by agency January 24, 2022

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 Agricultural Landscape. The vision for the Agricultural Landscape is very limited development occurring at very low densities to preserve prime agricultural soils and farm operations. On-lot sewage disposal is supported in this landscape, except where public health requires alternatives.</u> |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 3. Does this proposal meet the goals and objectives of the plan?
If no, describe goals and objectives that are not met |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 4. Is this proposal consistent with the use, development, and protection of water resources?
If no, describe inconsistency <u>Landscapes3 Protect Objective A states: "Guide development away from sensitive natural resources and toward areas appropriate for accommodating growth." 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 & Scenic River at mpc@whiteclay.org 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 http://whiteclay.org/resources/watershed-management-plan/</u> |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 5. Is this proposal consistent with the county or areawide comprehensive land use planning relative to Prime Agricultural Land Preservation? If no, describe inconsistencies: |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 6. Does this project propose encroachments, obstructions, or dams that will affect wetlands?
If yes, describe impact: |
| <input type="checkbox"/> | <input type="checkbox"/> | 7. Will any known historical or archaeological resources be impacted by this project? Not Known.
If yes, describe impacts |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 8. Will any known endangered or threatened species of plant or animal be impacted by the development project? |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 9. Is there a county or areawide zoning ordinance? |
| <input type="checkbox"/> | <input type="checkbox"/> | 10. Does this proposal meet the zoning requirements of the ordinance? N/A |

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

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

18.

Name, Title and signature of person completing this section:

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

Signature: _____

Date: 1/24/2022Name of County or Areawide Planning Agency: Chester County Planning CommissionAddress: Government Services Center, Suite 270601 Westtown RoadP.O. Box 2747West Chester, PA 19380-0990Telephone Number: (610) 344-6285**SECTION D. ADDITIONAL COMMENTS (See Section D of instructions)**

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

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

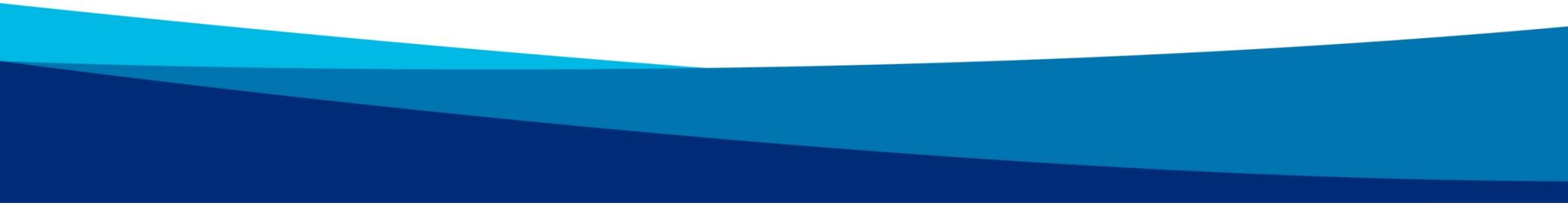
PC53-01-22-17069

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
Casey Martin, Site Contact
Shirley Walton, West Marlborough Township
Gregory Gray, All County and Associates, Inc.

2021 Annual Report



2021 ANNUAL REPORT





Chairman's MESSAGE

The nine-member advisory board appointed by the Board of County Commissioners. Standing from left: Douglas A. Fasick, DC, Vice-Chair; Nathan M. Cline, P.E.; Matthew Hammond, P.E.; Kevin C. Kerr, Chair; Angela Thompson-Lobb; Stephanie Duncan; and Michael Heaberg. Sitting from left: Molly Morrison and E. Martin Shane.



Implementing the plan

The Chester County Planning Commission is pleased to submit the annual report for the calendar year 2021. After a very challenging 2020, the Planning Commission settled into a hybrid work environment in 2021, with a combination of remote and in-person coordination and meetings. The Planning Commission focused on implementation of the six goal areas of *Landscapes3*: Preserve, Protect, Appreciate, Live, Prosper, and Connect.

PRESERVE: This year proved to be a successful one for open space preservation with nearly 30% of the county protected by early 2021. Significant preservation efforts continued with the protection of the beautiful 577 acre Glenroy farm situated along the east side of Octoraro Creek in Lower Oxford and West Nottingham townships.

PROTECT: The Protect highlight for this year was the adoption of the *Chester County Climate Action Plan* by the County Commissioners in October 2021. The Climate Action Plan provides a blueprint for reducing greenhouse gas emissions and increasing energy efficiency at County government facilities and community-wide.

APPRECIATE: After being fully remote in 2020, the popular Town Tours and Village Walks shifted to a combination of in-person and virtual events highlighting the county's role in the Underground Railroad and coordinating with Juneteenth celebrations. A 250th Committee was established to help with Chester County's celebration of the nation's 250th anniversary in 2026.

LIVE: The annual A+ Homes forum, sponsored by the county Housing Choices Committee, focused on "Missing Middle Housing" which includes more moderately priced and harder to find housing types such as duplexes, twins, and smaller single-family homes. The Planning Commission also released two new housing guides to help municipalities plan for affordably-priced and aging-friendly homes.

PROSPER: The *Chester County Agricultural Economic Strategic Plan*, prepared by the Agricultural Development Council, identifies a wide range of strategies to support the county's evolving agricultural industry. The theme of the annual Urban Centers forum was "Great, Green, and Growing Small Towns" with presentations on permeable paving, urban forests, street trees, and green infrastructure.

CONNECT: The county adopted a new *Complete Streets Policy* in 2021 to facilitate safe and convenient travel for all users whether they are driving, walking, biking, or taking public transit. Trail planning included extending the Chester Valley Trail to the east, connecting the Struble Trail to Marsh Creek State Park, and examining options for additional trails and sidewalks in southern Chester County.

Information about these efforts, and many more, such as the county's new *Suburban Landscapes Design Guide*, are available on the Planning Commission's website, chescoplanning.org, which contains a wealth of information on planning topics, mapping, tools, and upcoming events. We look forward to working with our many partners in 2022 to make Chester County the best place to live, work, and play.

Very respectfully,

Kevin C. Kerr, Chairman

Achieving the VISION



How We PRESERVE

How We LIVE

How We PROTECT

How We PROSPER

How We APPRECIATE

How We CONNECT

Implementing Landscapes3

The Planning Commission's work program is guided by *Landscapes3*, Chester County's comprehensive plan, which seeks to balance growth and preservation. Despite the pandemic, the county is making solid progress on a wide range of its goals and metrics, and most new growth is concentrated in the county's urban, suburban, and rural centers.

To achieve the vision shown in the Landscapes map, the Planning Commission is creating design guides for each landscape. In 2021, staff completed a third guide, the *Suburban Landscapes Design Guide*. This document illustrates how new development in the county's suburban areas can be compatible with existing neighborhoods while fostering walkability and preservation.

To help municipalities with growth management, the Planning Commission's websites features a wide range of new eTools, such as smart growth principles, performance zoning, brownfield redevelopment, greyfield redevelopment, and transit oriented development.

Development Consistency with Landscapes3

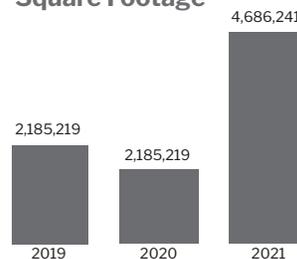
Consistency with the *Landscapes Map* is part of the Act 247 review process for proposed subdivisions, land developments, ordinances, and plans. In 2021, 98 percent of all relevant subdivision and land development plan submissions were consistent with *Landscapes3*. Approximately 97 percent of proposed dwelling units were in *Landscapes3* growth areas. For nonresidential proposals,

76 percent of the square footage was in growth areas. While this was a lower percentage from the previous two years, the non-residential development proposals in the Rural and Agricultural landscapes were consistent with *Landscapes3*, mostly comprising agricultural uses, industrial uses, or institutional uses.

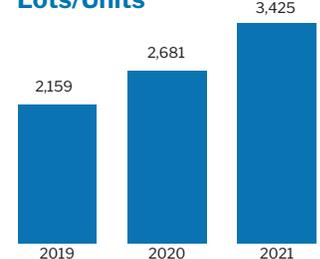
Overall, development proposals generally trended upward in comparison to previous years. The number of plans reviewed increased from 163 to 188 and the number of proposed residential lots/units (excluding second reviews) increased from 2,681 in 2020 to 3,425 in 2021. Of note, the number of townhouse lots/ units increased from 676 to 1,159.

The proposed non-residential square footage (excluding second reviews) increased significantly from 1,643,502 square feet in 2020 to 4,686,241 in 2021. Industrial square footage increased from 502,718 square feet to 2,922,208 square feet. This was the first year since 2007 the Planning Commission reviewed more than four million square feet of non-residential structural square footage.

Proposed Non-residential Square Footage



Proposed Lots/Units



The Suburban Landscapes Design Guide illustrates best practices for new development.



VISION PARTNERSHIP PROGRAM

Partnering with Municipalities

The Vision Partnership Program (VPP) is one of the county's primary means of partnering with municipalities to encourage smart growth and effective preservation. The VPP has two components: county consulting services and cash grants. For county consulting services, Planning Commission staff members act as planning consultants to municipalities. Four of these county-consultant projects were completed in 2021.

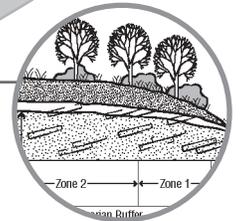
The cash grant program provides reimbursable cash grants to municipalities to hire a private planning consultant, with the county providing a grant monitor to support the project and assure it implements *Landscapes3*. Five of these projects were completed in 2021.

Tredyffrin's comprehensive plan emphasizes sustainability and green practices as a core element of the township's future vision.

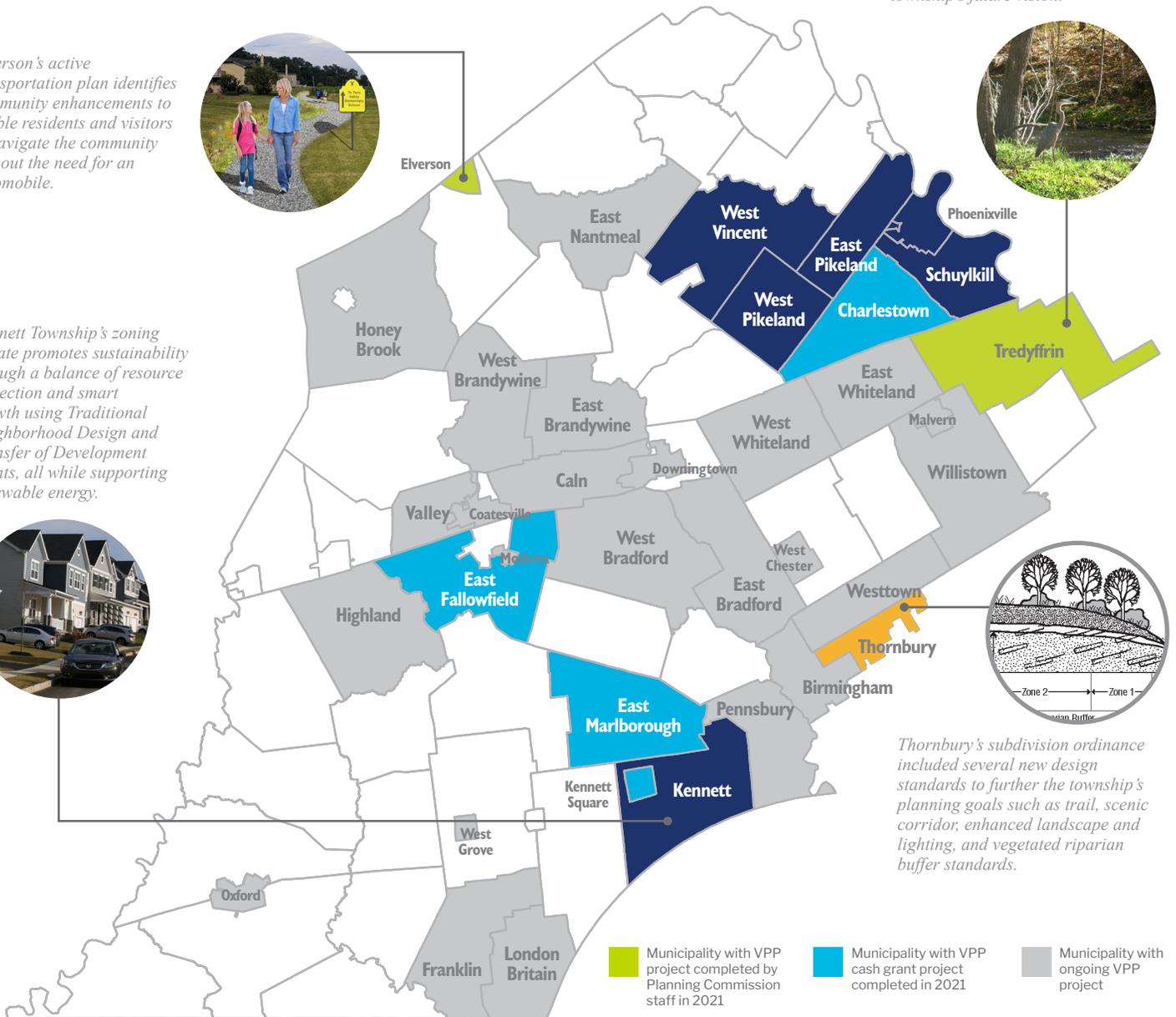
Elverson's active transportation plan identifies community enhancements to enable residents and visitors to navigate the community without the need for an automobile.



Kennett Township's zoning update promotes sustainability through a balance of resource protection and smart growth using Traditional Neighborhood Design and Transfer of Development Rights, all while supporting renewable energy.



Thornbury's subdivision ordinance included several new design standards to further the township's planning goals such as trail, scenic corridor, enhanced landscape and lighting, and vegetated riparian buffer standards.





How We PRESERVE

open space • farmland • nature preserves • parks • forests • scenic views

In 2021 Natural Lands announced the protection of Sproat Farm, which consists of nearly 42 acres of land in northern New Garden Township.

Open Space Preservation

At the start of 2021, 144,000 acres, or nearly 30% of the county, was protected open space, according to the Planning Commission's [annual tracking](#) of land preservation by the Department of Parks and Preservation, land trusts, municipalities, and other preservation partners. Many new properties were preserved during 2021, such as the 577 acre Glenroy farm along Octararo Creek or the 42-acre Sproat Farm in New Garden Township.

29.7%

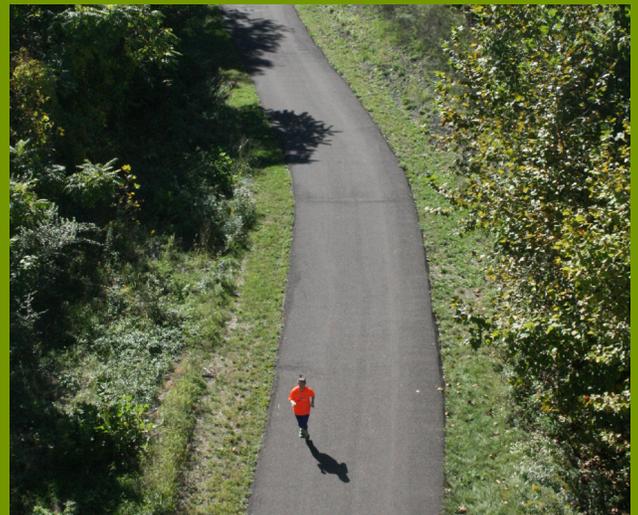
of the county is protected open space

Open Space eTools

To help municipalities preserve open space, county staff expanded and updated the Planning Commission's suite of [eTools](#). These included agricultural easements, conservation easements, greenways, parkland dedication, urban green spaces, and transfer of development rights.

Open Space Summit

The open space summit was held again in 2021, albeit virtually, and focused on municipal support of open space preservation, with experts speaking about municipal financing of open space, agricultural preservation, and conservation tools.



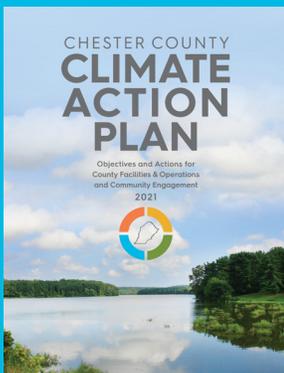
To encourage continued expansion of the network of protected open space, the Planning Commission unveiled an updated bumper sticker graphic reminiscent of the first one created over 30 years ago.



How We PROTECT

woodlands • streams • wetlands • soil health • steep slopes • natural heritage areas

The Cool Valley Preserve in Tredyffrin Township consists of 33 acres of meadows, woodlands, and trails.



GOAL
80%
reduction of GHG emissions in the county by 2050

Climate Action Plan ^{NEW}

The county adopted a new *Climate Action Plan* that highlights county actions and advocacy that can help reduce greenhouse gas emissions. This plan was prepared by the Planning Commission, working with the Environmental and Energy Advisory Board and using a state-supported initial template.



Chester County will reduce community-wide waste-related greenhouse gas emissions.

Spring Workshop

The draft plan was the focus of a spring workshop on the Protect goal. The virtual meeting was attended by more than 150 individuals who tuned in to listen and provide feedback on the county's efforts towards climate action planning.

Natural Resource Municipal Outreach

In conjunction with the completion of many natural resource eTools and after an analysis of municipal natural resource codes, the Planning Commission contacted all 73 county municipalities about natural resource protection, offering to assist a number of municipalities in updating their codes.



Renewable Energy Web Area

The county has already begun implementing its *Climate Action Plan* on a variety of fronts, including the Planning Commission's updated renewable energy web area, which includes links and information on solar, geothermal, and wind energy.





How We APPRECIATE

historic buildings • historic viewsheds • cultural landscapes • villages • historic town centers

The Historic Tredyffrin Barn and Jones Log Barn Living History Center showcases farm life in the 18th-century in Chester County.

America 250PA Chester County Commission ^{NEW}

In anticipation of the nation's 250th anniversary in 2026, the county created the [America 250PA Chester County Commission](#) that will help the county's historic sites prepare for the upcoming semiquincentennial.

Historic Preservation Training

As part of ongoing efforts to share information and resources, the Planning Commission held a municipal leadership luncheon on historic preservation tools in cooperation with the county's historic preservation network.

Interpreting the Brandywine Battlefield

The Planning Commission facilitated the installation of three Brandywine Battlefield historic markers in 2021, which are funded by the PA Society of the Sons of the Revolution and its Color Guard. So far, six of an intended fifteen municipal signs have been installed.



Westtown Township unveiled a new historic marker recognizing the importance of the September 11, 1777 Battle of Brandywine.

Journeying Toward Freedom

The county's diverse past and role in the Underground Railroad were featured in the seven virtual and in-person **Town Tours and Village Walks**. In recognition

of Juneteenth, the tours kicked off with a presentation by Bill Kashatus on William Still and the Underground Railroad.



673

total participants attended either the virtual or in-person tours in 2021

Town Tours
&
Village Walks





How We LIVE

neighborhoods • housing • community facilities • parks and recreation • community health

3,400 residential units were proposed in 2021, the second highest total in the last ten years.

Housing Data

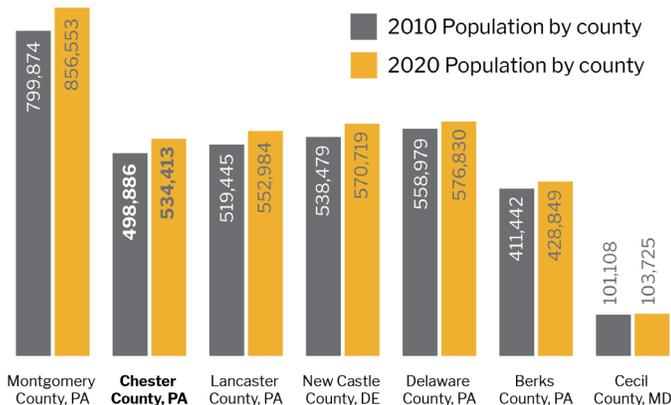
The annual [Housing Report](#) indicated the median housing value in 2020 rose to \$375,000, a 3.1% increase over the prior year. A total of 1,732 units were built in 2020, with 31% of these single-family detached, 34% single-family attached, and 36% multifamily.

1,732

new housing units were built in 2020

2020 Census Results

The 2020 US Census information was released in the fall of 2021 and shows that the county's 2020 population was 534,413 people, a 7.1% percent increase from 2010. A summary of county and municipal [census information](#) is available on the Planning Commission website.



Missing Middle Housing Forum

The county's **Housing Choices Committee** sponsored the annual A+ Homes forum, which focused on Missing Middle Housing. This more affordably-priced housing falls somewhere between big single-family homes and large apartment buildings and might consist of duplexes, twins, townhouses, cottage courts, and other less-frequently seen housing.



At the event, Sarah Peck, of Progressive New Homes, and Nannette Whitset of South Media Neighbors United, spoke about their experience working together on a new development.

Housing Guides NEW

As part of the county's ongoing A+ Homes initiative, the Planning Commission released two **housing guides**:





How We PROSPER

job centers • business parks • main streets • industrial areas • retail centers • agriculture

The 2021 Urban Centers Forum occurred in Oxford Borough and focused on green infrastructure.

Urban Centers Forum

In October, the Planning Commission held its Urban Centers Forum in Oxford, with a theme of Great, Green, and Growing Small Towns. Local experts spoke on topics like permeable paving, stream protection fees, roundabouts, urban forests, street trees, and green infrastructure.

The Chester County Economy Report

The Planning Commission, in partnership with the Chester County Economic Development Council, prepared the second annual report on the county's economy. This report continues to show that the county has a strong and diverse economy, with particular strength in management of companies, finance, professional and technical services, and agriculture.

Nonresidential Construction

The county's *Nonresidential Construction Report* showed that nonresidential construction was moderate in 2020, with about 960,000 square feet built, with more than half of this space institutional. During 2021, there was significant new industrial and warehousing development proposed in the county.

960,000

square feet of non residential construction in 2020

Agricultural Economic Development

Working with a consultant, the Agricultural Development Council prepared the **Chester County Agricultural Economic Strategic Plan**, which has a range of recommendations, such as developing the farm of the future, catalyzing the industrial hemp sector, or preparing farms for carbon credit markets.



The plan involved interviews with farmers, agribusinesses, and policymakers.

Agriculture Award Winners

The Chester County Commissioners and the Ag Council presented the 2021 Chester County Farmer of the Year award to Darryl King, owner-operator of Manor Hill Farms in West Grove.

Betsy MacCauley (Atglen, PA) received the 2021 Duncan Allison Distinguished Service to Agriculture Award in recognition of her over 30 years of volunteer service to the agriculture industry.





How We CONNECT

roadways • sidewalks • trails • public transportation • airports • freight • communications • utilities • energy • pipelines

The Planning Commission inventoried the transportation improvement needs for the county's 73 municipalities.

Transportation Priority Projects

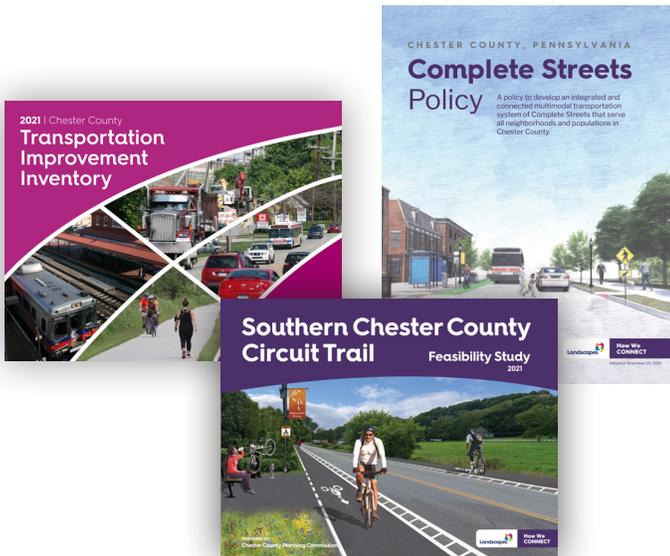
Planning Commission staff continuously advocates for transportation funding for the county, and, every two years, works with the county commissioners and state legislators to identify the highest priority transportation projects in the [Transportation Priority Projects](#) brochure.

Transportation Improvements Inventory

The county's biannual [Transportation Improvements Inventory](#) shows that there are plenty of roadway, bridge, bicycle, pedestrian, freight, and transit projects around the county, with a total of 529 projects with an estimated overall cost of \$4.52 billion.

Complete Streets Policy ^{NEW}

The county adopted a new [Complete Streets Policy](#) that highlights how streets can facilitate travel in a safe, convenient, and comfortable manner for all users regardless of their transportation mode.



Transportation Forum

In September, the Planning Commission virtually hosted its annual forum titled "Drivers, Deliveries & Dollars." The forum provided updates on transportation planning, construction projects, and funding options.



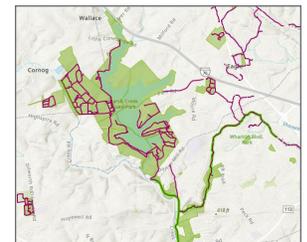
Drivers, Deliveries, and Dollars

Transportation Planning Construction Projects Funding Options

Ongoing Trail Planning

The county continued planning for trails, including extending the Chester Valley Trail to the west, supporting additional trails and sidewalks in southern Chester County, and connecting the Struble Trail to Marsh Creek State Park. As part of these efforts, the Planning Commission released a new interactive trail map for the county.

The Chester County Trailfinder is an interactive map that identifies existing trails in the county.



21.4

miles of multi-use trails, sidewalks and bike lanes were added since 2019



Director's MESSAGE



Moving Forward in Uncertain Times

With the ongoing pandemic and resulting economic dislocation, it remains challenging to predict how our built and natural environments will be affected. Currently, there is more housing demand, less affordable housing, more industrial development, less traffic during rush hour, and less public transit ridership. The impacts of climate change with more severe and localized storms also seems to be increasing. We will see how these trends evolve, but, whatever the trends end up being, *Landscapes3*, Chester County's comprehensive plan, provides a strong framework for smart growth and effective preservation as we prepare for an uncertain future.

In 2022, the Chester County Planning Commission will continue to implement the goals of *Landscapes3* through the initiatives listed on the right. In response to current trends, we will put extra emphasis on a few initiatives. Because of growth pressure, we will redouble our preservation activities with efforts like a municipal open space initiative, a village preservation guide, and woodlands and tree conservation guides. Because of the current economic uncertainty, we'll help with economic development planning, begin implementing the new ag economic strategic plan, and support a historic site tourism plan. Because of housing cost issues, we'll examine actions the county can take and identify where the best locations for new housing might be. Because of climate change, we'll be preparing a new county trail plan, providing guidance on solar power, and implementing the new *Climate Action Plan*.

Working together, we can help prepare Chester County for whatever planning challenges come our way in 2022 and beyond.

Brian N. O'Leary
 Brian N. O'Leary, AICP
 Executive Director

Major 2022 initiatives

Here are a few major initiatives we'll be pursuing in 2022:

- Municipal open space outreach
- Village preservation guide
- Woodland and tree conservation and preservation
- Economic development planning
- Ag economic strategic plan implementation
- Historic tourism plan support
- County workforce housing analysis
- Accessible housing locations guide
- County-wide trail master plan
- Climate action plan
- Solar power guide and model ordinance
- Clean and sustainable energy support and outreach
- Vision partnership program grants and technical assistance
- Support of 250th Celebration Committee
- Phase two of an updated public transportation plan
- Rural center design guide

Budget

Expenditures	2019	2020	2021
Personnel Services	\$3,046,147	\$3,053,094	\$3,084,212
Materials & Services	\$205,825	\$147,001	\$237,251
Contributions, Grants, Subsidies	\$174,669	\$170,910	\$170,911
TOTAL	\$3,426,641	\$3,371,005	\$3,492,374

Revenues	2019	2020	2021
Federal	\$317,115	\$246,498	\$251,946
State	\$5,000	\$0	\$5,000
Local	\$129,754	\$329,224	\$48,701
Subdivision/Land Review Fees	\$187,980	\$182,450	\$211,770
Miscellaneous	\$865	\$108	\$11,822
TOTAL	\$640,713	\$758,279	\$529,238

* Remaining revenue comes from Chester County



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Agricultural Development Council

Hillary Krummrich, Esq., *Director*
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 Jeannine Speirs, *Community Planner*

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 Carolyn Conwell, AICP, *Environmental Planner*
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 Glenn Bentley, *Plan Reviewer*
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 Paul Farkas, *Plan Reviewer*
 Gene Huller, *Technical Services Supervisor*
 Colin Murtoff, *GIS Planner*
 Benny Nein, *Technical Services Specialist*
 Diana Zak, *Graphics Supervisor*
 Christopher Bittle, *Graphics Specialist*
 Ian Mix, *Graphics Specialist*
 Albert Park, *Design Specialist*

* Former staff

Discussion and Information Items



Community Planning

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

Community Planning

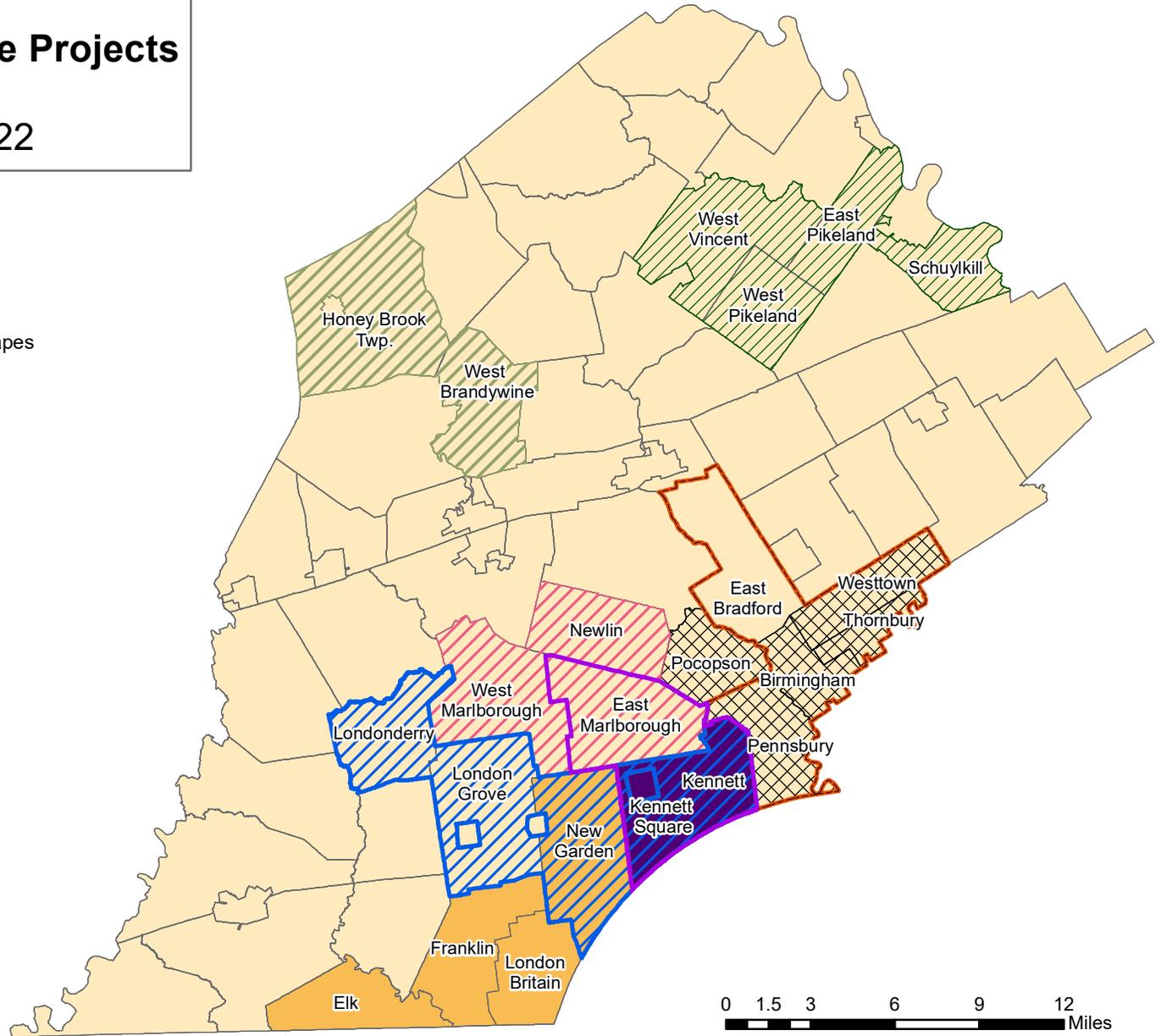
Regional Municipal Assistance Projects

February 2022



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
-  Longwood Gardens Connector Trail Feasibility Study
-  Mason-Dixon Line/Arc Corner Heritage Interpretation and Connectivity Plan
-  Route 41 Corridor Improvement Study



0 1.5 3 6 9 12 Miles

Sources: Municipalities - Chester County DCIS/GIS; VPP Tracking created by CCPC, 2022.



Community Planning

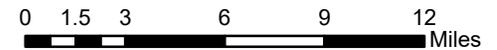
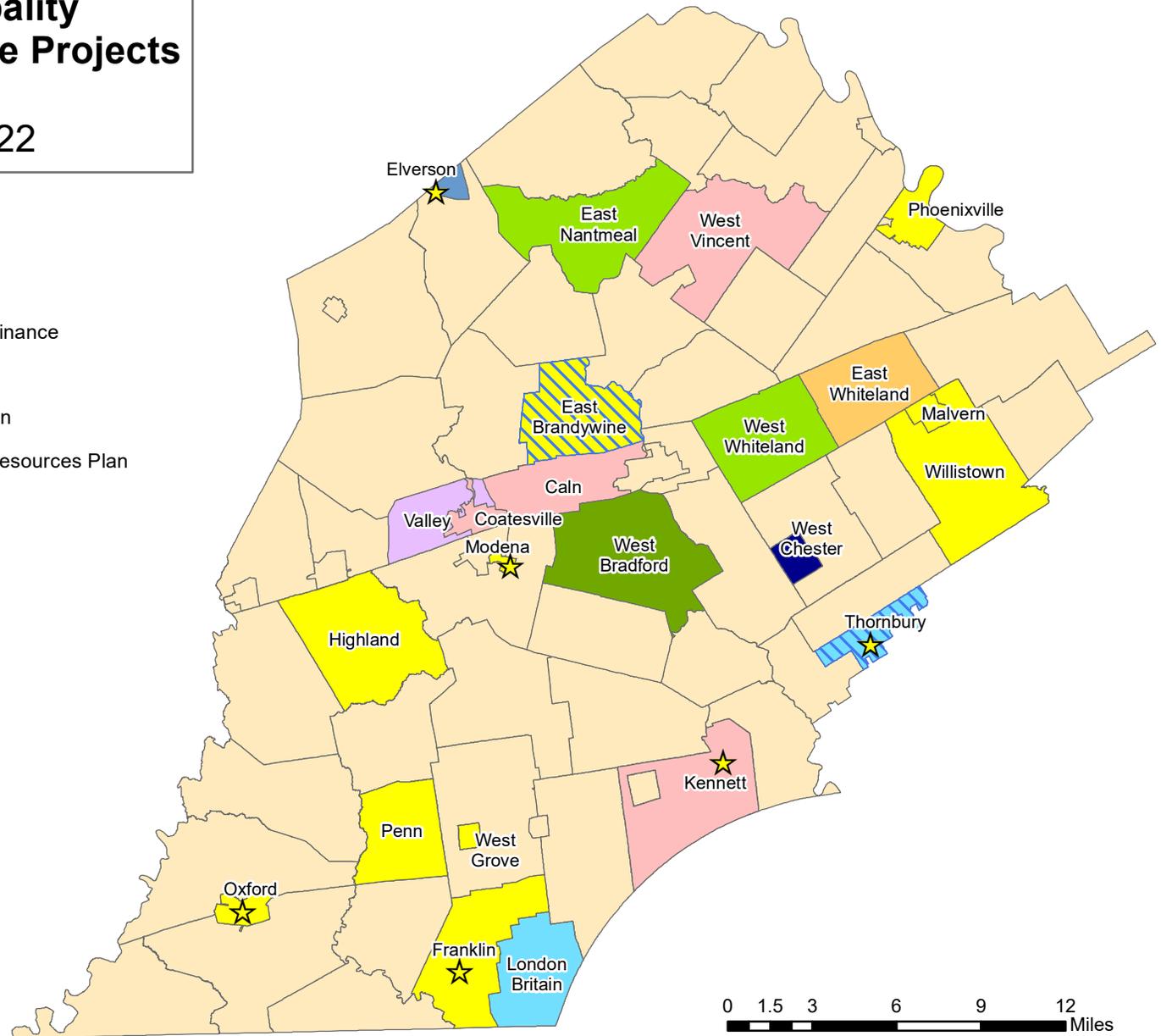
Single Municipality Municipal Assistance Projects

February 2022



Single Municipality Projects

-  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



Sources: Municipalities - Chester County DCIS/GIS; VPP Tracking created by CCPC, 2022.



COMMUNITY PLANNING REPORT

February 2022 (Activities as of 01/31/22)

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: 75% 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 5th Task Force Meeting that include proposed zoning map revisions, area and bulk regulations, and proposed graphics to better convey design objectives and requirements. *The consultant pulled together the full draft of the zoning ordinance and distributed it to the Task Force for review at their February meeting.*

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 11th. The Sept. and Oct. 13th meetings were spent reviewing potential changes to the various TND Overlay Districts. The Nov. meeting covered Natural, Historic, and Floodplain overlay districts. *The January 12, 2022 meeting discussed some recommended changes to the TND Districts. Future meetings are to be determined, however the focus will change from making revisions to the text to review of and recommendations of items/issues to consider for each section.*

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

Percent Completed: 25% 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 Landscapes³. 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 and a public input meeting have been completed. Inventory and land use have been discussed. *Draft chapter outlines and review is underway.*

4. East Nantmeal Township – Historic Resource Survey

Percent Completed: 90% 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 follow those established in the CC Historic Resource Atlas. *A 6-month extension has been requested to accommodate final township and county VPP grant review of project materials.*

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 granted by the Board of Commissioners to complete the Board of Supervisors and subsequent Act 247/VPP review through Spring 2022. *The Supervisors will meet to discuss the draft in February.*

6. Elverson Borough – Active Transportation Plan

Percent Completed: 100% 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. 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 was held on November 16th where a short presentation was followed by an open house for public comment and/or questions. The Elverson Active Transportation Plan was adopted as an amendment to the borough’s comprehensive plan at a Borough Council meeting on December 7th.

7. Franklin Township – Comprehensive Plan

Percent Completed: 85% Contract Term: 4/20 – 3/22 Consultant: Chester County Planning Commission Lead Planner: Jeannine Speirs

This is an implementable Comp Plan having six priority subject areas - agricultural retention, trails/pedestrian connections, resources as green infrastructure, roads/other community infrastructure, and Kemblesville as a destination. 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 has been funded. *Full draft of the Comp Plan document is completed. A 6-month extension has been approved to accommodate the 247 review process and adoption anticipated in Spring 2022.*

8. Highland Township – Comprehensive Plan Update

Percent Completed: 70% Contract Term: 2/21 – 1/23 Consultant: Brandywine Conservancy Monitor: Chris Patriarca

Brandywine is compiling the full draft plan for review at the February Task Force meeting.

9. 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.

10. London Britain Township – Subdivision and Land Development Ordinance Update

Percent Completed: 85% Contract Term: 7/20 – 6/22 Consultant: Brandywine Conservancy Monitor: Kate Clark

The Task Force has finished their review of the second draft of the SLDO. *The SLDO will be presented to the Board of Supervisors at their February meeting.*

11. Malvern Borough – Comprehensive Plan

Percent Completed: 80% 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. A full draft plan was provided which was discussed at the November 17, 2021 and January 19, 2022 meetings. The grant monitor provided written comments (via PDF). *The next meeting date is to be determined (likely March) to review requested and additional revisions to the full draft plan which will be a fully formatted draft provided prior to the next meeting.*

12. Modena Borough – Comprehensive Plan

Percent Completed: 60% Contract Term: 4/21 – 3/23 Consultant: Chester County Planning Commission Lead Planner: Chris Patriarca

The Task Force met in January to discuss the draft community facilities and future land use chapters.

13. Oxford Borough – Comprehensive Plan

Percent Completed: 40% 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. Following an extensive public outreach effort which included open houses, a public survey, stakeholder interviews, and several informal gatherings, CCPC Staff presented the results of all the public outreach and draft Plan objectives to the Task Force on November 9th. *The last meeting of the Task Force was held on January 27th and the Task Force reviewed draft objectives and plan recommendations.*

14. Penn Township – Comprehensive Plan Update

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

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.

15. Phoenixville Borough – Comprehensive Plan

Percent Completed: 70% Contract Term: 8/20 – 7/22 Consultant: Herbert, Rowland, and Grubic Monitor: Chris Patriarca

Act 247 referral is anticipated for February.

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

Percent Completed: 100% Contract Term: 1/21 – 6/22 Consultant: Chester County Planning Commission Lead Planner: Kate Clark

The SLDO and Official Map were adopted at the December 21st Board of Supervisors meeting.

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

Percent Completed: 20% 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 where the consultant team presented the overall project schedule. The 2nd Task Force meeting was held on December 28th and the consultant presented an outline of their research findings.

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

Percent Completed: 75% 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 review of the full draft plan will occur at the next scheduled meeting.

19. West Chester Borough – Economic Benefits of Rail Restoration

Percent Completed: 70% 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 13th. 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. *A presentation of the draft study will be made at the 2/9/2022 Borough meeting.*

20. West Grove Borough – Comprehensive Plan

Percent Completed: 90% 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 24th meeting discussed cultural resources. A public open house to present the draft plan was held September 14th. A task force meeting was held on Oct. 28th to review the full plan. *The 247/VPP review is complete and the plan will be considered for adoption in early February.*

21. West Vincent Township – Forest Protection Ordinances

Percent Completed: 0% Contract Term: TBD Consultant: Theurkauf Design & Planning Monitor: TBD

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.

22. West Whiteland Township – Historic Resource Survey Update

Percent Completed: 90% Contract Term: 11/19 – 4/22 Consultant: Commonwealth Heritage Group Monitor: Jeannine Speirs

A VPP grant review of project materials has been requested.

23. Willistown Township – Comprehensive Plan

Percent Completed: 25% Contract Term: 1/21-12/22 Consultant: Gaadt Perspectives Monitor: Kate Clark

The Task Force met in January to receive a project status update. *The next Task Force meeting will be held in March and will review draft plan chapters.*

MULTI-MUNICIPAL

24. Brandywine Battlefield Strategic Landscapes Plans – Phase 3

Percent Completed: 40% 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. Field work is underway.

25. Brandywine Battlefield Group – BB Heritage Interpretation Plan

Percent Completed: 90% 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 occurred in November. Last public meeting was in December. *A 6-month extension has been requested to accommodate final townships and county VPP review and municipal acceptance of the plan. A VPP grant review will soon be requested.*

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

Percent Completed: 75% 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 was held on November 17th where the same information that was presented at the October Task Force meeting was presented to the public to an overall positive reaction. *The draft of the Study was completed and forwarded to the Task Force for their review and comment in mid-January.*

27. 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 21st Borough Council meeting. *Kennett Township submitted a replacement for Article X: Commercial District that includes TND provisions for VPP/Act 247 review that references a General Manual of Design Guidelines that was previously submitted for Act 247 review. The Township intends to adopt Article X and the Design Guidelines in the next several months to fulfill this contract. These will later be incorporated into the full ordinance update indicated in #9 above.*

28. Kennett Township, Kennett Square Borough, and East Marlborough Township – Longwood Gardens Connector Trail Feasibility Study

Percent Completed: 0% Contract Term: TBD Consultant: McMahan Associates Monitor: Rachael Griffith/Kevin Myers

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.

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

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

The four townships are proposing to prepare a plan that will promote thematic and physical heritage interpretation and connectivity between key natural, cultural, historic, and agricultural sites within the Mason-Dixon Planning area. This project specifically builds on Franklin’s Comp Plan policy as well as policy in the other three communities.

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

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

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.

31. Phoenixville Area Townships – Clean Energy Transition Plan

Percent Completed: 0% Contract Term: 11/21 – 4/23 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 project kickoff meeting was held on November 29, 2021.

32. Unionville Area Region – Comprehensive Plan Update

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

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)
- West Caln – Zoning (October 2021)
- West Nottingham – Corridor Study (November 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 are being planned as in-person events in 2022. Municipalities received applications for the 2022 tours on November 22nd with a January 14, 2022 deadline to apply. 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: CCHPN, 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. *Nine municipalities have expressed interest in conducting Town Tours 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. 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. *Preliminary approval letters have been sent to DCD. Final approval is contingent on receiving design detail and final drawings.*
 - 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; Elkview Road/Lincoln #35; Seven Stars Road #190; Old Schuylkill Road/Pigeon Creek #207, Allerton Road #111, North Reed Road #134. Cultural Review reports are completed for Warwick Furnace Road #199 and Dutton Mill Road #157. This projects typically require a Section 106 or PA History Code review process. The Camp Bonsul/Rudolph and Arthur Covered Bridge, #26, 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 for the Hatfield House in Hibernia Park.
 - 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 and resources impacted by work on the Coatesville-Downingtown Bypass in the vicinity of its intersection with PA Rt. 10 in Sadsbury Township .
 - 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:
 - *America's 250th: Commissioner Kichline serves on the statewide committee. A Resolution has been approval by the County Commissioners. Applications to serve on the 250th Commission are being accepted. A web page, CHESCO.org/America250 has been created on the Chester County web site.*
 - *Iron and Steel Heritage Partnership: The partnership is focusing on coordination with Heritage Tourism planning.*
 - *Underground Railroad: Long-term effort regarding Harriet Tubman Byway/walking trail*
 - *Rural History Confederation: no current activity.*
 - *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 at the Glenmore Reserve 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 assisting on a PHMC/CLG funded project (Driving Tour) that East Marlborough received funding for and Battlefield Park Associates is managing. Project is being completed with the support of the Task Force and to mesh with and tie together the Battlefield Heritage Interpretive Signage Project that the Sons of the Revolution is funding and helping to lead and Battlefield Heritage Centers and Interpretive Sites.

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. *2021 data collected, completing site visits to finalize the data and preparing report.*
- **State of the County Economy Report** – *2021 report posted.*

HOUSING

- **Housing Choices Committee** – *Spring meeting TBD.*
- **Costs of Housing** – Final report is available on the CCPC website as of November 2021.
- **Housing for an aging population** – Final report is available on the CCPC website as of November 2021.
- **Missing Middle Housing** – Finalizing draft text and land analysis of area allowing Missing Middle Housing.
- **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 was held on November 18th 4pm-6pm and focused 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.
- **Workforce Housing** – *Initiating research of county programs to support workforce housing.*
- **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); TMAAC (design); Coatesville (coordination between the City, 2nd Century, CDC, and CCPC); West Grove – potential assistance with PA DCNR C2P2 Grant for parks master plan. 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 (now Kennett Collaborative), the Western Chester County Chamber of Commerce, and 2nd Century Alliance. *Attending the Western Chester County COG 1/26/2022.*
- **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 through coordination with CCDCIS and ESRI.
- **Urban Center Webpage** –No recent activity. *The 2021 UCF video was added to the website.*
- **Urban Center Forum** –*The agenda and video of the 2021 Urban Centers Forum has been added to the website.*
- **Urban Centers Improvement Inventory** –The 2022 UCII update is underway. *A draft 2022 UCII should be made available in early February 2022.*
- **Urban Centers Survey** – A SurveyMonkey survey has been completed. Working on outreach to urban centers managers, staff, council, and planning commission. Due to last quarter budgets, UCII update, and new elected officials, stronger messaging and communication regarding the survey will likely wait until after the new year.
- **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. CRP awards were approved by the Commissioners and letters were sent on November 9, 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 27th, 2021. There was discussion amongst the Review Committee about administrative and programmatic changes to the TCDI program. The PA TCDI request for proposals will be on January 3, 2022. CCPC should assist with messaging to municipalities regarding the TCDI program. Note that DVRPC staff will be taking over more aspects of grant administration and there will be no match, which should assist with municipal interest and ability to apply, particularly for municipalities that have fiscal and capacity limitations. *DVRPC will provide additional announcements about the upcoming TCDI round on February 1st. A webinar for the upcoming TCDI round will be held February 14th at 9:30am on Zoom.*
- **Presentations:** *Attending the Western Chester County COG 1/26/2022.*

Agricultural Development Council Update



Environment & Infrastructure

Environment & Infrastructure Division

January 2022

TA Set Aside Awards

On January 27th the DVRPC Board approved the PennDOT Transportation Alternatives (TA) Set Aside program project award recommendations. Within those recommendations are a list of projects selected to receive regional funding totaling \$7,945,000 and a list of projects recommended for statewide funds which will be announced in March or April (or perhaps sooner).

There were a total of three (3) applications submitted from Chester County municipalities. The projects that were selected to receive regional funding (and their amounts) are as follows:

- New Garden Township - Toughkenamon Streetscape Improvements - \$965,000
- East Whiteland Township - Moores Road Sidewalk - \$500,000

The third Chester County application submitted – Penn Township’s Jennersville Sidewalk Connections project - was placed on the ‘highly recommended’ list for its full \$845,000 request at the statewide level. DVRPC typically receives a good portion of the statewide funding and with its ‘highly recommended’ status there is a good chance that project will also receive its full funding request.

Western PA Bridge Collapse

On January 28th as President Biden was on his way to Pittsburgh to talk about the bipartisan infrastructure law, a bridge carrying Forbes Avenue over Fern Hollow Creek in Pittsburgh’s Frick Park collapsed. Miraculously no one was killed though 10 people were injured. The bridge was opened in 1974, had been consistently rated in poor condition since 2011, and had a posted weight limit of 26 tons. The National Transportation Safety Board (NTSB) is currently investigating the cause.

So, what are the conditions of Chester County’s bridges? A recent analysis of bridge conditions (as of Fall 2021) in the DVRPC region performed by the E&I division shows that there are a total of 666 State-owned bridges and 229 Locally-



Image Source: *Pittsburgh Post-Gazette*.

owned bridges in Chester County. Chester county owns 91 of those Locally-owned roadway bridges. The following is a breakdown of the condition ratings for each of those groups:

- **State-owned Bridges** (666): Good 157 (23.6%); Fair 427 (64.1%); Poor 81 (12.2%); no value 1 (0.2%)
- **Locally-owned Bridges** (229): Good 60 (26.2%); Fair 114 (49.8%); Poor 53 (23.1%); no value 2 (0.9%)
- **Chester County owned bridges** (91 of the 229 above): Good 18 (19.8%); Fair 44 (48.3%); Poor 29 (31.9%)

Please note that the ‘no value’ bridges were all constructed since 2019 and would be considered in ‘Good’ condition, though not calculated as such. The good news here is that as part of the recently passed infrastructure law, the region is receiving over \$582 million to address bridges in the current TIP update. While the exact number of bridges to receive this funding in Chester County is TBD, current programming indicates that there are five bridges currently on the TIP, plus three more to be added and many if not all of the bridges within the US 30 Bypass Eastern Section will receive this additional funding, with approximately \$220 million remaining to be programmed for the region’s twelve year TIP.

Pipelines Update

No news is good news on the pipelines front, and we have nothing to report for January. 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>

Environmental and Environment and Energy Advisory Board (EEAB) Updates

- The Environmental and Energy Advisory Board held their first quarterly meeting of the year on January 26, 2022. Subjects discussed included the creation of potential subcommittees to focus on clean energy and environmental issues, guidance on appropriate locations for utility scale solar projects, status of the potential Regional Power Purchase Agreement process, outreach efforts on the Climate Action Plan, and future presentations to the EEAB on related Planning Commission work program efforts.

Design and Technology



THE COUNTY OF CHESTER



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MEMORANDUM

To: Chester County Planning Commission
From: Paul Fritz, Director, Design & Technology Division
Date: January 31, 2022
Re: Planning Commission Board Meeting Monthly Report

For the month of January, 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 and finalized compilation of 2021 review data. A summary of this compilation will be presented at the February Board meeting.

The GIS staff continued to assist Community Planning's mapping requests, historic atlas updates, and work program projects. Also, mapping and analysis was initiated for the open space and natural resource protection municipal outreach programs.

The Graphics team worked on various projects, including draft materials for the open space municipal outreach program. Also, a video was created to invite participation in Chester County's planning for America's 250th anniversary and the draft 2021 annual report was completed.

Director's Report

Public Comment