



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
March 9, 2022

FINAL AGENDA

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

A. Chairman’s Welcome

Chair

2:05 p.m. 2. ACTION ITEMS

B. Approval of Commission Meeting Minutes – February 9, 2022

Commission

C. Act 247 Reviews – February 2022 Applications

Act 247 Team

1) Subdivision and Land Development Plan Reviews (22)

- 1) Caln Township LD-01-22-17065
- 2) Caln Township SD-01-22-17064
- 3) East Brandywine Township SD-01-22-17059
- 4) East Coventry Township SD-01-22-17054
- 5) East Nottingham Township LD-01-22-17049
- 6) Franklin Township LD-01-22-17067
- 7) Highland Township SD-02-22-17088
- 8) Kennett Township LD-02-22-17087
- 9) New Garden Township LD-01-22-17053
- 10) New Garden Township SD-01-22-17041
- 11) North Coventry Township SD-01-22-17077
- 12) South Coventry Township SD-01-22-17050
- 13) Upper Uwchlan Township LD-01-22-17063
- 14) Uwchlan Township LD-01-22-17045
- 15) Uwchlan Township SD-01-22-17044
- 16) West Caln Township SD-01-22-17052
- 17) West Chester Borough SD-01-22-17072
- 18) West Goshen Township LD-01-22-17048
- 19) West Goshen Township SD-01-22-17046
- 20) West Nottingham Township SD-01-22-17043
- 21) West Vincent Township LD-01-22-17055
- 22) West Vincent Township SD-01-22-17057

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

- 1) Kennett Township ZA-01-22-17081
- 2) London Grove Township SA-02-22-17093

- 3) London Grove Township ZA-01-22-17056
- 4) London Grove Township ZA-02-22-17082
- 5) London Grove Township ZA-02-22-17083
- 6) Pocopson Township ZA-02-22-17091
- 7) Westtown Township ZA-01-22-17060
- 8) Westtown Township ZA-01-22-17061
- 9) Westtown Township ZA-01-22-17062
- 10) Willistown Township ZA-01-22-17073

- D. Act 537 Reviews- February 2022 Applications *Carolyn Conwell*
 - 1) Major Applications (0)
 - 2) Minor Applications (2)
 - Easttown Township; 422 S. Waterloo Road; 55-3-53.1; consistent
 - West Vincent Township; Cotswold; 25-7-87; inconsistent

- E. Ag Economic Development Strategic Plan *Hillary Krummrich*

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

- F. Agricultural Development Council Update *Hillary Krummrich*

- G. Natural Resources Outreach *Carol Stauffer, Rachael Griffith, Kate Clark*

- H. Environment and Infrastructure Division Update *Brian Styche*
 - 1) *Landscapes3* Success Stories *Jake Michael & Elle Steinman*

- I. Community Planning Division *Bill Deguffroy*
 - 1) Non-Residential Construction *Libby Horwitz*

- J. Design & Technology Division Update *Paul Fritz*

- K. Directors Report *Brian O'Leary*
 - 1) Discussion of Bylaws Amendment

- L. 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
February 9, 2022

MEMBERS PRESENT IN PERSON: Nate Cline, Vice-Chair; Matt Hammond.

MEMBERS PRESENT VIA ZOOM: Stephanie Duncan; Dr. Douglas Fasick; Molly Morrison;
Angie Thompson-Lobb.

STAFF PRESENT IN PERSON: Brian O'Leary, Executive Director; Carol Stauffer, Assistant
Director; Bill Deguffroy; Beth Cunliffe; Paul Farkas; Paul Fritz; Gene Huller; Benny Nein; Chris
Patriarca; Brian Styche; Suzanne Wozniak.

STAFF PRESENT VIA ZOOM: Glenn Bentley; Wes Bruckno; Chris Bittle; Carrie Conwell; Hillary
Krummrich; Jake Michael; Carolyn Oakley; Kylie Sentyz; Elle Steinman; Diana Zak.

VISITORS PRESENT VIA ZOOM: Shelly Eveland; Ty Holbert; Kris McLennan; Ryan McNamee.

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, February 9, 2022
was called to order at 2:02 P.M. by Vice-Chair Nate Cline.

ACTION ITEMS:

Approval of Meeting Minutes:

A MOTION TO APPROVE THE MINUTES FOR THE JANUARY 12, 2022 MEETING OF THE
CHESTER COUNTY PLANNING COMMISSION WAS MADE BY MR. HAMMOND,
SECONDED BY DR. FASICK, AND PASSED BY UNANIMOUS VOTE OF THE
COMMISSION.

Act 247 Reviews:

Subdivision and Land Development Reviews – January 2022:

There were 14 Subdivision and Land Development Reviews prepared in January.

A MOTION TO APPROVE THE SUBDIVISION AND LAND DEVELOPMENT REVIEWS FOR
JANUARY 2022 WAS MADE BY MS. MORRISON, SECONDED BY MR. HAMMOND, AND
PASSED BY UNANIMOUS VOTE OF THE COMMISSION.

Mr. Hammond recused himself from the following application: SD-12-21-17035.

Mr. Cline recused himself from the following application: SD-12-21-17035.

Comprehensive Plan, Zoning and Subdivision Ordinance Amendments, Miscellaneous Reviews – January 2022:

There were 2 Comprehensive Plan, Zoning and Subdivision Ordinance Amendment, and Miscellaneous Reviews prepared in January.

A MOTION TO APPROVE THE COMPREHENSIVE PLAN, ZONING AND SUBDIVISION ORDINANCE AMENDMENT AND MISCELLANEOUS REVIEWS FOR JANUARY 2022 WAS MADE BY MR. HAMMOND, SECONDED BY MS. DUNCAN, AND PASSED BY UNANIMOUS VOTE OF THE COMMISSION.

Act 537 Reviews:

There were no major Act 537 reviews for the month of January 2022.

There were 2 minor Act 537 reviews for the month of January 2022.

A MOTION TO APPROVE THE TWO MINOR ACT 537 REVIEWS FOR JANUARY 2022 WAS MADE BY MS. DUNCAN, SECONDED BY MS. MORRISON, AND PASSED BY UNANIMOUS VOTE OF THE COMMISSION.

Mr. Cline recused himself from the West Brandywine Township review.

2021 Annual Report:

A MOTION TO APPROVE THE 2021 ANNUAL REPORT WAS MADE BY MR. HAMMOND, SECONDED BY DR. FASICK, AND PASSED BY UNANIMOUS VOTE OF THE COMMISSION.

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.

The Vision Partnership Program 2022 round I grant cycle opens February 14th. The deadline for pre-application meeting requests is March 21 with grant applications due by March 31st. Grant awards will be announced on May 11th.

On July 4, 2026, communities across the nation will come together to celebrate the 250th anniversary of the United States of America. The Chester County America250 Commission will be responsible for organizing the County participation in the celebration. Mr. Deguffroy shared an introductory video with the board members. More information can be found here <https://chescoplanning.org/News/2022/0126-America250.cfm>.

A+ Homes – Planning for Affordably-Priced Homes:

Mr. Patriarca presented information about the completed report on the costs related to the construction of housing. This report provides an overview of the various costs that go into the construction of housing ranging from land and infrastructure costs to soft costs. A series of approaches and strategies is then provided for municipalities to consider in an effort to reduce overall construction costs and in turn foster the creation of affordably priced housing.

In 2020, the median sales price for housing in Chester County was \$375,064, which represents the highest countywide median in the Commonwealth. This high median is a result of many factors,

including the overall rise in construction costs experienced throughout the 2010s. As these costs continue to rise, more Chester County families are becoming cost burdened as it relates to their overall amount of income dedicated for housing costs.

These increased costs will have significant impacts on housing throughout the County. Municipalities can minimize and mitigate some of the factors that drive up overall housing construction costs without jeopardizing the protections intended through reasonable municipal regulations. The report can be found here <https://www.chescoplanning.org/Housing/AffordableHousing/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 March 2 Agricultural Development Council meeting to recommend the draft plan to the Commissioners for approval.

ADC staff has begun work on the 2022 farm guide. The feature story will be about the Styers Peonies farm in Chadds Ford, and the guide will 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.

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.

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 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%)

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.

The Environmental and Energy Advisory Board held their first quarterly meeting 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 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 GIS staff continued to assist Community Planning's mapping requests, historic atlas updates, and work program projects.

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.

Natural Features Map:

Mr. Nein presented the Planning Commission's new interactive map of natural resources in Chester County. This includes layers for geology, soils, water resources, open space, and natural habitat, with the ability to overlay resources on a single map. The application identifies and describes the county's natural resources and can serve as a tool for land conservation and resource protection planning while supporting the *Landscapes3* Protect goal and priority protection areas.

The site is user friendly with instructions available on the "About" page. There are tabs that break down into slides with a description and interactive map. Additionally, there are links to resources available on the CCPC website for information on each topic. The interactive map can be found at <https://chescoplanning.org/environmental/Resources.cfm>

2021 Year in Review:

Mr. Farkas provided an overview of the proposals reviewed in 2021, as well as the trends seen over the past decade in plan review and ordinance submissions.

The number of proposed residential lots/units (excluding second reviews) increased from 2,681 lots/units in 2020 to 3,425 lots/units reviewed in 2021. The proposed non-residential structural square footage (excluding second reviews) reviewed in 2021 was 4,686,241 square feet, compared to 1,643,502 square feet reviewed in 2020.

In 2021, 97 percent of all proposed residential lots/units and 76 percent of non-residential structural square footage were located within a growth area designation of *Landscapes2/Landscapes3*, the County Comprehensive Plan.

County Planning Commission Staff conducted 121 ordinance reviews in 2021, which was an increase compared to 100 total reviews in 2020.

The frequently submitted ordinance topics in 2021 included: signage regulations, 6 municipalities; wireless communications, 4 municipalities; historic preservation, 3 municipalities; and natural resource protection, 3 municipalities.

Director's Report:

The board members discussed the Planning Commission bylaws in relation to term limits which currently do not have a term limit for officers. Mr. O'Leary was asked to prepare a proposed bylaw amendment for discussion at the March 9, 2022 meeting.

The Chester County Economic Development Council will be holding a briefing on February 25, 2022 to discuss the 2021 Chester County Economy Report. Speakers will include Senior Housing & Economic Planner Libby Horwitz, who will be presenting highlights from the report including

demographics, expanding/shrinking industry sectors, labor trends, commercial and residential real estate updates, and more.

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 MS. DUNCAN, AND PASSED BY UNANIMOUS VOTE OF THE COMMISSION.

Respectfully submitted,

A handwritten signature in blue ink that reads "Brian N. O'Leary". The signature is written in a cursive style with a long, sweeping tail on the letter 'y'.

Brian N. O'Leary, AICP
Secretary

BNO/slw

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

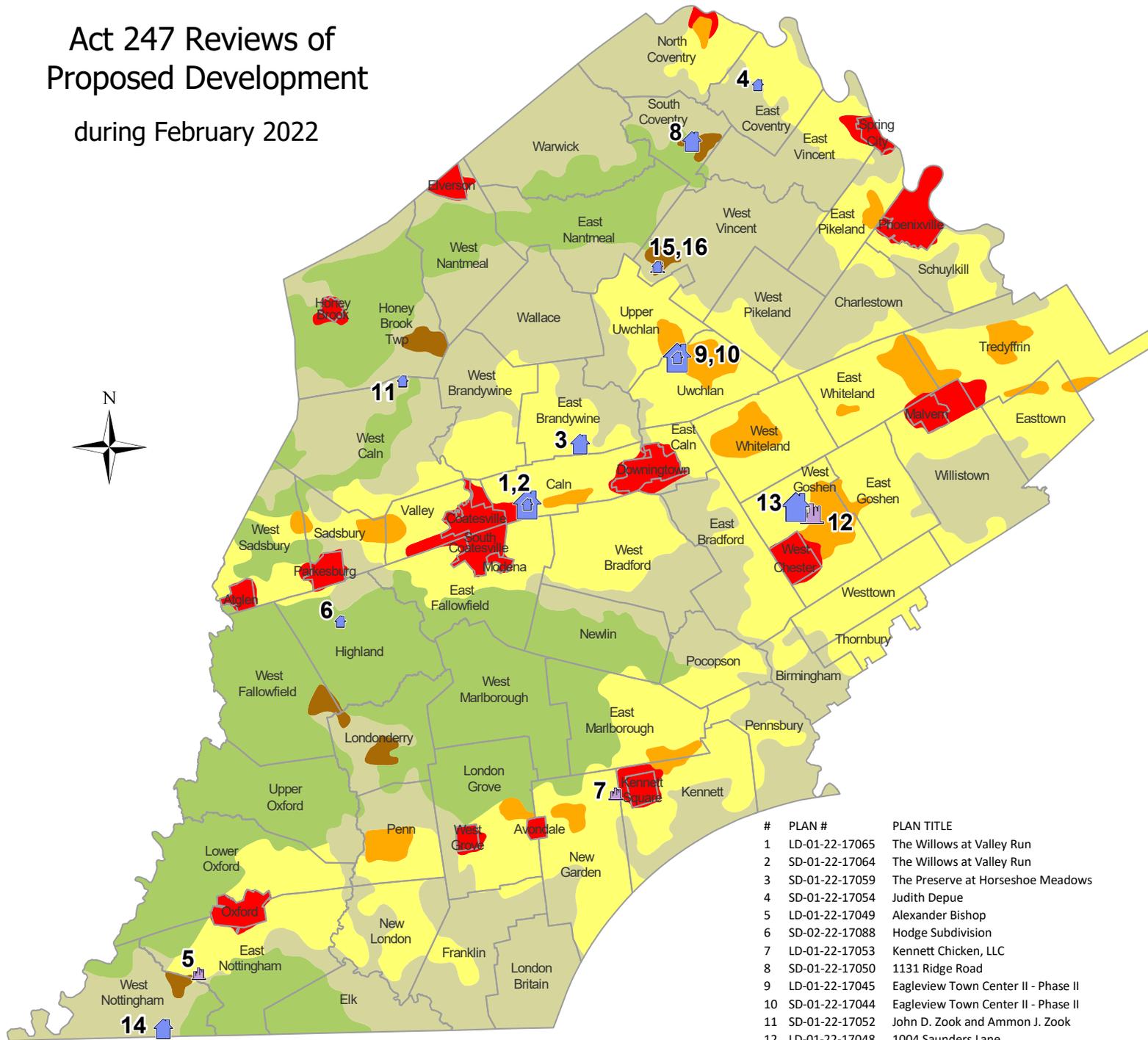
Act 247 Reviews



Subdivision & Land Development



Act 247 Reviews of Proposed Development during February 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

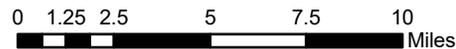
- Urban Center
- Suburban Center
- Suburban
- Rural Center

Rural Resource Areas

- Rural
- Agricultural

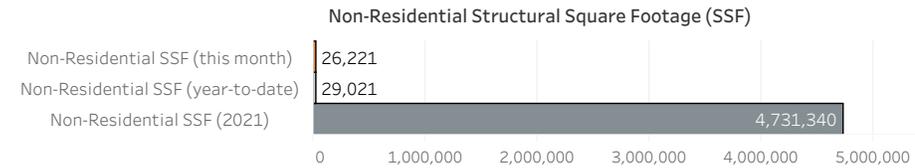
Note: Excludes lot line revisions, lot consolidations, second reviews, sketch plans, and surface parking, UNLESS those reviews cited unique or significant community impacts.

#	PLAN #	PLAN TITLE
1	LD-01-22-17065	The Willows at Valley Run
2	SD-01-22-17064	The Willows at Valley Run
3	SD-01-22-17059	The Preserve at Horseshoe Meadows
4	SD-01-22-17054	Judith Depue
5	LD-01-22-17049	Alexander Bishop
6	SD-02-22-17088	Hodge Subdivision
7	LD-01-22-17053	Kennett Chicken, LLC
8	SD-01-22-17050	1131 Ridge Road
9	LD-01-22-17045	Eagleview Town Center II - Phase II
10	SD-01-22-17044	Eagleview Town Center II - Phase II
11	SD-01-22-17052	John D. Zook and Ammon J. Zook
12	LD-01-22-17048	1004 Saunders Lane
13	SD-01-22-17046	Woodlands at Greystone - Phase 4
14	SD-01-22-17043	3 Lot Subdivision - R. Samuel McMichael
15	LD-01-22-17055	Pothouse-Kimberton, LLC Urgent Care
16	SD-01-22-17057	Pothouse-Kimberton, LLC Urgent Care



Subdivision and Land Development Applications

February 2022



Subdivision and Land Development Reviews 2/1/2022 to 2/28/2022

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)
Caln Township	LD-01-22-17065	The Willows at Valley Run	2/17/2022	15.17	Apartment	120		Residential Apartment			Yes
Caln Township	SD-01-22-17064	The Willows at Valley Run	2/17/2022	15.17	Apartment	1		Residential Apartment			Yes
East Brandywine Township	SD-01-22-17059	The Preserve at Horseshoe Meadows	2/7/2022	14.08	Single Family Residential	7		Residential Single Family Residential			Yes
East Coventry Township	SD-01-22-17054	Judith Depue	2/1/2022	0.85	Single Family Residential	2		Residential Single Family Residential			Yes
East Nottingham Township	LD-01-22-17049	Alexander Bishop	2/2/2022	1.98	Commercial	1	4,048	Commercial Parking Lot/Garage	1		Yes
Franklin Township	LD-01-22-17067	Avon Grove Charter School Early Learning Center	2/11/2022	15.00	Institutional	1		Institutional Parking Lot/Garage			Yes
Highland Township	SD-02-22-17088	Hodge Subdivision	2/16/2022	39.95	Single Family Residential Agricultural	2		Residential Single Family Residential Agricultural Farm/Pasture Land			Yes
New Garden Township	LD-01-22-17053	Kennett Chicken, LLC	2/9/2022	11.34	Commercial	1	2,402	Commercial Restaurant	1	0	Yes
New Garden Township	SD-01-22-17041	Loch Nairn Subdivision	2/1/2022	72.97	Commercial Single Family Residential	2		Commercial Restaurant Residential Single Family Residential			Yes
North Coventry Township	SD-01-22-17077	John E. & Erin W. Mathis	2/18/2022		Single Family Residential	2		Residential Single Family Residential			Yes
South Coventry Township	SD-01-22-17050	1131 Ridge Road	2/7/2022	5.00	Single Family Residential	3		Residential Single Family Residential		0	Yes
Upper Uwchlan Township	LD-01-22-17063	11 Senn Drive - Parking Expansion	2/18/2022	3.80	Commercial	1		Commercial Parking Lot/Garage			Yes

Subdivision and Land Development Reviews 2/1/2022 to 2/28/2022

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)
Uwchlan Township	LD-01-22-17045	Eagleview Town Center II - Phase II	2/10/2022	5.53	Apartment	82		Residential Apartment			Yes
Uwchlan Township	SD-01-22-17044	Eagleview Town Center II - Phase II	2/10/2022	5.53	Apartment	1		Residential Apartment			Yes
West Caln Township	SD-01-22-17052	John D. Zook and Ammon J. Zook	2/1/2022	40.74	Single Family Residential	2		Residential Single Family Residential			Yes
West Chester Borough	SD-01-22-17072	601 and 605 Price Street	2/16/2022	0.78	Single Family Residential	2		Residential Single Family Residential			Yes
West Goshen Township	LD-01-22-17048	1004 Saunders Lane	2/10/2022	5.65	Commercial	1	19,325	Commercial Warehouse	1	0	Yes
West Goshen Township	SD-01-22-17046	Woodlands at Greystone - Phase 4	2/8/2022	434.17	Single Family Residential Twin	105		Residential Single Family Residential Residential Twin			Yes
West Nottingham Township	SD-01-22-17043	3 Lot Subdivision - R. Samuel McMichael	2/1/2022	61.56	Industrial	3		Industrial			Yes
West Vincent Township	LD-01-22-17055	Pothouse-Kimberton, LLC Urgent Care	2/11/2022	5.31	Commercial	1	446	Commercial Medical Building	1		Yes
West Vincent Township	SD-01-22-17057	Pothouse-Kimberton, LLC Urgent Care	2/11/2022	5.31	Commercial	2		Commercial Medical Building			Yes
Grand Totals of Subdivision and Land Development Reviews		21 Reviews		759.87 Acres		342 Lots/Units	26,221 Non-Res. Sq. Feet		4 Non-Res. Bldgs.	0 Linear Feet Roadway	

There are **21** plans consistent, **0** plans inconsistent, and **0** plans with no relevance to **Landscapes3**.

Unofficial Sketch Plan Evaluations 2/1/2022 to 2/28/2022

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)
Kennett Township	LD-02-22-17087	Kendal Longwood Health Center	2/22/2022	133.00	Institutional	1	32,200	Institutional Addition to Existing	1		Yes
Grand Totals of Unofficial Sketch Evaluations		1 Reviews		133.00 Acres		1 Lots/Units	32,200 Non-Res. Sq. Feet		1 Non-Res. Bldgs.	Linear Feet Roadway	

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

Conditional Use Reviews

2/1/2022 to 2/28/2022

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

February 17, 2022

Kristen Denne, Manager
Caln Township
253 Municipal Drive
Thorndale, PA 19372

Re: Preliminary/Final Subdivision and Land Development - The Willows at Valley Run
Caln Township - SD-01-22-17064, LD-01-22-17065

Dear Ms. Denne:

A preliminary/final subdivision and land development plan entitled "The Willows at Valley Run", prepared by DL Howell & Associates, Inc. and dated January 6, 2022, was received by this office on January 20, 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 and land development plan for your consideration.

PROJECT SUMMARY:

Location:	North side of Business Route 30 (State Route 3070), to the east of North Caln Road
Site Acreage:	15.17 acres
Lots/Units:	Three lots to be combined; 120 units proposed
Proposed Land Use:	Apartments
New Parking Spaces:	210 spaces
Municipal Land Use Plan Designation:	Highway Commercial
UPI#:	39-4J-40, 39-4-56, 39-4-57

PROPOSAL:

The applicant proposes the construction of 120 residential units in six buildings, 210 parking spaces and the consolidation of three lots into one lot comprising 15.175 acres. The project will be constructed in two phases of 60 units each. The site, which will be served by public water and public sewer facilities, is located in the Caln Township C-1 Highway Commercial zoning district. The project also includes 8.57 acres of open space, approximately one-half of which is composed of wetlands or floodplain areas. The project received a conditional use approval from the Caln Township Commissioners on October 29, 2020.

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

BACKGROUND:

The Chester County Department of Community and Economic Development and the Chester County Housing Authority have been working, in conjunction with other agencies, to create this proposed 120-unit mixed-income rental community. According to the Chester County Department of Community and Economic Development and the Chester County Housing Authority, the first 60-unit phase will include 15 one-bedroom units, 27 two-bedroom units, and 18 three-bedroom units. Apartments will be affordable to households earning 20 percent (3 units), 50 percent (28 units), and 60 percent (20 units) of the area’s median income; nine units will be rented at the market-rate. Fifteen percent of units (9 units) will be reserved for persons with disabilities. The first phase of this development will include nine units for supportive housing for disabled individuals.

COUNTY POLICY:

LANDSCAPES:

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

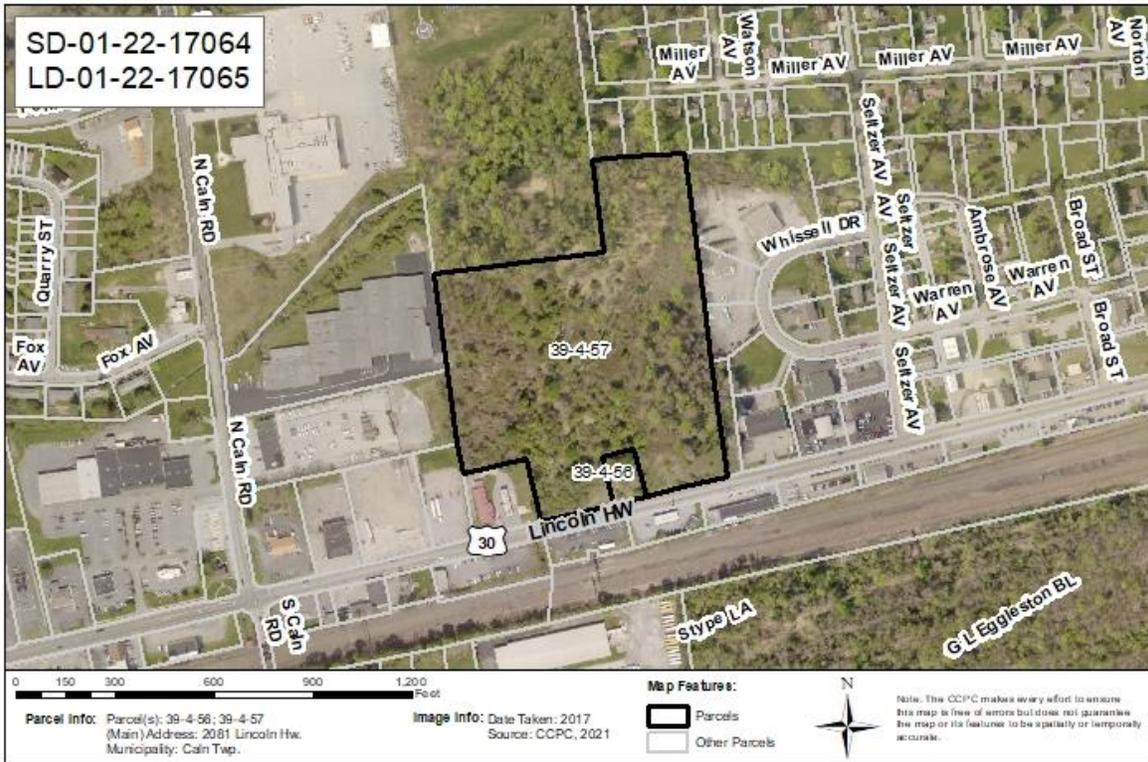
“Live” Objective B of [Landscapes3](#) is to accommodate housing at costs accessible to all residents. Additionally, the County has established the A+ Homes initiative, which focuses on creating homes that are attractive, affordably-priced, adaptable, aging-friendly, and accessible. The project is also consistent with the goals of the A+ Homes initiative. We commend the applicants for working to create affordable housing opportunities in this area.

WATERSHEDS:

2. **Watersheds**, the water resources component of [Landscapes3](#), indicates the proposed development is located within the Valley Run subbasin of the Brandywine Creek watershed. **Watersheds’** highest priority land use objectives within this watershed are:

- reduce stormwater runoff,
- restore water quality of “impaired” streams, and
- protect vegetated riparian corridors.

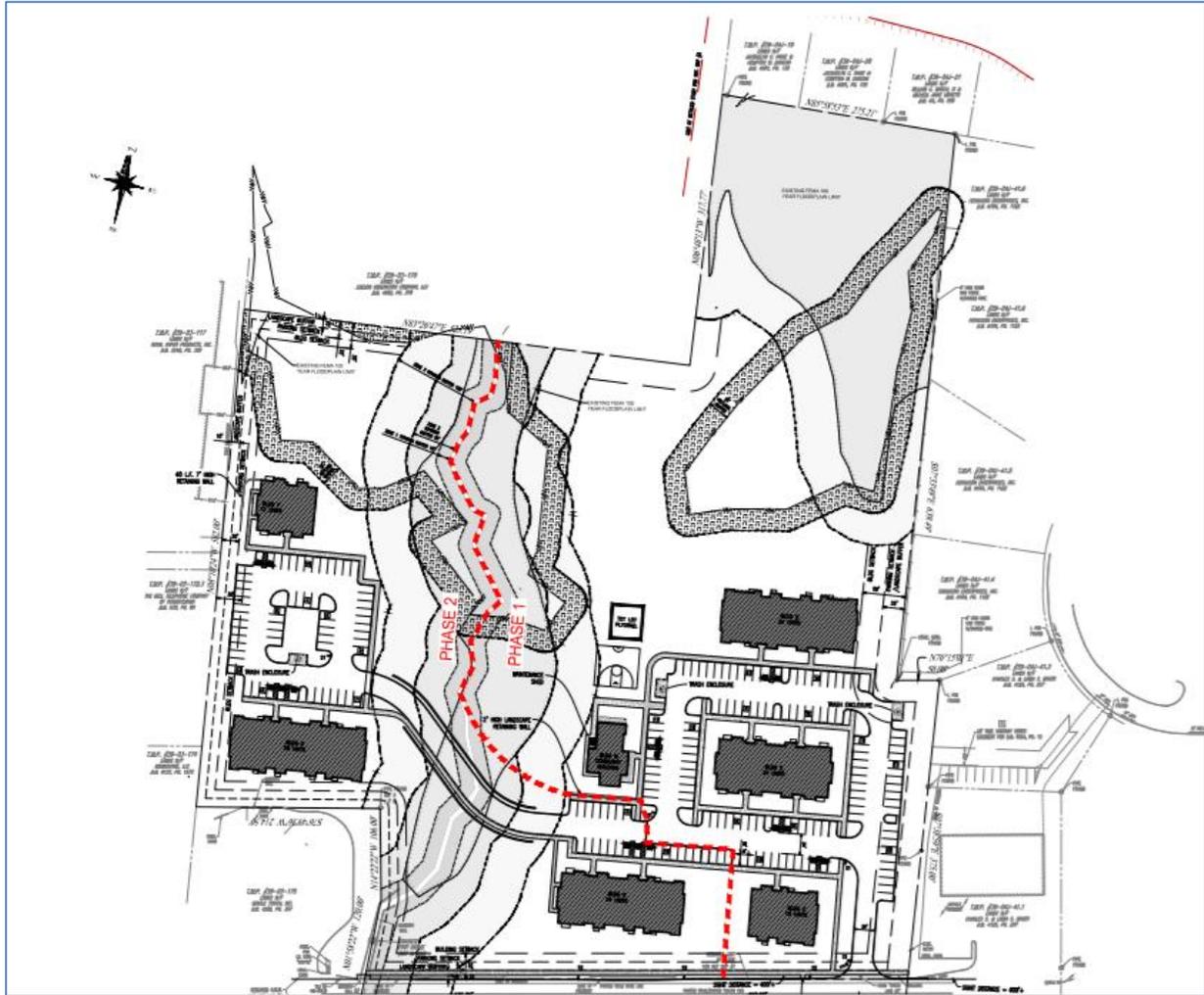
Watersheds can be accessed at www.chesco.org/water.



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

PRIMARY ISSUES:

4. “Connect” Objective C of *Landscapes3*, the 2018 County Comprehensive Plan, is to provide universally accessible sidewalks, trails, and public transit connections to create a continuous active transportation network within designated growth areas. We commend the applicant for providing sidewalks at the site as well as sidewalk connections to the sidewalk on Lincoln Highway. The applicant should also ensure that pedestrian access is provided between the eastern and western portions of the site. Pedestrian connectivity between sidewalks and buildings is an important component of a complete sidewalk system in the **Suburban Center** and **Urban Landscapes**.
5. We suggest that the applicant provide an emergency access to the western portion of the site (i.e., in Phase 2). This is also important due to the risk of flooding that may restrict access to portions of the site.
6. We commend the applicant for creating variations in the building’s facades, which can reduce visual impact and convey a human scale. We also endorse placing the parking areas behind the buildings. In general, we recommend that the applicant and the Township work to create a unified architectural and landscape design approach to ensure that the development will reflect a theme in common with the other buildings in both Phases of this development. This can include compatible building finishes and window designs, as well as street furniture and landscaping. In addition, the larger scale buildings should have variations in roof lines, and shapes. Pitched roof lines can also introduce variety into the buildings’ designs.



*Detail of The Willows at Valley Run
Preliminary/Final Subdivision and Land Development Plan*

7. We suggest that the applicant create aesthetic architectural features oriented toward Lincoln Highway, including entrances facing Lincoln Highway. A main building entrance that appears to face a primary street provides a visual connection between the public and private realm and can create a more attractive streetscape.
8. The applicant should consider providing dedicated bicycle parking facilities. Bicycle racks should be located in visible areas near building entrances and/or areas of pedestrian activity such as bus shelters, and they should be located under a shelter or building overhang to provide shelter from the elements. Additional information on this topic is provided in the County Planning Commission's Multimodal Circulation Handbook (2016 Update), which is available online at: www.chesco.org/documentcenter/view/27029.
9. If the buildings' roofs will contain flat areas, there may be opportunities to improve the facility's long-term sustainability and reduce reliance on energy from the grid with designs that incorporate "green roofs," "white roofs" and solar photovoltaic energy systems. Green roofs can reduce a building's stormwater runoff, improve insulation, increase the longevity of the roof system, and

reduce heating and cooling costs. White roofs can help reflect solar radiation and also reduce cooling costs. Photovoltaic energy systems can improve the facility's long-term sustainability and reduce its reliance on energy from the grid. Additional information on green roofs is available at: <https://www.chescoplanning.org/MuniCorner/eTools/05-GreenRoofs.cfm>.

10. We suggest that the stormwater facilities, wetlands and floodplain areas could serve as passive site amenities if they could be accessed by a trail. These areas could provide an excellent opportunity to demonstrate the principles and practices of stormwater management, design, and maintenance, and the importance of watershed stewardship to the site's visitors. We encourage the applicant to consider the stormwater facilities, wetlands and floodplain portion of this project as an educational resource by providing informational signage.
11. The plan indicates that a portion of the site is wooded. Mature trees and shrubs reduce the volume and impacts of stormwater runoff by intercepting precipitation, increasing evapotranspiration, and stabilizing soil through root growth. If development or earth disturbance is going to encroach upon existing woodlands, the removal of trees should be limited to the minimum area needed for the building and support facilities. The limits of tree removal should be clearly shown on the plan and "limits of disturbance" should be delineated to protect all trees that are intended to remain. Orange construction fencing should be placed at the "limit of disturbance" to prevent unintended intrusion into woodland areas by construction equipment. This fencing should be placed at the drip line of any trees that are intended to remain to limit inadvertent impacts from construction equipment to root zones and long-term tree health. Additional native trees and shrubs should be incorporated into the landscaping plans to replace and mitigate the loss of removed trees.

We also suggest that the landscaping plan should include extensive landscaping in and around parking areas, which can also assist with stormwater management, provide shade, and increase the site's aesthetic qualities.

12. The applicant should clarify whether provisions will be made for a future bus shelter. If so, we suggest that the shelter should be located on Lincoln Highway.
13. We have no comments on the subdivision component of this proposal.

ADMINISTRATIVE ISSUES:

14. 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>.
15. 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.
16. 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: 6

Re: Preliminary/Final Subdivision and Land Development - The Willows at Valley Run
Caln Township - SD-01-22-17064, LD-01-22-17065

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

Sincerely,

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: DL Howell & Associates, Inc.
2131 Lincoln Highway, LLC
Anthony Antonelli, District Permits Manager, PennDOT
Francis J. Hanney, PennDOT
Mark E. Cassel, AICP, Director of Service Planning, SEPTA
Chester County Conservation District



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February 7, 2022

Lisa Taraschi, Township Secretary
East Brandywine Township
1214 Horseshoe Pike
Downingtown, PA 19335

Re: Preliminary Land Development - The Preserve at Horseshoe Meadows
East Brandywine Township - SD-01-22-17059

Dear Ms. Taraschi:

A preliminary land development plan entitled "The Preserve at Horseshoe Meadows", prepared by Inland Design and dated January 12, 2021, was received by this office on January 14, 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 land development for your consideration.

PROJECT SUMMARY:

Location:	East side of Osborne Road, west of Horseshoe Pike (State Route 322)
Site Acreage:	14.08 acres
Lots:	7 lots; 7 dwellings
Proposed Land Use:	Single Family Residential
Municipal Land Use Plan Designation:	Residential or Protected Open Space
UPI#:	30-5-212

PROPOSAL:

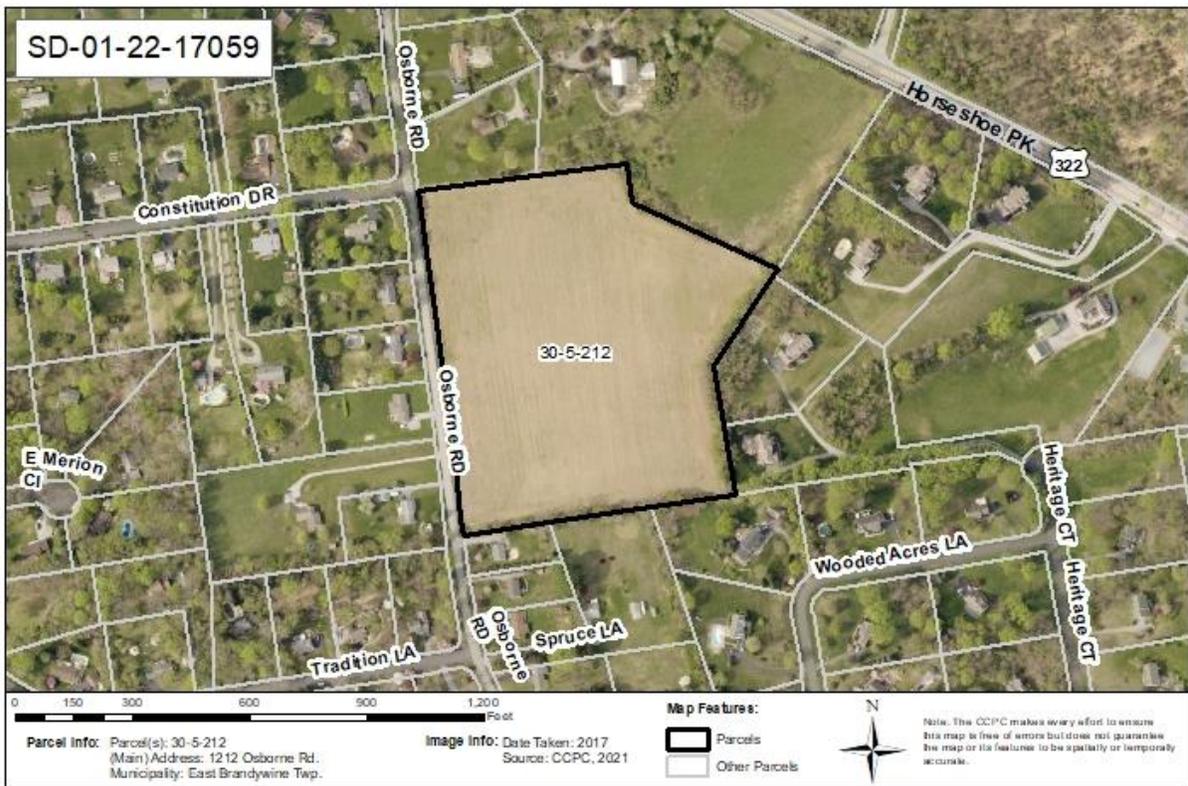
The applicant proposes the creation of seven lots for single-family dwellings. The site, which will be served by public water and on-site sewer facilities, is located in the East Brandywine Township R-2 Residential zoning district. (The Act 247 Referral Form that was submitted by the Township indicated that this is a proposed subdivision, but the applicant’s plan indicates that this is a land development).

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

COUNTY POLICY:

LANDSCAPES:

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



WATERSHEDS:

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

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

Page: 3

Re: Preliminary Land Development - The Preserve at Horseshoe Meadows

East Brandywine Township - SD-01-22-17059

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

PRIMARY ISSUES:

4. Sheet 4 shows that the site was designed using a “4-step design process”. We generally endorse the use of this type of design process because it can result in the preservation of important open space areas and sensitive environmental features. We believe, however, that this design can be improved to preserve open spaces that can be viewed from Osborne Road.

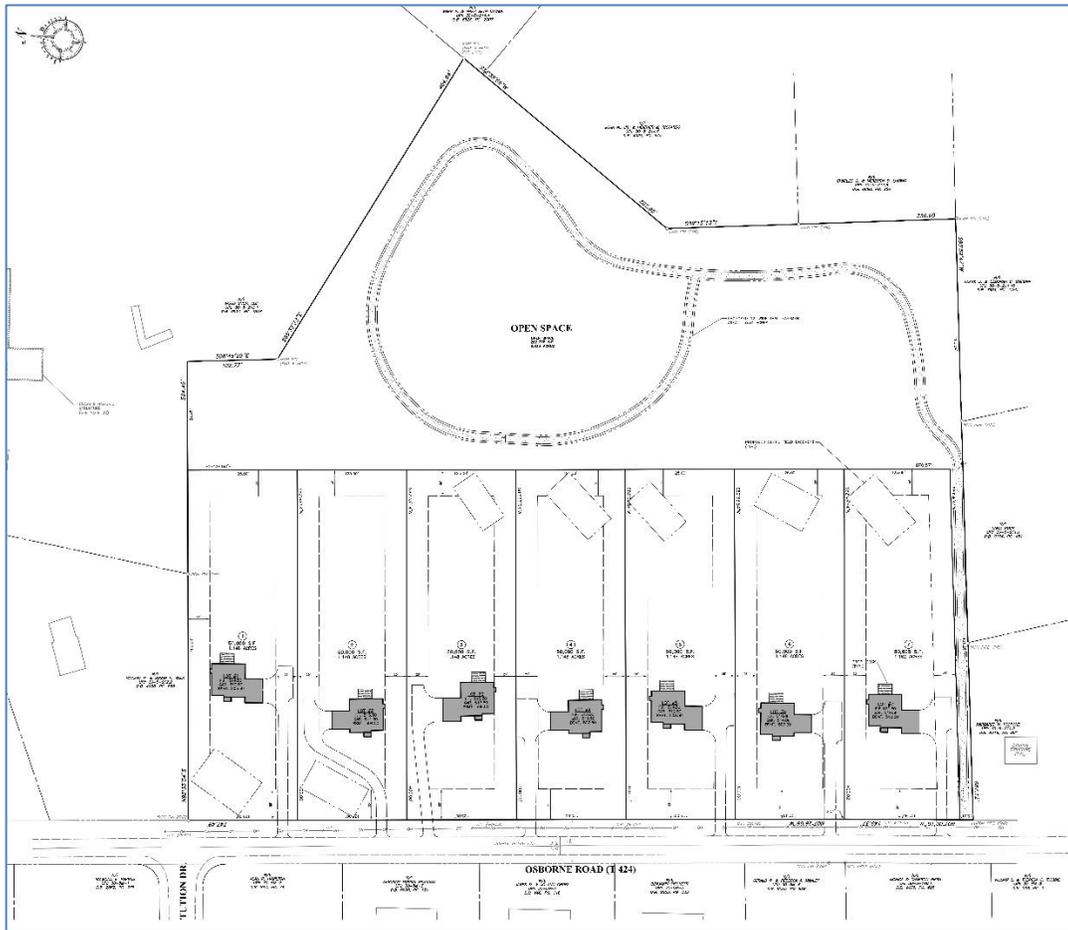
An alternative to stripping the entire frontage with standard-sized lots is to adopt cluster design principles that would reduce lot size and width, resulting in views of open space from Osborne Road. Clustering would potentially require a centralized wastewater treatment system under some form of common ownership. Combined driveways should also be considered. However, this approach would preserve more open space and likely seclude some the residences from passing traffic along Osborne Road.

Furthermore, we strongly suggest that the applicant and the Township approach the owner of UPI # 30-5-212.1 and perhaps UPI # 30-5-212.4, which abut the applicant’s parcel to the northeast and north, and which also have frontage on Horseshoe Pike (State Route 322). It is preferable to coordinate any future development and/or the preservation of these properties with these adjacent land owners. This coordination also may help avoid the need for an additional access point onto Horseshoe Pike. This coordination is also appropriate because the 2009 East Brandywine Township Future Land Use Map places these parcels in the “Residential or Protected Open Space” future land use category; coordinated development can help preserve more open space.

As an alternative, we suggest that the applicant submit a sketch plan for the site that anticipates the future development of UPI # 30-5-212.1 and possibly UPI # 30-5-212.4. 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.

5. The plan is dated 1/12/2021, but the General Notes on the plan reference data and information from later dates; that applicant should verify the plan’s date.
6. General Note 7 states that the property is located in the Beaver Creek Watershed. The applicant should correct Note 7 to indicate that the site is within the Beaver Creek sub-basin of the Brandywine Creek Watershed.
7. General Note 21 indicates that the pedestrian path on Osborne Road is 20 feet wide; the applicant should verify this information.
8. The Natural Features Conservation Note on Sheet 3 states that an unimproved trail is proposed for the open space and will be dedicated to the Township. We suggest that the applicant improve this trail and utilize all-weather materials in its construction, which will accommodate a variety of uses, and be universally-accessible. We recommend that all trail corridor location and design details be incorporated into the final plan, and we also recommend that all trails be constructed prior to the Township issuing any building occupancy permits for this development. The trail should also be constructed to permit a connection to any future adjacent trails.

- The plan indicates that a Homeowners' Association (HOA) will be responsible for the proposed common areas. Ownership, maintenance, use provisions, restrictions, and liability responsibilities associated with any commonly held amenities should be written into the 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 Township to be reviewed by an attorney versed in homeowners' association documents to evaluate the document for its completeness and compliance.



*Detail of The Preserve at Horseshoe Meadows
Preliminary Land Development Plan*

- The plan shows that some septic fields require easements. The deeds to the affected lots should reflect the terms of the easements.
- The Township should determine if this proposal requires a subdivision approval.

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Re: Preliminary Land Development - The Preserve at Horseshoe Meadows

East Brandywine Township - SD-01-22-17059

ADMINISTRATIVE ISSUES:

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

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

Sincerely,



Wes Bruckno, AICP
Senior Review Planner

cc: Inland Design
Chester County Health Department
Michael Zappitelli
Chester County Conservation District



THE COUNTY OF CHESTER



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Brian N. O’Leary, AICP
Executive Director

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February 1, 2022

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

Re: Preliminary/Final Subdivision - Judith Depue
East Coventry Township - SD-01-22-17054

Dear Mr. Kraynik:

A preliminary/final subdivision plan entitled "Judith Depue", prepared by Aston Surveyors/Engineers, Inc. and dated December 28, 2021, was received by this office on January 24, 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: North side of Sawmill Road, east of Ellis Woods Road
Site Acreage: 3.12 acres
Lots: 2 lots proposed
Proposed Land Use: Single Family Residential
Municipal Land Use Plan Designation: Secondary Growth Area (2015 Pottstown Metropolitan Regional Comprehensive Plan)
UPI#: 18-4-106

PROPOSAL:

The applicant proposes the creation of two lots in East Coventry Township’s R-2 zoning district. The applicant’s Act 247 referral form indicates that proposed Lot 1 will be provided with public sewer and on-lot water facilities, and proposed Lot 2 will have on-lot water facilities but may be served by public sewer in the future.

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



SD-01-22-17054

WATERSHEDS:

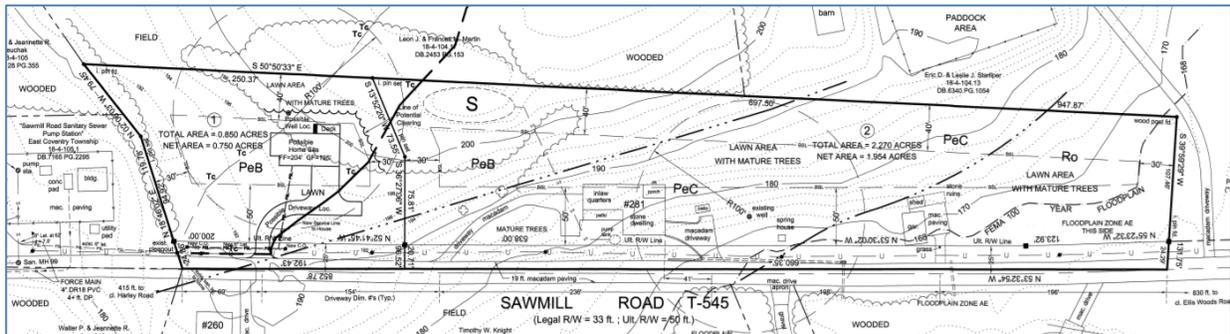
2. **Watersheds**, the water resources component of [Landscapes3](#), indicates the proposed development is located within the Pigeon Creek watershed. **Watersheds'** highest priority land use objectives within this watershed are:
 - implement comprehensive stormwater runoff management,
 - protect vegetated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

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

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

PRIMARY ISSUES:

4. The plan shows a possible home site for proposed Lot 1. We suggest that the driveway for this future home be directly aligned with the driveway on the opposite side of the Sawmill Road.
5. We recommend that both lots be connected to public sewer facilities.
6. If development is being considered for the remainder of Lot 2, we encourage the applicant to submit a sketch plan for any future development. A sketch plan allows the applicant to take advantage of County and municipal expertise and consider design recommendations prior to preparing a fully engineered preliminary or final plan.



***Detail of Judith Depue
Preliminary/Final Subdivision Plan***

ADMINISTRATIVE ISSUES:

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

Page: 4
Re: Preliminary/Final Subdivision - Judith Depue
East Coventry Township - SD-01-22-17054

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

Sincerely,

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

Wes Bruckno, AICP
Senior Review Planner

cc: Judith Depue
Aston Surveyors/Engineers, Inc.
Chester County Health Department
Chester County Conservation District



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February 2, 2022

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

Re: Preliminary Land Development - Alexander Bishop
East Nottingham Township - LD-01-22-17049

Dear Ms. Scheese:

A Preliminary Land Development Plan entitled "Alexander Bishop", prepared by Concord Land Planners and Surveyors, Inc., and dated January 3, 2022, was received by this office on January 24, 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 Land Development for your consideration.

PROJECT SUMMARY:

Location:	west side of Graves Road, east of Baltimore Pike
Site Acreage:	1.98
Lots/Units:	1 lot
Non-Res. Square Footage:	4,048
Proposed Land Use:	Storage/Garage
Municipal Land Use Plan Designation:	Commerce
UPI#:	69-6-174.2

PROPOSAL:

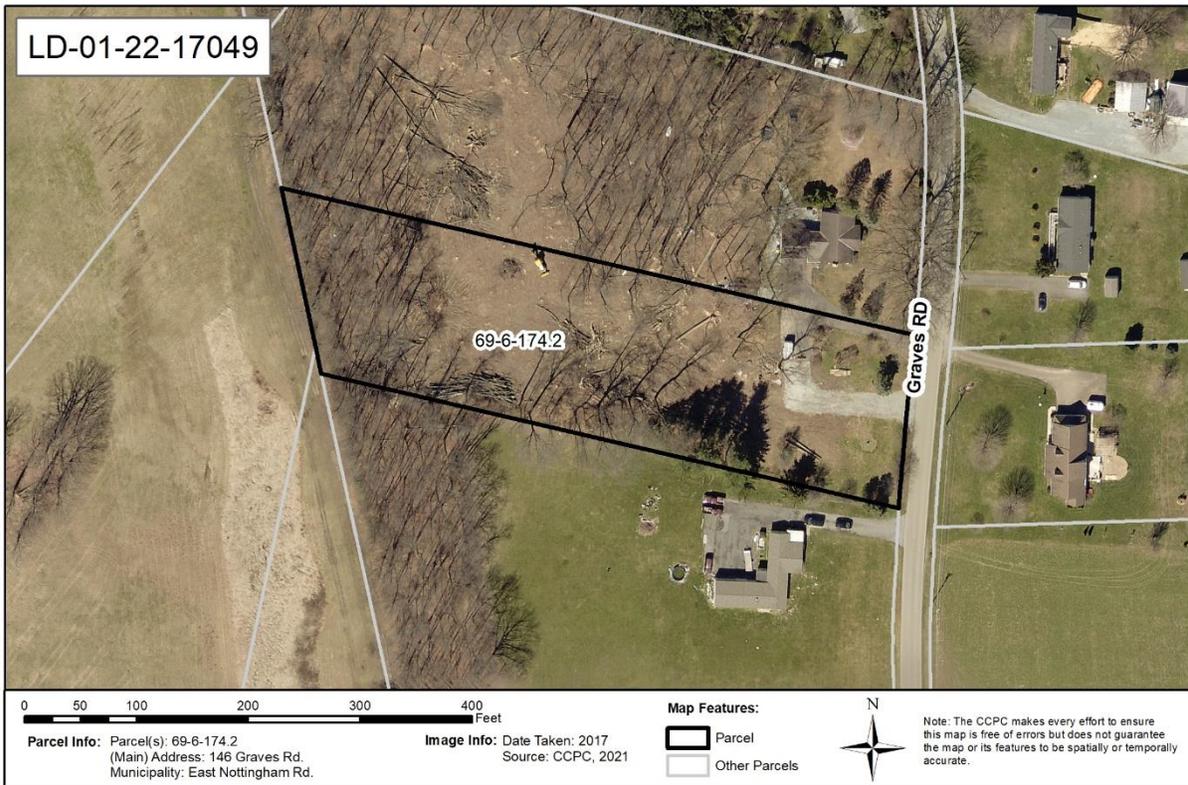
The applicant proposes the construction of a 4,048 square foot commercial building. The project site, which will be served by on-site water and sewer, is located in the C-1 Commercial zoning district.

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

COUNTY POLICY:

LANDSCAPES:

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

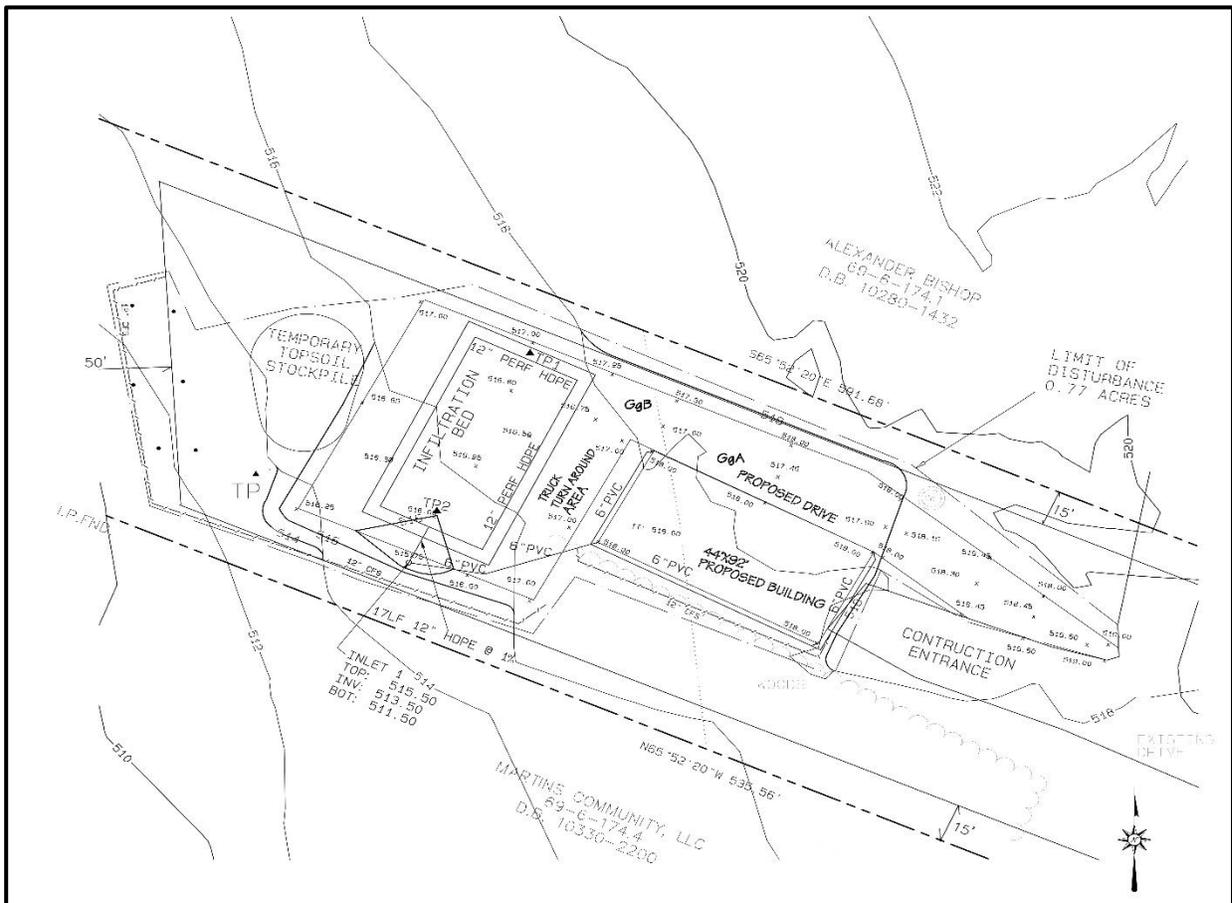


WATERSHEDS:

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

PRIMARY ISSUES:

3. While we acknowledge that the proposed activity is sited in the C-1 Commercial zoning district, we note that the surrounding uses appear to be predominantly residential. We recommend that the applicant and the Township discuss measures that could be incorporated to offset some of the effects associated with this commercial use. This might include additional landscaping and relocation of the main driveway to the proposed building to the north, so that the headlights of vehicles leaving the site do not shine into the front windows of the neighbor across Graves Road. We also note that the applicant owns the adjoining parcel to the north, so a shared driveway serving both parcels is another option.
4. The Township Engineer should review the siting of the infiltration basin located at the rear of the building under the truck turnaround area.
5. The Township should consider how a transitional zone could be created to provide a greater separation of residential and commercial uses in this vicinity.



Detail of Sheet 3 of the plan

Page: 4
Re: Preliminary Land Development - Alexander Bishop
East Nottingham Township - LD-01-22-17049

ADMINISTRATIVE ISSUES:

6. The Chester County Planning Commission does not endorse the use of on-site water or sewer for commercial or industrial uses, due to the potential for high wastewater flows and the contamination of groundwater resources. When it becomes available in this area, we recommend that the applicant connect to public systems in consideration of potable water safety and water supply dependability.
7. The applicant is requesting two 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.
8. A minimum of five (5) copies of the plan should be presented at the Chester County Planning Commission for endorsement to permit recording of the final plan in accord with the procedures of Act 247, the Pennsylvania Municipalities Planning Code, and to meet the requirements of the Recorder of Deeds, the Assessment Office, and the Health Department.

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

Sincerely,

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

Glenn Bentley
Senior Review Planner

cc: Alexander Bishop
Concord Land Planners & Surveyors, Inc.
Chester County Health Department
Chester County Conservation District



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February 11, 2022

Jeff Eastburn, Interim Township Manager
Franklin Township
PO Box 118
Kemblesville, PA 19347

Re: Preliminary/Final Land Development - Avon Grove Charter School Early Learning Center
Franklin Township - LD-01-22-17067

Dear Mr. Eastburn:

A Preliminary/Final Land Development Plan entitled "Avon Grove Charter School Early Learning Center", prepared by Site Engineering Concepts LLC, and dated January 14, 2022, was received by this office on January 20, 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 Land Development for your consideration.

PROJECT SUMMARY:

Location:	southwest corner of New London Road and Peacedale Road
Site Acreage:	15.00
Lots/Units:	1 lot
Proposed Land Use:	Parking Lot/Garage
New Parking Spaces:	35
Municipal Land Use Plan Designation:	Kemblesville Village
UPI#:	72-5-40-E

PROPOSAL:

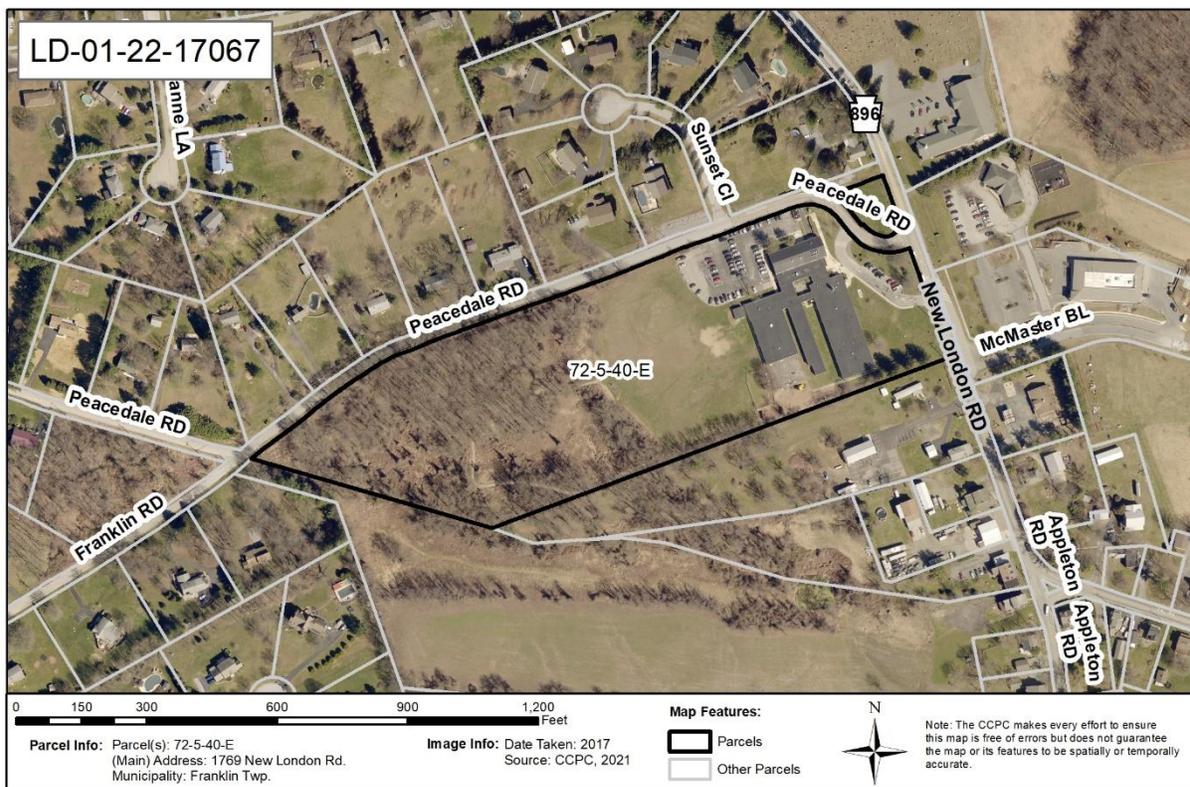
The applicant proposes the construction of a 35 space staff parking lot at the existing school. The project site is located in the C-Commercial zoning district. No new water supply or sewage disposal is proposed.

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

COUNTY POLICY:

LANDSCAPES:

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

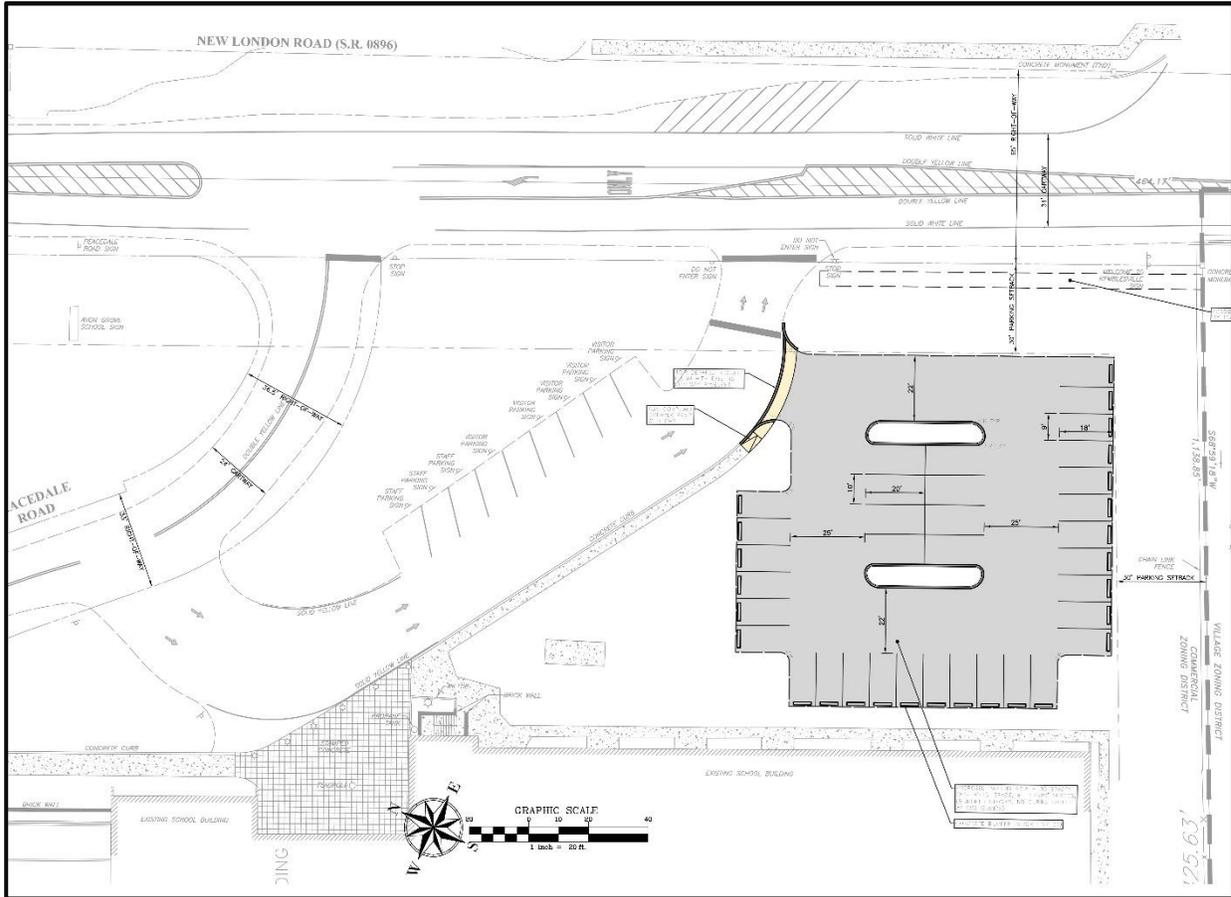


WATERSHEDS:

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

3. The Township and the applicant should consider whether a one-way circulation pattern within the parking lot would be safer and more efficient. We suggest that a counter-clockwise circulation pattern would reduce crossing movements.



Detail of Sheet 3 of the plan

4. Pedestrian crosswalk signage and striping of the pavement should be installed at the entrance to the parking lot from the school driveway. We encourage the construction of the “possible future walkway”; it should be incorporated into a village-wide pedestrian network. The applicant should consider providing a sidewalk connection from the west end of parking lot to the existing sidewalk along the front of the school building.

ADMINISTRATIVE ISSUES:

5. The applicant should contact the office of the Chester County Conservation District (telephone #610-455-1360) for information and clarification on erosion control measures. The provisions of the Commonwealth Erosion Control Regulations may apply to the project and may require an Earth Disturbance Permit or a National Pollutant Discharge Elimination System permit for discharge of stormwater from construction activities. Additional information on this topic is provided online at: <https://www.chesco.org/284/ErosionStormwater>.
6. The Township and the applicant should consider how snow and ice removal would be best accomplished. We suggest that because of the siting of the subsurface stormwater management system that the use of salt on the proposed parking lot be minimized or eliminated to avoid contamination of groundwater resources.

Page: 4

Re: Preliminary/Final Land Development - Avon Grove Charter School Early Learning Center
Franklin Township - LD-01-22-17067

7. The applicant is requesting seven 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.
8. A minimum of four (4) copies of the plan should be presented at the Chester County Planning Commission for endorsement to permit recording of the final plan in accord with the procedures of Act 247, the Pennsylvania Municipalities Planning Code, and to meet the requirements of the Recorder of Deeds, 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 Franklin 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: Avon Grove Charter School
SITE Engineering Concepts, Attn: Dan Meier, P.E.
Chester County Conservation District



THE COUNTY OF CHESTER



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

February 16, 2022

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

Re: Final Subdivision - Hodge Subdivision
Highland Township - SD-02-22-17088

Dear Ms. Davis:

A final subdivision plan entitled "Hodge Subdivision", prepared by TeamAg Incorporated and dated January 31, 2022, was received by this office on February 7, 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:	West side of Martin Road, east side of Limestone Road (State Route 10)
Site Acreage:	39.95 acres
Lots:	2 lots proposed
Proposed Land Use:	Single Family Residential, Farm/Pasture Land
Municipal Land Use Plan Designation:	Agricultural Preservation
UPI#:	45-3-71.2A

PROPOSAL:

The applicant proposes the creation of two lots. The site, which is served by on-site water and on-site sewer facilities, is located in the Highland Township A-Agricultural Preservation zoning district. The tract contains one dwelling on Lot 1, and a dwelling is proposed for Lot 2.

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:

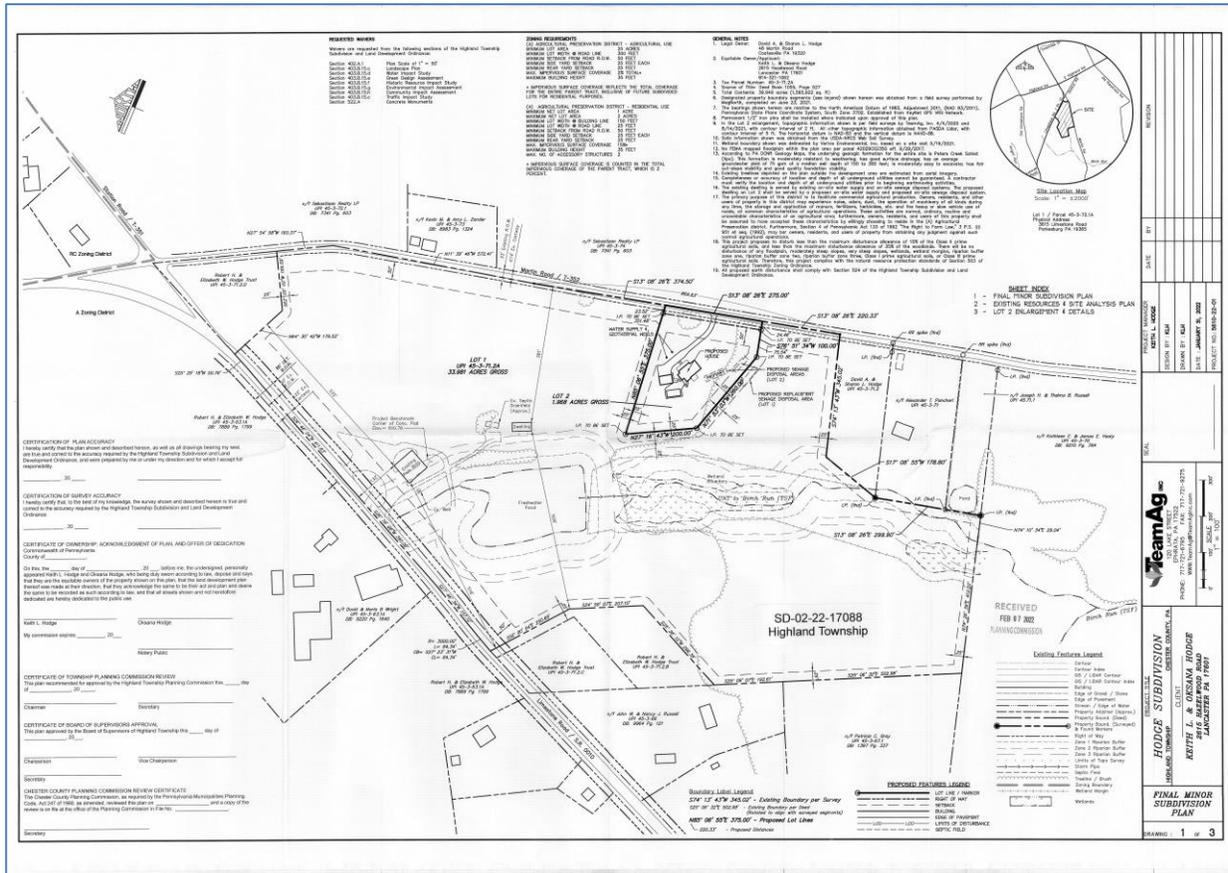
LANDSCAPES:

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**.



WATERSHEDS:

2. **Watersheds**, the water resources component of [Landscapes3](#), indicates the proposed development is located within the Birch Run subbasin of the Brandywine Creek watershed. **Watersheds'** highest priority land use objectives within this watershed are:
 - reduce stormwater runoff,
 - restore water quality of “impaired” streams, and
 - protect vegetated riparian corridors.**Watersheds** can be accessed at www.chesco.org/water.
3. Land disturbance and land development activities that occur within Chester County must comply with the **County-wide Act 167 Stormwater Management Plan for Chester County, PA** (July 2013) and the associated Act 167 stormwater management ordinance standards adopted by each municipality.



Detail of Hodge Final Subdivision Plan

PRIMARY ISSUES:

4. According to the Chester County Inventory of Natural Resources, at <https://experience.arcgis.com/experience/e0a917588a8742c38178dc820f9abc28/page/Geology-and-Soils/>, the tract contains Prime Agricultural Soils and Soils of Statewide Importance. We suggest that the applicant consider relocating Proposed Lot 1 to a location on the tract that will limit the disturbance of these important soils as little as possible. A possible alternate location could be in the area to the south of the pond and near Limestone Road.
5. The alternate on-lot sewage disposal area for proposed Lot 2 is located on Lot 1. If an easement is necessary for this design, the deeds of both lots should reflect the terms of the easement.
6. The County Planning Commission's Multimodal Circulation Handbook (2016 Update), which is available online at www.chescoplanning.org/resources/PubsTransportation.cfm, classifies Limestone Road (State Route 10) as a minor arterial. The Handbook (page 183) recommends a 100 foot-wide right-of-way for minor arterial roads to accommodate future road and infrastructure improvements. We recommend that the applicant and the Township contact PennDOT to determine the appropriate right-of-way to be reserved for this section of Limestone Road. We suggest that this area be identified as a dedicated right-of-way, and be offered for dedication to PennDOT.

Page: 4
Re: Final Subdivision - Hodge Subdivision
Highland Township - SD-02-22-17088

7. As mentioned in Comment 4, the tract contains Prime Agricultural Soils and Soils of Statewide Importance and is located in the Highland Township Agricultural Preservation zoning district. The tract is also located within the **Agricultural Landscape** designation of [Landscapes3](#). Therefore, we suggest that the applicant 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>

ADMINISTRATIVE ISSUES:

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

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

Sincerely,



Wes Bruckno, AICP
Senior Review Planner

cc: TeamAg Incorporated
Chester County Health Department
David and Sharon Hodge
Chester County Conservation District
Chester County Department of Parks + Preservation



THE COUNTY OF CHESTER



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February 22, 2022

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

Re: Sketch Plan - Kendal Longwood Health Center
Kennett Township - LD-02-22-17087

Dear Mr. Ratliff:

An Unofficial Sketch Plan entitled "Kendal Longwood Health Center", prepared by RGS Associates, and dated January 26, 2022, was received by this office on February 3, 2022. 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 Kennett Township. This review focuses primarily upon design and procedural-related issues and concerns to assist the applicant and Kennett Township in its review of this proposal prior to the official submission. This review does not replace the need for an official referral by Kennett Township of a preliminary or final plan, as required by the Pennsylvania Municipalities Planning Code.

PROJECT SUMMARY:

Location:	north side of E. Baltimore Pike, east of Lenape Road
Site Acreage:	133.00
Lots/Units:	29
Non-Res. Square Footage:	32,200
Proposed Land Use:	Addition to Existing
Parking Spaces:	125 after construction
Municipal Land Use Plan Designation:	PN-Planned Neighborhood
UPI#:	62-2-14

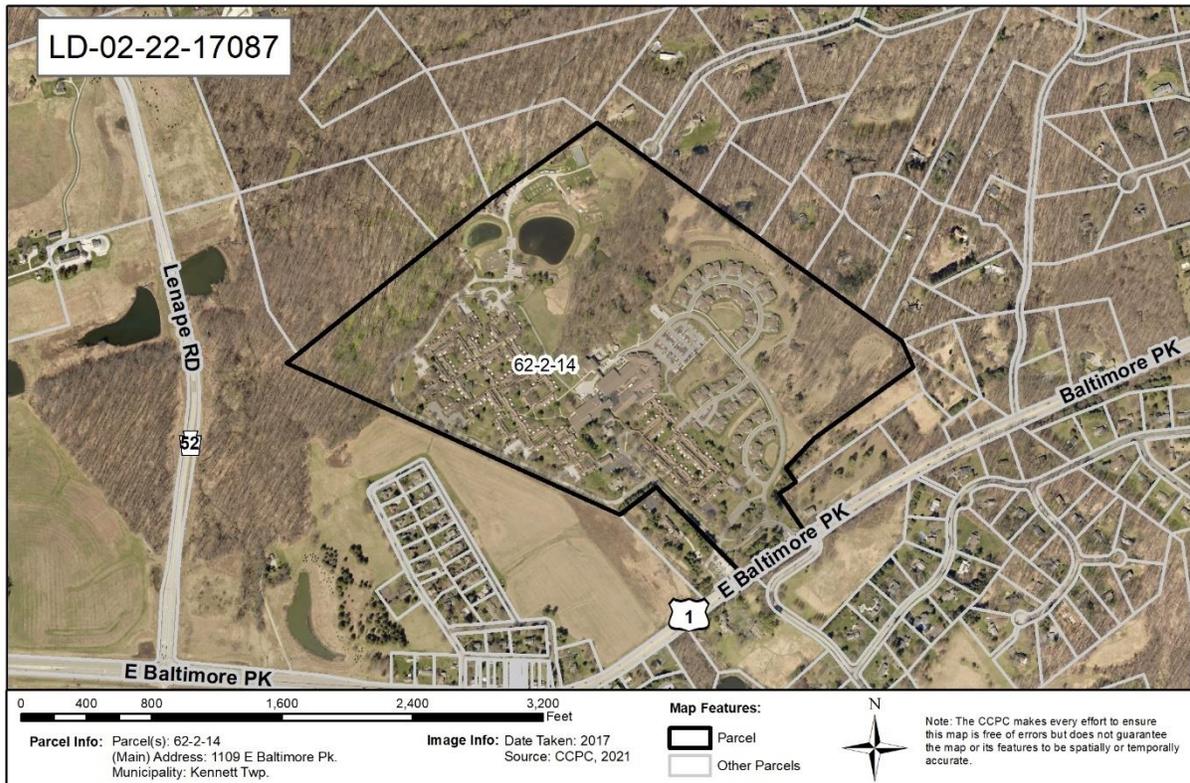
PROPOSAL:

The applicant proposes the construction of a 32,200 square foot institutional building addition. The project site is located in the R-4 Residential zoning district, no new sewage disposal or water supply is proposed.

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

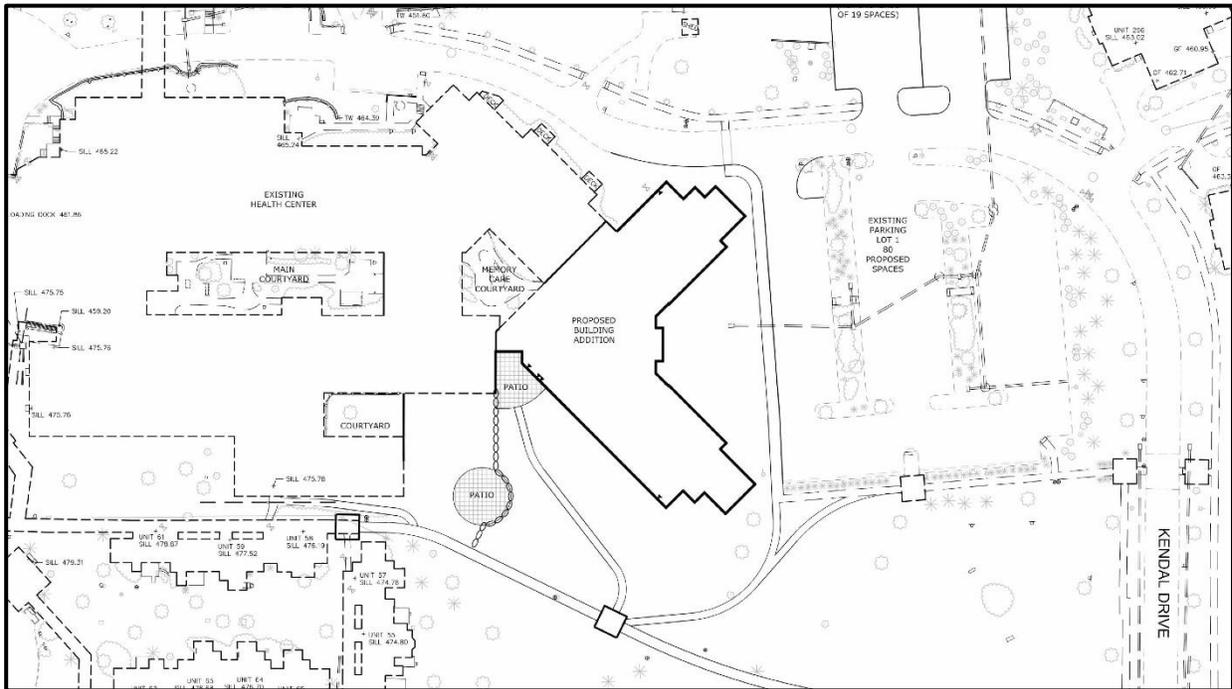
LANDSCAPES:

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



Design Issues:

2. The Township and the applicant should consider separating construction traffic from residential/employee traffic at the facility during construction. . Temporary signage and public notice to residents and visitors is recommended to increase awareness of the new circulation patterns and improve safety during construction.
3. The staging area for the construction should be shown on the plan and be coordinated with any modification of the traffic patterns at the site.
4. There appears to be a decrease of 18 parking spaces between the current two lot total of 143 spaces and the proposed two lot total of 125 spaces. The Township and the applicant should discuss the actual parking demand to determine if sufficient parking will be available after construction.



Detail of Sheet 3 of the plan

5. It appears that the existing layout has a covered walkway from the south side of the Health Center to a shelter in the parking lot. It is unclear from the information on Sheet 3 of the plan whether the proposed layout will also feature a covered walkway linking these two locations.
6. Providing generous landscaped areas in parking lots provides numerous benefits, including water absorption and filtration, cleaner air, shading, visual buffers, reduced noise and a more attractive setting for users of the 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 Township to discuss this project in further detail.

Sincerely,

Glenn Bentley
Senior Review Planner

cc: Kendal Crosslands Communities
RGA Associates
Diane Hicks, Director of Planning and Zoning



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February 9, 2022

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

Re: Preliminary/Final Land Development - Kennett Chicken, LLC
New Garden Township - LD-01-22-17053

Dear Ms. Reiner:

A Preliminary/Final Land Development Plan entitled "Kennett Chicken, LLC", prepared by Site Design Concepts, Inc., and dated January 12, 2022, was received by this office on January 31, 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 Land Development for your consideration.

PROJECT SUMMARY:

Location:	south side of W. Cypress Street, east of Scarlett Road
Site Acreage:	11.34 (the entire shopping center)
Lots/Units:	1 lot
Non-Res. Square Footage:	2,402
Proposed Land Use:	Restaurant with drive-through
New Parking Spaces:	32
Municipal Land Use Plan Designation:	Economic Development - Baltimore Pike Corridor
UPI#:	60-2-97.1

PROPOSAL:

The applicant proposes the construction of a 2,402 square foot fast food restaurant with drive-through, and 32 parking spaces. The project site, which will be served by public water and public sewer, is located in the C/I - Commercial/Industrial zoning district.

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

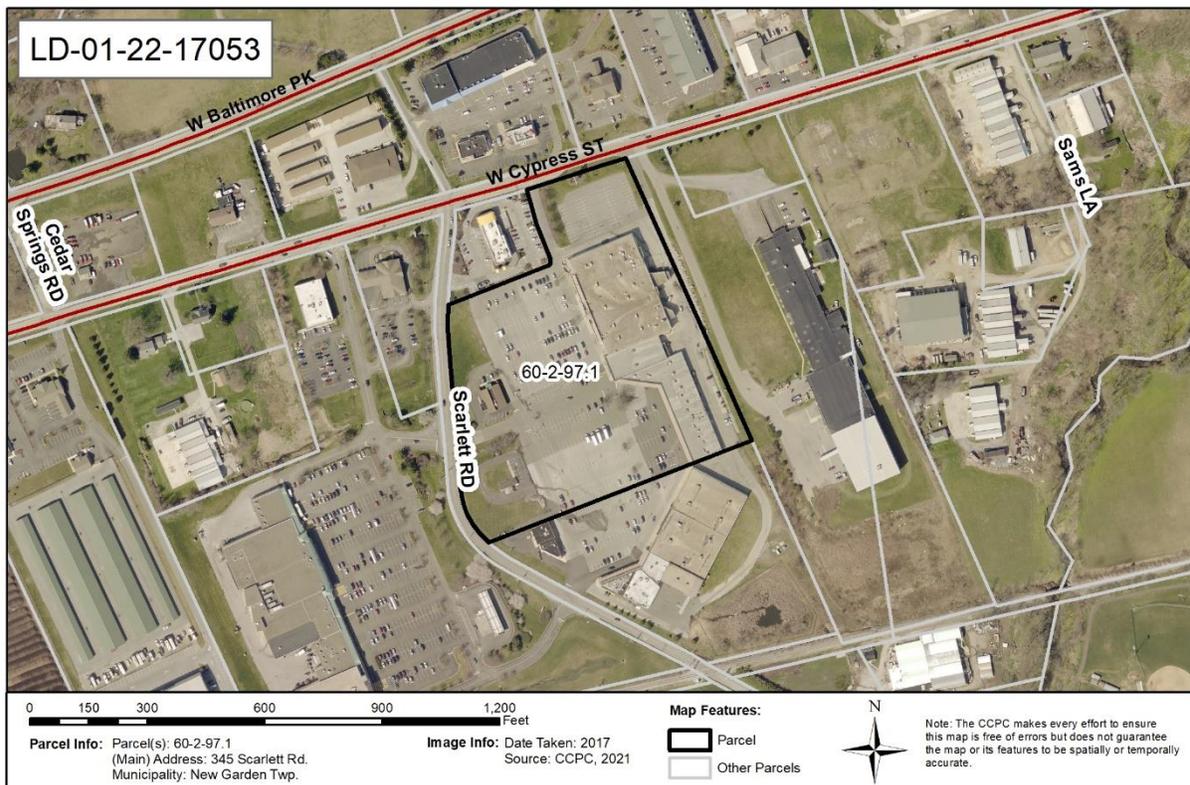
BACKGROUND:

1. The proposed Restaurant with drive-through is permitted by Special Exception in the C/I Commercial/Industrial zoning district. The submission indicates that the applicant received Special Exception approval on October 26, 2021. The Township should ensure that all conditions attached to the approval have been incorporated into the land development plan.

COUNTY POLICY:

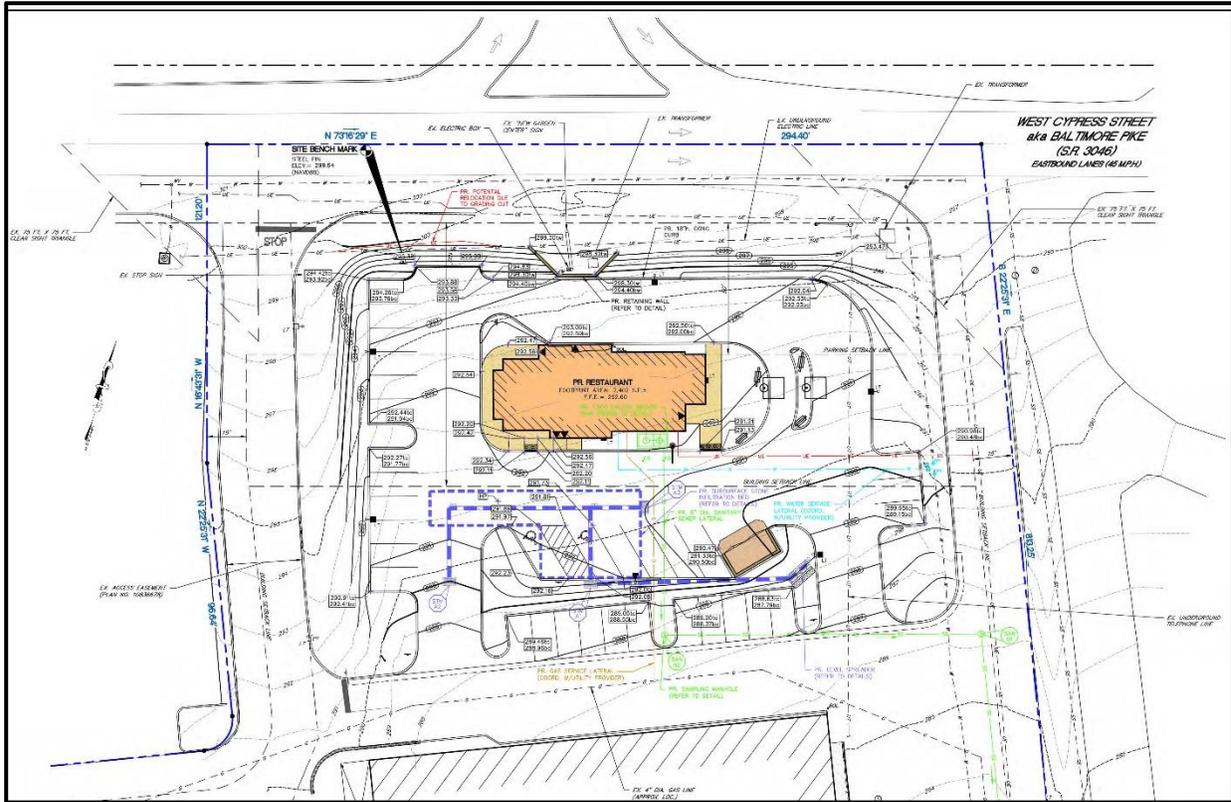
LANDSCAPES:

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 land development 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.



Detail of Sheet C-5 of the plan.

PRIMARY ISSUES:

4. Sidewalks are an essential design element for new construction in the **Suburban Landscape**. “Connect” Objective C of *Landscapes3*, the 2018 County Comprehensive Plan, is to provide universally accessible sidewalks, trails, and public transit connections to create a continuous active transportation network within designated growth areas. We recommend that a sidewalk be installed along the southside of West Cypress Street and the east side of the West Access driveway to provide pedestrian access to the proposed restaurant from the surrounding community. The need for pedestrian facilities is identified in Baltimore Pike for Everyone, Complete Street Strategies for Baltimore Pike and in the Southern Chester County Circuit Trail – Feasibility Study 2021 two publications by the County Planning Commission. These documents are available at: <https://www.chesco.org/DocumentCenter/View/26887/Baltimore-Pike-for-Everyone?bidId=> <https://www.chescoplanning.org/transportation/SouthernChesco.cfm>
5. The Township and the applicant should consider revising the two-way vehicle movement circulation on the west side of the restaurant. This pattern introduces the possibility of collision of vehicles leaving the one-way drive-through lanes with vehicles accessing the parking on the west side of the driveway. Also, pedestrian crossing signage and pavement markings should be installed at the west end of the site for customers using the 12 parking spaces on the west driveway.
6. We endorse the plan to protect the existing landscaping along the west side driveway from West Cypress Street and the relocation of other existing landscaping. The Township should ensure that the plan is consistent with all landscaping ordinance requirements; we suggest that an additional PK (Kwanzan Flowering Cherry) tree on the east side of the site between the two proposed PKs would fill in a noticeable gap in the landscaping layout.

Page: 4
Re: Preliminary/Final Land Development - Kennett Chicken, LLC
New Garden Township - LD-01-22-17053

ADMINISTRATIVE ISSUES:

7. The applicant should contact the office of the Chester County Conservation District (telephone #610-455-1360) for information and clarification on erosion control measures. The provisions of the Commonwealth Erosion Control Regulations may apply to the project and may require an Earth Disturbance Permit or a National Pollutant Discharge Elimination System permit for discharge of stormwater from construction activities. Additional information on this topic is provided online at: <https://www.chesco.org/284/ErosionStormwater>.
8. The plan indicates that three waivers have been granted on December 10, 2021 from the provisions of the Subdivision and Land Development Ordinance. Prior to granting final plan approval, the Township should verify that the plan conforms to the decision issued by the Township Zoning Hearing Board, and any conditions of approval issued by the Board should be indicated on the final plan.
9. A minimum of four (4) copies of the plan should be presented at the Chester County Planning Commission for endorsement to permit recording of the final plan in accord with the procedures of Act 247, the Pennsylvania Municipalities Planning Code, and to meet the requirements of the Recorder of Deeds and the Assessment Office.

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



Glenn Bentley
Senior Review Planner

cc: Kennett Chicken, LLC
Site Design Concepts, Inc.
Chester County Health Department
Anthony Antonelli, District Permits Manager, PennDOT
Francis J. Hanney, PennDOT
Chester County Conservation District



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West Chester, PA 19380-0990
(610) 344-6285 Fax (610) 344-6515

February 1, 2022

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

Re: Preliminary/Final Subdivision - Loch Nairn Subdivision
New Garden Township - SD-01-22-17041

Dear Ms. Reiner:

A Preliminary/Final Subdivision Plan entitled "Loch Nairn Subdivision", prepared by Register Associates, Inc., and dated December 15, 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: south side of McCue Road, west side of Church Road
Site Acreage: 72.97
Lots/Units: 2 lots
Proposed Land Use: Restaurant, Single Family Residential
UPI#: 60-1-1.2, 60-1-1.3

PROPOSAL:

The applicant proposes swapping 3.708 acres between two existing lots. The project site is located in the R-1-Low Density Residential zoning district. No new water supply or sewage disposal 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 majority of the project site is located within the **Agricultural Landscape** designation of [Landscapes3](#), the 2018 County Comprehensive Plan. The south central portion of the site is designated **Suburban Landscape**. The vision for the **Agricultural Landscape** is very limited development occurring at very low densities to preserve prime agricultural

Page: 3
Re: Preliminary/Final Subdivision - Loch Nairn Subdivision
New Garden Township - SD-01-22-17041

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

This report does not review the plan for compliance to all aspects of your ordinance, as this is more appropriately done by agents of 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: Chadds Ford Investment Company
Sherwood Forest, Inc.
Register Associates, Inc.
Chester County Assessment Office



THE COUNTY OF CHESTER



COMMISSIONERS
Marian D. Moskowitz
Josh Maxwell
Michelle Kichline

Brian N. O’Leary, AICP
Executive Director

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

February 18, 2022

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

Re: Preliminary/Final Subdivision - John & Erin Mathis
North Coventry Township - SD-01-22-17077

Dear Ms. Diehl:

A preliminary/final subdivision plan entitled "John & Erin Mathis", prepared by Inland Design, dated June 1, 2021 and last revised on January 17, 2022, was received by this office on January 31, 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 South Hanover Street (State Route 1037), south of Robert Joseph Road
Site Acreage:	25.20 acres
Lots:	2 lots
Proposed Land Use:	Lot line revision
Municipal Land Use Plan Designation:	Suburban Residential
UPI#:	17-7-94, 17-7-83

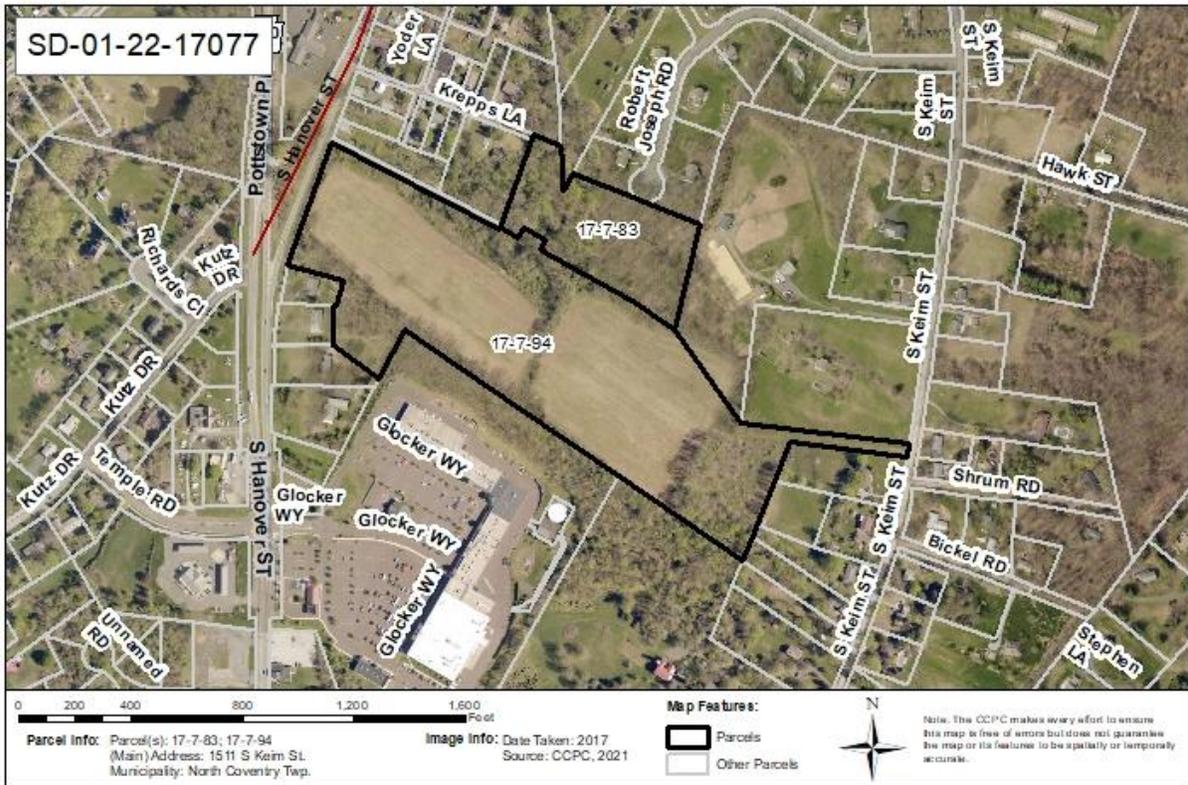
PROPOSAL:

The applicant proposes the creation of two lots. The site, which is served by on-site water and public sewer facilities and contains a dwelling, is located in the North Coventry Township R-1 Residential/Natural Resource Conservation District Overlay zoning district. One additional dwelling is proposed.

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

BACKGROUND:

1. The Chester County Planning Commission reviewed an earlier version of this plan, and our comments were submitted to the Township in a letter dated July 12, 2021 (refer to CCPC 06-21-16793). The current submission represents a minor change to the earlier plan, but we have repeated the relevant comments from our previous review of this plan in this letter.



COUNTY POLICY:

LANDSCAPES:

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

PRIMARY ISSUES:

3. Due to the environmental constraints on the northern part of the tract, which include steep slopes, we suggest that this part of the tract be deed-restricted from further development. We also encourage the applicant to submit a sketch plan for future development on any part of the tract, due to the site's environmental constraints and its limited access from South Keim Street. (The plan shows the Robert Joseph Road's stub cul-de-sac abutting the northern portion of this tract, but this area contains significant slopes). A sketch plan allows the applicant to take advantage of County and municipal expertise and consider design recommendations prior to preparing a fully engineered preliminary or final plan.



*Detail of John & Erin Mathis
Preliminary Subdivision Plan*

4. The County Planning Commission's Multimodal Circulation Handbook (2016 Update), which is available online at www.chescoplanning.org/resources/PubsTransportation.cfm, classifies South Hanover Street (State Route 1037) as a minor arterial. The Handbook (page 183) recommends a 100 foot-wide right-of-way for minor arterial roads to accommodate future road and infrastructure improvements. We recommend that the applicant and the Township contact PennDOT to determine the appropriate right-of-way to be reserved for this section of South Hanover Street. We suggest that this area be identified as a dedicated right-of-way, and be offered for dedication to PennDOT.
5. We acknowledge the trail easements shown on the plan. We encourage the applicant and the Township to work towards connecting this trail with adjacent trails.

Page: 4
Re: Preliminary/Final Subdivision - John & Erin Mathis
North Coventry Township - SD-01-22-17077

ADMINISTRATIVE ISSUE:

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

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

Sincerely,

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

Wes Bruckno, AICP
Senior Review Planner

cc: Inland Design
John & Erin Mathis
Chester County Health Department



THE COUNTY OF CHESTER



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

February 7, 2022

Amanda Shaner, Administrator
South Coventry Township
1371 New Philadelphia Road
Pottstown, PA 19465

Re: Preliminary/Final Subdivision - 1131 Ridge Road
South Coventry Township - SD-01-22-17050

Dear Ms. Shaner:

A preliminary/final subdivision plan entitled "1131 Ridge Road", prepared by Carta Engineering and dated December 9, 2021, was received by this office on January 21, 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:	North side of Ridge Road (State Route 23), to the west of New Philadelphia Road
Site Acreage:	5.00 acres
Lots:	1 lot
Proposed Land Use:	Single Family Residential
Municipal Land Use Plan Designation:	Village Crossroads
UPI#:	20-4-44.2

PROPOSAL:

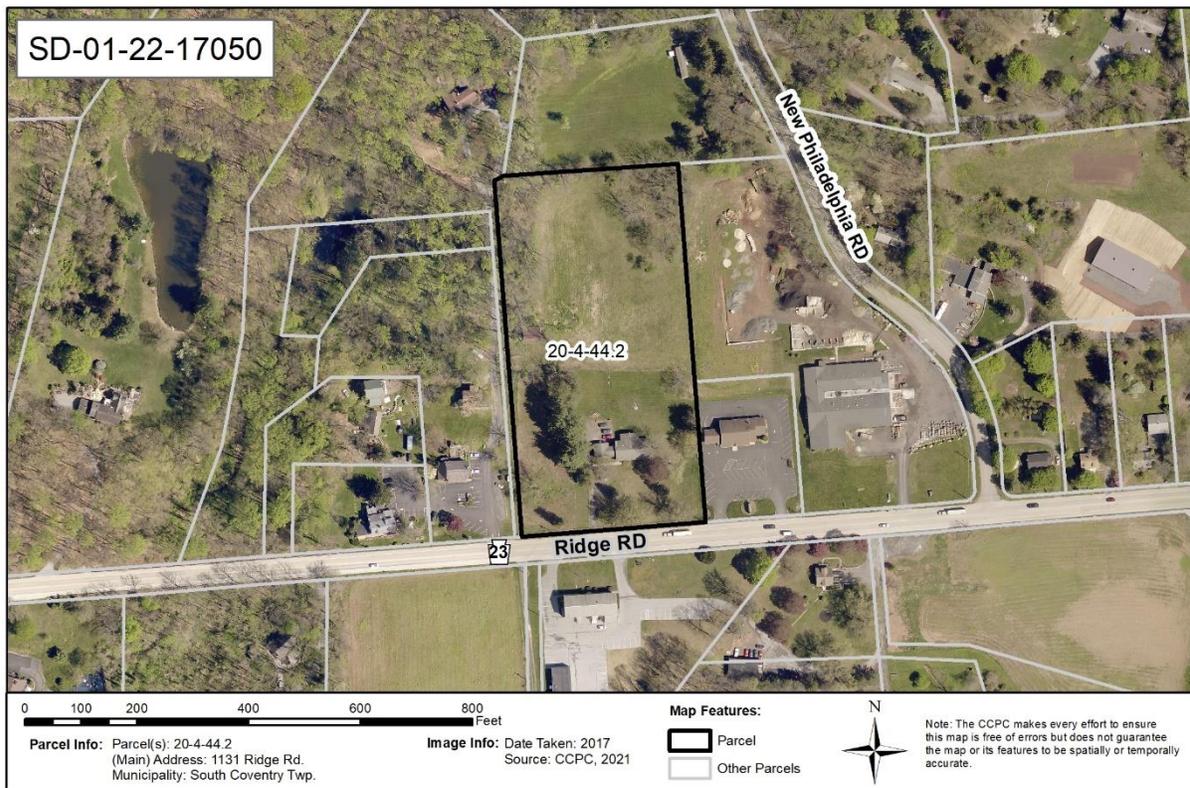
The applicant proposes the creation of three lots. The site, which is served by on-lot water and sewer facilities, is located in the South Coventry Township MU Mixed Use zoning district. The site contains one dwelling; two additional dwellings are proposed.

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:

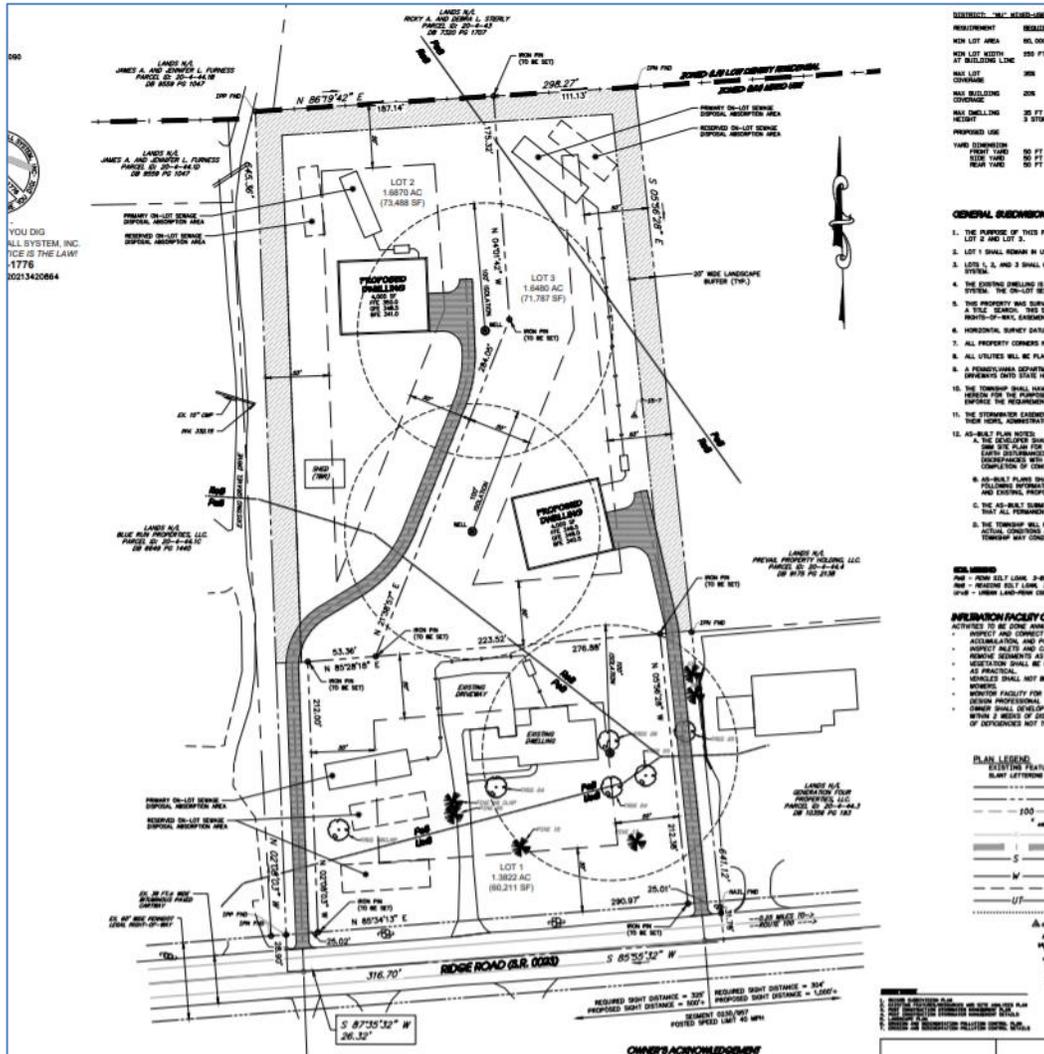
LANDSCAPES:

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



WATERSHEDS:

2. **Watersheds**, the water resources component of [Landscapes3](#), indicates the proposed development is located within the 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.
3. Land disturbance and land development activities that occur within Chester County must comply with the **County-wide Act 167 Stormwater Management Plan for Chester County, PA** (July 2013) and the associated Act 167 stormwater management ordinance standards adopted by each municipality.



*Detail of 1131 Ridge Road
 Preliminary/Final Subdivision Plan*

PRIMARY ISSUES:

4. While landscaping is proposed on the east and west sides of the parcel, the front and rear yards of Lots 2 and 3 generally abut each other; therefore, we suggest that significant landscaping be provided between these lots to increase privacy.
5. We suggest that the applicant and the Township consider whether it may be possible to reorient the existing driveway on Lot 1 to connect with the proposed driveway on Lot 2 at a point to the north of the primary on-lot disposal septic field in Lot 1. This would remove one additional driveway on Ridge Road, which is classified as a minor arterial road (see the comment below). An easement would be necessary to achieve this driveway redesign.
6. The County Planning Commission's Multimodal Circulation Handbook (2016 Update), which is available online at www.chescoplanning.org/resources/PubsTransportation.cfm, classifies Ridge Road (State Route 23) as a minor arterial road. The Handbook (page 183) recommends a 100-

Page: 4
Re: Preliminary/Final Subdivision - 1131 Ridge Road
South Coventry Township - SD-01-22-17050

foot-wide right-of-way for Ridge Road (State Route 23) 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 Ridge Road. We suggest that this area be identified as a dedicated right-of-way, and be offered for dedication to PennDOT.

ADMINISTRATIVE ISSUES:

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

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

Sincerely,



Wes Bruckno, AICP
Senior Review Planner

cc: Carta Engineering
RB Ashley Customs, LLC
Chester County Health Department
Anthony Antonelli, District Permits Manager, PennDOT
Francis J. Hanney, PennDOT
Chester County Conservation District



THE COUNTY OF CHESTER



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

February 18, 2022

Gwen A. Jonik, Secretary
Upper Uwchlan Township
140 Pottstown Pike
Chester Springs, 19425

Re: Preliminary/Final Land Development - 11 Senn Drive - Parking Expansion
Upper Uwchlan Township - LD-01-22-17063

Dear Ms. Jonik:

A preliminary/final land development plan entitled "11 Senn Drive - Parking Expansion", prepared by D. L. Howell and Associates Inc. and dated January 3, 2022, was received by this office on January 20, 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 land development for your consideration.

PROJECT SUMMARY:

Location:	Northwest intersection of Senn Drive and East Township Line Road
Site Acreage:	3.80 acres
Lots:	1 lot
Proposed Land Use:	Gravel parking area
Municipal Land Use Plan Designation:	Industrial
UPI#:	32-4-72.2

PROPOSAL:

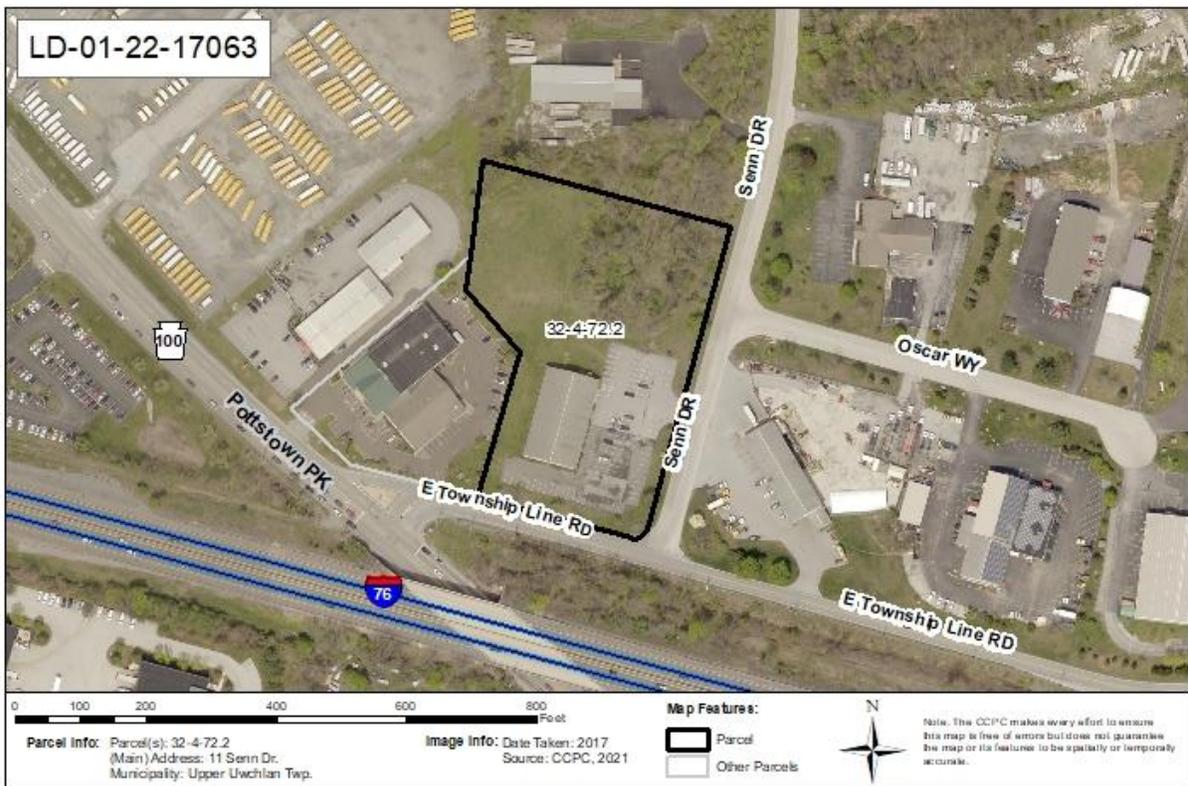
The applicant proposes the construction of a gravel parking area at a fitness club building. The site, which is served by on-site water and sewer facilities, is located in the Upper Uwchlan Township LI Light Industrial zoning district.

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

COUNTY POLICY:

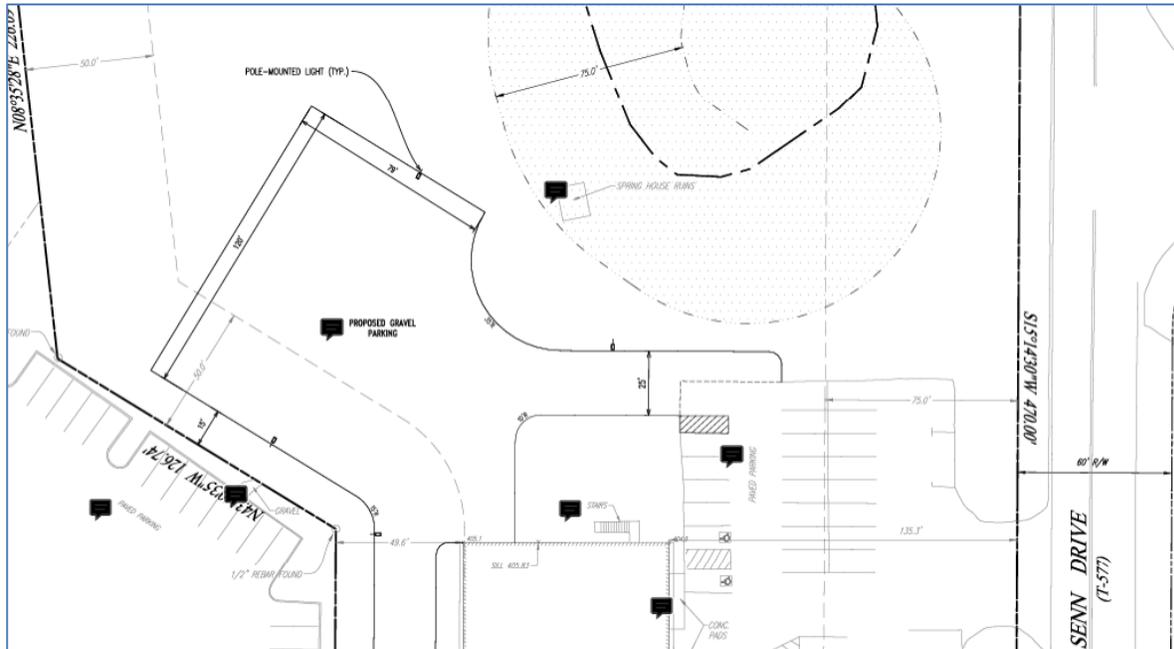
LANDSCAPES:

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



WATERSHEDS:

2. **Watersheds**, the water resources component of [Landscapes3](#), indicates the proposed development is located within the Pickering Creek watershed. **Watersheds**' highest priority land use objectives within this watershed are:
 - implement comprehensive stormwater management,
 - protect vegetated riparian corridors, and
 - protect first order streams.**Watersheds** can be accessed at www.chesco.org/water.
3. Land disturbance and land development activities that occur within Chester County must comply with the **County-wide Act 167 Stormwater Management Plan for Chester County, PA** (July 2013) and the associated Act 167 stormwater management ordinance standards adopted by each municipality.



***11 Senn Drive - Parking Expansion
Preliminary/Final Land Development Plan***

PRIMARY ISSUES:

4. The applicant should describe how parking spaces on the gravel area will be identified or marked, and how vehicles will be oriented towards proper parking spaces. The applicant and the Township should also discuss how the gravel area will be maintained to prevent ruts and the transfer of gravel onto paved areas.
5. The Stormwater Management Plans indicate that subsurface infiltration practices will be utilized to manage a portion of the site's stormwater runoff. The applicant should submit the Operations and Management Plan for the stormwater facilities to the Township, which should be reviewed by the Township engineer. To ensure this system continues to function as designed, the applicant and/or those responsible for future maintenance should strictly adhere to the inspection schedule included in the Operation and Maintenance Plan. Appropriate pre-treatment Best Management Practices (BMPs) should be installed to remove sediment and other debris from runoff before it discharges to the planned subsurface infiltration system. Sediment, oil, grease, or other debris should be regularly removed from these pretreatment BMPs.
6. Subsurface infiltration stormwater management practices are not appropriate for areas that will receive runoff with high sediment loads. Particular care should be taken during construction to prevent compaction of the soil below the system and to minimize the delivery of sediment to this system from construction runoff. The applicant should ensure that sufficient observation wells and access points are incorporated into the design and are located in areas that will remain easily accessible. These access points should be designed to allow for the occasional removal of accumulated sediment.

Page: 4

Re: Preliminary/Final Land Development - 11 Senn Drive - Parking Expansion
Upper Uwchlan Township - LD-01-22-17063

7. Monitoring results throughout Chester County, and particularly in the headwaters of the Pickering Creek watershed, show rapid increases in baseline chloride concentrations, and pronounced spikes in chloride levels are often observed after winter precipitation events. Reducing chloride runoff from all pavement sources as well as roads is increasingly needed to minimize impacts to water resources. Therefore, the applicant should develop a de-icing plan and material storage practices that minimize the volume of de-icing chemicals and pollutants that will directly infiltrate to the groundwater or runoff to streams.
8. The applicant should seek to minimize disturbance in the existing forested riparian area to the greatest extent practicable to prevent the introduction of invasive species and to prevent the removal of existing native vegetation. One way to minimize disturbance is to consider re-locating the planned outlet and end wall structure to outside of the riparian area and away from the existing spring house ruins.
9. No landscaping plan was submitted with the plan. Landscaping should be provided to provide shade, improve stormwater capture, and screen parked vehicles from adjacent properties.

ADMINISTRATIVE ISSUES:

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

Sincerely,



Wes Bruckno, AICP
Senior Review Planner

cc: D. L. Howell and Associates Inc.
S & T Holdings, LLC
Chester County Health Department
Chester County Conservation District



THE COUNTY OF CHESTER



COMMISSIONERS
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Josh Maxwell
Michelle Kichline

Brian N. O'Leary, AICP
Executive Director

PLANNING COMMISSION
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601 Westtown Road
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West Chester, PA 19380-0990
(610) 344-6285 Fax (610) 344-6515

February 10, 2022

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

Re: Preliminary/Final Subdivision and Land Development Plan - Eagleview Town Center II - Phase II
Uwchlan Township - SD-01-22-17044, LD-01-22-17045

Dear Ms. Giordano:

A preliminary/final subdivision and land development plan entitled "Eagleview Town Center II - Phase II", prepared by Chester Valley Engineers, Inc. and dated December 7, 2021, was received by this office on January 6, 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 and land development plan for your consideration.

PROJECT SUMMARY:

Location: South side of Pennsylvania Drive, to the west of North Pottstown Pike (State Route 100)
Site Acreage: 5.53 acres
Units: 82 units
Proposed Land Use: Apartment
New Parking Spaces: 167 spaces
Municipal Land Use Plan Designation: Commercial/Industrial
UPI#: 33-4-231

PROPOSAL:

The applicant proposes the creation of 82 residential units and 167 parking spaces. The site, which will be served by public water and public sewer facilities, is located in the Uwchlan Township PCID Planned Commercial Industrial Development (Town Center) zoning district.

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

BACKGROUND:

The Chester County Planning Commission has previously reviewed an unofficial sketch plan for this site, titled “Eagleview Town Center II” (refer to Uwchlan Township – SD-09-20-16479, LD-09-20-16480). Our comments on that sketch plan were forwarded to the Township in a letter dated October 7, 2020.

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 and land development is consistent with the objectives of the **Suburban Center Landscape**.



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Re: Preliminary/Final Subdivision and Land Development Plan - Eagleview Town Center II - Phase II

Uwchlan Township - SD-01-22-17044, LD-01-22-17045

WATERSHEDS:

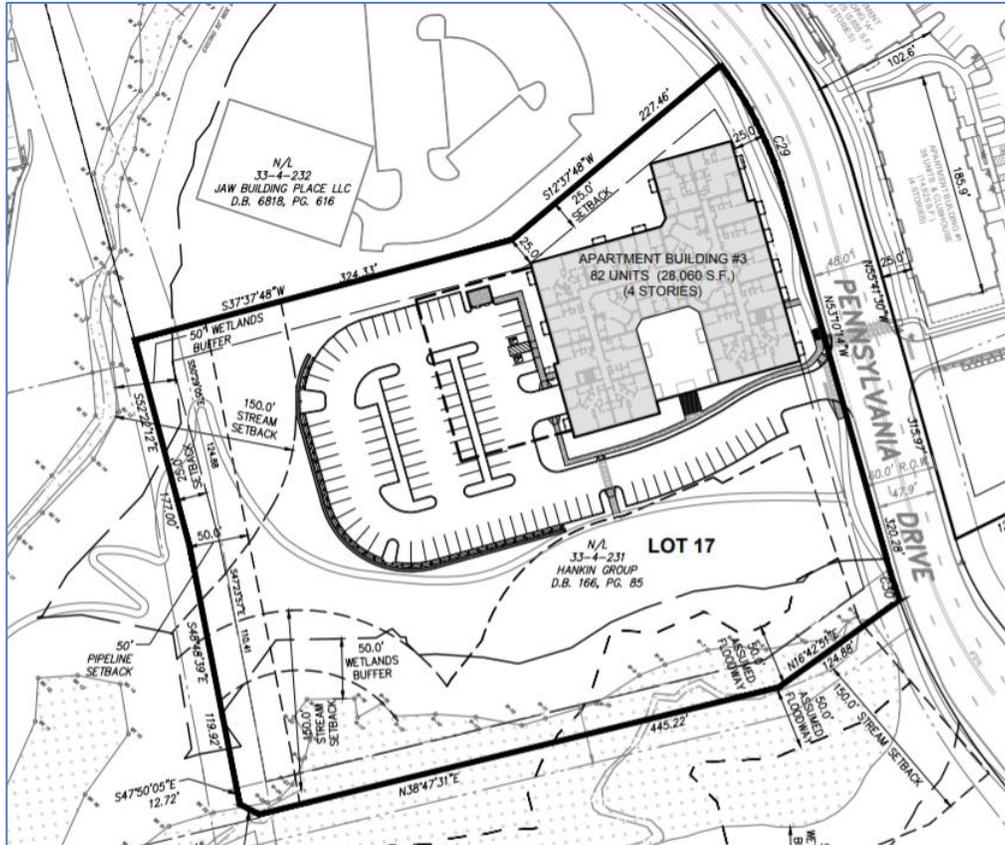
2. *Watersheds*, the water resources component of *Landscapes3*, indicates the proposed development is located within the Shamona Creek subbasin of the Brandywine Creek watershed. *Watersheds'* highest priority land use objectives within this watershed are:

- reduce stormwater runoff,
- restore water quality of “impaired” streams, and
- protect vegetated riparian corridors.

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

PRIMARY ISSUES:

3. The plan indicates that conditional use approval was issued for this project. The final plan should include the date of the conditional use approval, and the Township should verify that all applicable conditions of approval have been incorporated into the final plan.
4. Conditional Use Condition 5.0. requires the structure to be designed to the LEED V4 Silver standard. We endorse the effort to achieve LEED certification for the structure.
5. Conditional Use Condition 5.1. proposes a SEPTA stop for this project. Additional information on this topic is provided in the County Planning Commission's Multimodal Circulation Handbook (2016 Update), which is available online at: www.chesco.org/documentcenter/view/27031.
6. We recommend that the applicant and the Township work to create a unified architectural and landscape design approach to ensure that the development will reflect a theme in common with the other buildings in this Phase. This can include compatible building finishes and window designs, as well as street furniture and landscaping. In addition, the larger scale buildings should have variations in building facades, roof lines, and shapes to reduce visual impact.
7. The applicant and the Township should consider providing dedicated bicycle parking facilities. Bicycle racks should be located in visible areas near building entrances and/or areas of pedestrian activity such as bus shelters, and they should be located under a shelter or building overhang to provide shelter from the elements. Additional information on this topic is provided in the County Planning Commission's Multimodal Circulation Handbook (2016 Update), which is available online at: www.chesco.org/documentcenter/view/27029.
8. We endorse the proposed 6.5-foot-wide asphalt nature trail, leading to the Town Center. We suggest that the applicant and the Township consider creating additional recreational opportunities on the site, such as a tot lot that will be easily-accessible from the building. We also suggest that the applicant consider widening and/or improving the existing trail along Pennsylvania Drive so that it meets trail safety specifications and can accommodate the expected additional use from the new development.



*Detail of - Eagleview Town Center II - Phase II
Preliminary/Final Subdivision and Land Development Plan*

9. We suggest that the applicant create aesthetic architectural features oriented toward Pennsylvania Avenue, including entrances. A main building entrance facing a primary street provides a visual connection between the public and private realm and can create a more attractive streetscape.
10. The proposed building includes large roof areas that may offer opportunities to improve the facility's long-term sustainability and reduce its reliance on energy from the grid, such as designs that incorporate "green roofs," "white roofs" and solar photovoltaic energy systems. Green roofs can reduce a building's stormwater runoff, improve insulation, increase the longevity of the roof system, and reduce heating and cooling costs. White roofs can help reflect solar radiation and also reduce cooling costs. Photovoltaic energy systems can improve the facility's long-term sustainability and reduce its reliance on energy from the grid. Additional information on green roofs is available at: <https://www.chescoplanning.org/MuniCorner/eTools/05-GreenRoofs.cfm>.
11. This proposal includes large paved areas. The applicant should consider providing canopies over portions of the paved areas that incorporate photovoltaic energy systems, which can improve the facility's long-term sustainability and reduce its reliance on energy from the grid. Canopies can also reduce the heat island effect of the paved areas, and electric vehicle charging stations can be incorporated into the parking areas under the canopies. Additional information on alternative energy systems such as photovoltaic systems is available at: <https://www.dvrpc.org/EnergyClimate/AEOWG/>.

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Re: Preliminary/Final Subdivision and Land Development Plan - Eagleview Town Center II - Phase II

Uwchlan Township - SD-01-22-17044, LD-01-22-17045

12. The Stormwater Management Plans indicate that subsurface infiltration practices will be utilized to manage a portion of the site's stormwater runoff. The applicant should submit the Operations and Management Plan for the stormwater facilities to the Township, which should be reviewed by the Township Engineer. To ensure this system continues to function as designed, the applicant and/or those responsible for future maintenance should strictly adhere to the inspection schedule included in the Operation and Maintenance Plan. Appropriate pre-treatment Best Management Practices (BMPs) should be installed to remove sediment and other debris from runoff before it discharges to the planned subsurface infiltration system. Sediment, oil, grease, or other debris should be regularly removed from these pretreatment BMPs.
13. Subsurface infiltration stormwater management practices are not appropriate for areas that will receive runoff with high sediment loads. Particular care should be taken during construction to prevent compaction of the soil below the system and to minimize the delivery of sediment to this system from construction runoff. The applicant should ensure that sufficient observation wells and access points are incorporated into the design and are located in areas that will remain easily accessible. These access points should be designed to allow for the occasional removal of accumulated sediment.
14. The size and intensity of the proposed development and its proximity to a major transmission pipeline may result in designation or expansion of a High Consequence Area (HCA). The US Department of Transportation's Pipelines and Hazardous Materials Safety Administration (PHMSA) guidelines require pipeline operators to map HCAs for new pipelines and update existing HCAs. Location within an HCA requires that pipeline operators meet a higher standard of safety. For additional information about the implications of an HCA, see this page on the CCPC Pipeline Information Center: <https://www.chescoplanning.org/pic/HCA.cfm>.
15. The Township should verify that the design and location of any proposed outdoor lighting conforms to Township ordinance requirements. The illumination should be directed inward from the periphery of the site and be oriented to reduce glare and visual impact on the adjoining roadways and land uses. We suggest that all sign lighting should be downward-pointing to limit "skyglow" and reduce glare on surrounding roads. In general, the applicant should use the minimum amount of light intensity that is necessary to safely illuminate the facility.
16. We suggest that the applicant consider providing a percentage of affordably-priced housing units within the proposed apartment building. "Live" Objective B of *Landscapes3* is to accommodate housing at costs accessible to all residents. Additionally, the County recently launched the A+ Homes initiative, that focuses on creating homes that are attractive, affordably-priced, adaptable, aging-friendly, and accessible. Additional information on the A+ Homes initiative is available online at: <https://www.chescoplanning.org/Housing/aPlusHomes.cfm>.
17. The Township should verify that the design of the slopes is consistent with all ordinance requirements related to permitted grades, the design and specifications of retaining walls and slope stabilization. Areas of steep and moderate slopes should be protected from disturbance that may cause erosion and flooding, as well as negatively impact water quality, wildlife habitat, slope stability, and scenic views.

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Re: Preliminary/Final Subdivision and Land Development Plan - Eagleview Town Center II - Phase II

Uwchlan Township - SD-01-22-17044, LD-01-22-17045

18. The plan indicates that a portion of the site is wooded. Mature trees and shrubs reduce the volume and impacts of stormwater runoff by intercepting precipitation, increasing evapotranspiration, and stabilizing soil through root growth. If development or earth disturbance is going to encroach upon existing woodlands, the removal of trees should be limited to the minimum area needed for the building and support facilities. The limits of tree removal should be clearly shown on the plan and "limits of disturbance" should be delineated to protect all trees that are intended to remain. Orange construction fencing should be placed at the "limit of disturbance" to prevent unintended intrusion into woodland areas by construction equipment. This fencing should be placed at the drip line of any trees that are intended to remain to limit inadvertent impacts from construction equipment to root zones and long-term tree health. Additional native trees and shrubs should be incorporated into the landscaping plans to replace and mitigate the loss of removed trees.
19. We recommend that additional street trees be considered. Information on street trees is available at: <https://www.chescoplanning.org/MuniCorner/Tools/StreetTrees.cfm>

ADMINISTRATIVE ISSUES:

20. 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>.
21. 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 Uwchlan Township. However, we appreciate the opportunity to review and comment on this plan. The staff of the Chester County Planning Commission is available to you to discuss this and other matters in more detail.

Sincerely,



Wes Bruckno, AICP
Senior Review Planner

cc: Chester Valley Engineers, Inc.
The Hankin Group
Anthony Antonelli, District Permits Manager, PennDOT
Francis J. Hanney, PennDOT
Mark E. Cassel, AICP, Director of Service Planning, SEPTA
Chester County Conservation District



THE COUNTY OF CHESTER



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Brian N. O'Leary, AICP
Executive Director

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February 1, 2022

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

Re: Preliminary/Final Subdivision - John D. Zook and Ammon J. Zook
West Caln Township - SD-01-22-17052

Dear Ms. Milane:

A preliminary/final subdivision plan entitled "John D. Zook and Ammon J. Zook", prepared by Impact Engineering Group and dated December 3, 2021, was received by this office on January 12, 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: West side of Birdell Road, east side of Hill Road
Site Acreage: 40.74 acres
Lots: 2 lots
Proposed Land Use: Single Family Residential
Municipal Land Use Plan Designation: Low Density Rural Residential
UPI#: 28-3-4.2

PROPOSAL:

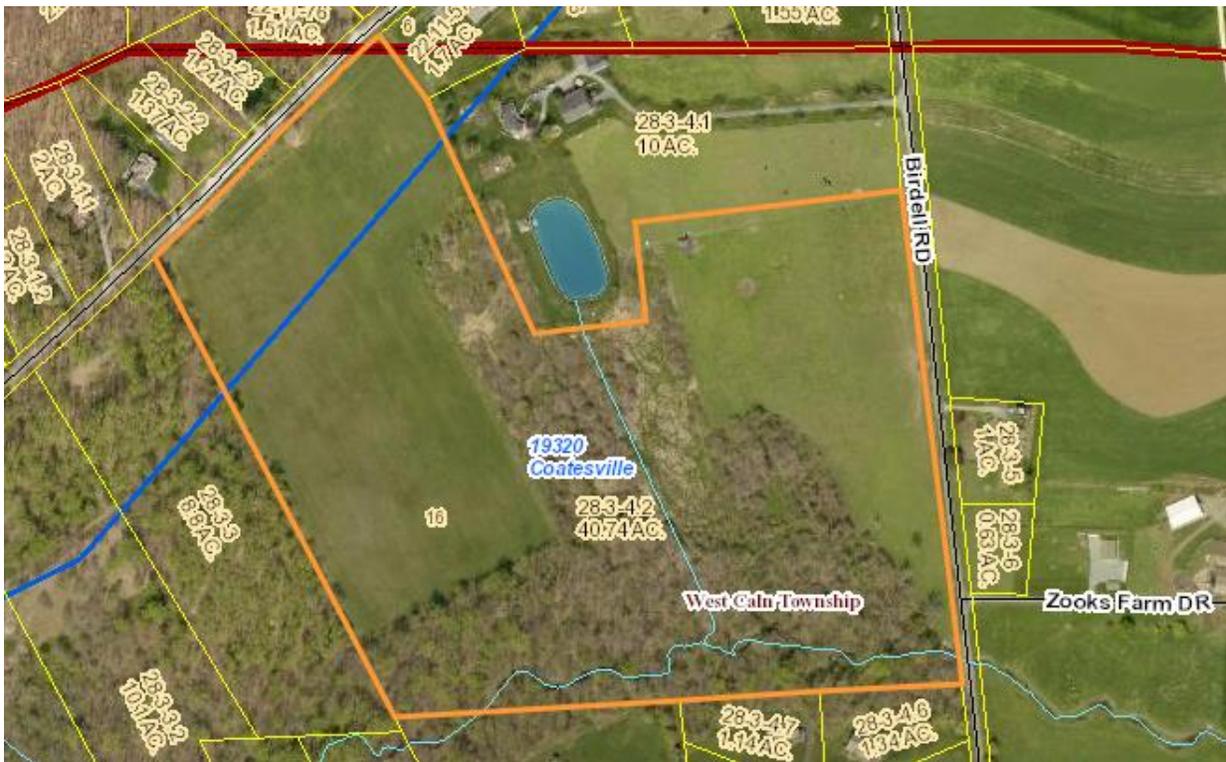
The applicant proposes the creation of two lots. The site, which is served by on-site water and sewer facilities, is located in the West Caln Township SRR Site Responsive Residential zoning district. A dwelling and garage/barn are proposed for Lot 1, and a conceptual dwelling and garage/barn are shown for Lot 2.

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:

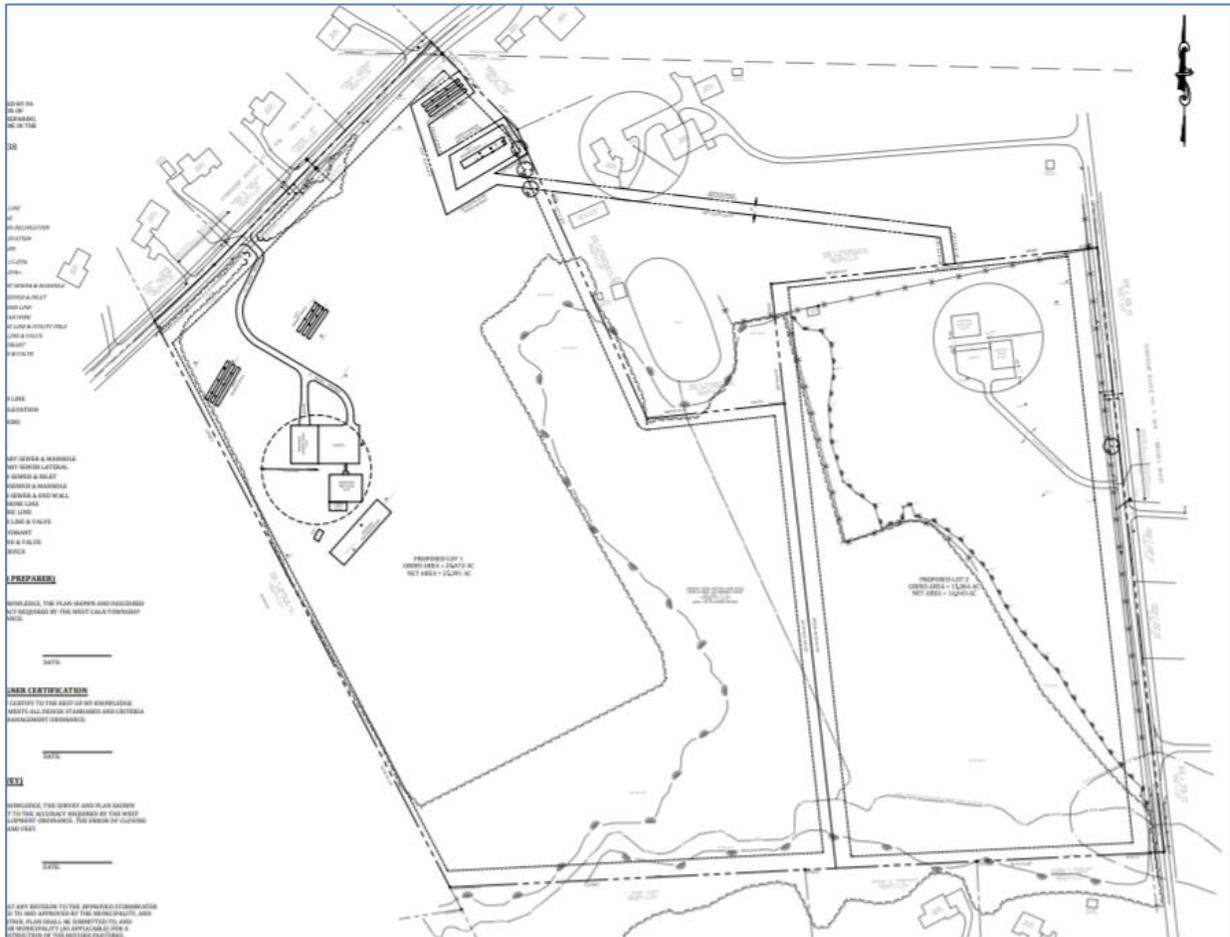
1. The site is located within the **Rural Landscape** designation of [Landscapes3](#), the 2018 County Comprehensive Plan. This landscape consists of open and wooded lands with scattered villages, farms and residential uses. The vision for the **Rural Landscape** is the preservation of significant areas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



SD-01-22-17052

PRIMARY ISSUES:

2. This tract is within the West Caln Township SRR Site Responsive Residential 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 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>



***Detail of John D. Zook and Ammon J. Zook
Preliminary/Final Subdivision Plan***

3. If development is being considered for the remainder of 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.
4. The plan shows that proposed Lot 2 will use a sewer easement over an adjacent lot to access an on-lot sewer drainfield on proposed Lot 1. The deeds to the affected lots should reflect the terms of the easement.
5. The proposed driveway for Lot 1 should be placed directly opposite the existing driveway on the other side of the street. Although the design for Lot 2 is conceptual, the driveway for Lot 2 should also be placed directly opposite the existing driveway.

Page: 4

Re: Preliminary/Final Subdivision - John D. Zook and Ammon J. Zook

West Caln Township - SD-01-22-17052

ADMINISTRATIVE ISSUES:

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

Sincerely,

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: Impact Engineering Group
Chester County Health Department
Chester County Conservation District



THE COUNTY OF CHESTER



COMMISSIONERS
Marian D. Moskowitz
Josh Maxwell
Michelle Kichline

Brian N. O’Leary, AICP
Executive Director

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

February 16, 2022

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

Re: Final Subdivision - 601 and 605 Price Street
West Chester Borough – SD-01-22-17072

Dear Mr. Gore:

A Final Subdivision Plan entitled "601 and 605 Price Street", prepared by Commonwealth Engineers, Inc., and dated December 23, 2021, was received by this office on January 25, 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.

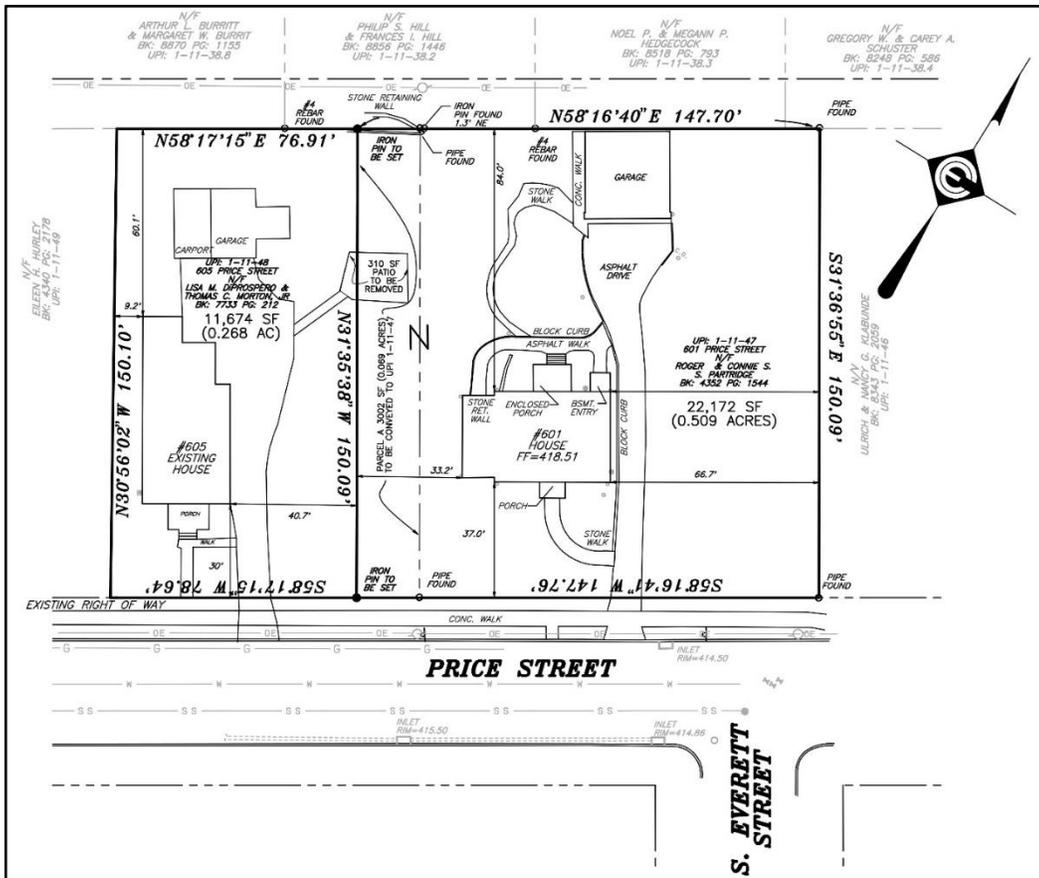
PROJECT SUMMARY:

Location:	north side of Price Street, east of South Bradford Avenue
Site Acreage:	0.78
Lots/Units:	2 Lots
Non-Res. Square Footage:	0
Proposed Land Use:	Single Family Residential
New Parking Spaces:	0
Municipal Land Use Plan Designation:	Low Density Neighborhood Conservation
UPI#:	1-11-48, 1-11-47

PROPOSAL:

The applicant proposes the conveyance of a 3,002 square foot (0.069 acre) portion of UPI# 1-11-48 to UPI# 1-11-47. While an existing patio will be removed, no new development activity is proposed as part of the current plan submission. The project site is located in the NC-1 Neighborhood Conservation zoning district.

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



Site Plan Detail: Final Subdivision - 601 and 605 Price Street

Page: 3
Re: Final Subdivision - 601 and 605 Price Street
West Chester Borough – SD-01-22-17072

BACKGROUND:

1. The Chester County Planning Commission recently reviewed a subdivision proposal for 605 Price Street (UPI# 1-11-48). CCPC# SD-04-21-16703, dated May 20, 2021, addressed the creation of two single family residential lots from this 0.34 acre site. We have no record of the Borough taking action on this submission.

COUNTY POLICY:

LANDSCAPES:

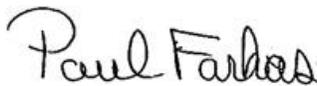
2. The project site is located within the **Urban Center Landscape** designation of [Landscapes3](#), the 2018 County Comprehensive Plan. The vision for the **Urban Center Landscape** is historic downtown and established neighborhoods serving as civic, economic, and population centers with a traditional 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**.

ADMINISTRATIVE ISSUES:

3. The applicant and Borough should ensure that the correct area and bulk requirements of the NC-1 District are shown on the approved plan. The applicant should be aware that, on October 20, 2021, West Chester Borough adopted an update of its Zoning Ordinance (Borough Ordinance 09-2021).
4. A minimum of four (4) copies of the plan should be presented at the Chester County Planning Commission for endorsement to permit recording of the final plan in accord with the procedures of Act 247, the Pennsylvania Municipalities Planning Code, and to meet the requirements of the Recorder of Deeds and the Assessment Office.

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 Chester 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,



Paul Farkas
Senior Review Planner

cc: Lisa DiProspero and Tom Morton
Roger & Connie Partridge
Commonwealth Engineers, Inc.



THE COUNTY OF CHESTER



COMMISSIONERS
Marian D. Moskowitz
Josh Maxwell
Michelle Kichline

Brian N. O’Leary, AICP
Executive Director

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February 10, 2022

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

Re: Preliminary/Final Land Development - 1004 Saunders Lane
West Goshen Township – LD-01-22-17048

Dear Mr. Bashore:

A Preliminary/Final Land Development Plan entitled "1004 Saunders Lane", prepared by DL Howell & Associates, Inc., and dated September 14, 2020, 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 land development for your consideration.

PROJECT SUMMARY:

Location:	east side of Phoenixville Pike, west side of Saunders Lane
Site Acreage:	5.65
Lots/Units:	1 Lot
Non-Res. Square Footage:	19,325
Proposed Land Use:	Warehouse
New Parking Spaces:	58
Municipal Land Use Plan Designation:	Commercial, Office, Industrial Infill
UPI#:	52-3-91

PROPOSAL:

The applicant proposes the construction of a 19,325 square foot commercial warehouse, and 58 additional parking spaces (it is our understanding that the site contains an existing contractor’s establishment). While a one-story brick building will remain, a second one-story brick building and two accessory buildings will be removed (this issue is discussed in further detail in comment #5). The project site, which will be served by public water and public sewer, is located in the I-2 Light Industrial zoning district.

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

BACKGROUND:

1. The Chester County Planning Commission has previously reviewed a land development proposal for this site. That review, CCPC# LD-4-10-1641, dated April 28, 2010, which addressed the construction of a 2,500 square foot product storage pole building, a 2,500 square foot equipment storage pole building, and a 324 square foot garage addition, was approved by the Township on June 9, 2010. It appears that the pole buildings shown on the previously approved plan correspond to the pole barn garage on the current plan submission that is proposed to be removed.

COUNTY POLICY:

LANDSCAPES:

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

WATERSHEDS:

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

PRIMARY ISSUES:

4. While Sheet 15 – Landscaping Plan indicates that additional landscaping will be provided on the perimeter of the site, we recommend that the applicant consider providing additional landscaping within the parking areas on the project site. [Landscapes3](#) recommends that developments in the **Suburban Center Landscape** include extensive landscaping in parking areas (page 37). Landscaped areas in parking lots provide numerous benefits, including stormwater absorption and filtration, cleaner air, shading, and visual buffers.
5. The 2013 Township Historic Resources Atlas indicates the project site contains a Class 2 Historic Resource. We suggest that the Township reserve granting final plan approval until the proposal has been reviewed by the Township's Historical Commission. "Appreciate" Objective A of [Landscapes3](#), the 2018 County Comprehensive Plan, is to preserve historic resources in their context while supporting appropriate reuse as a vital part of our community infrastructure and character. Additional information on this issue is available online at: www.chesco.org/Landscapes3/1c-Appreciate.cfm.

If the one-story brick building that is proposed to be demolished has been determined to be an historic resource, then consideration should be provided for preserving this building (it appears that the proposed warehouse building could be reconfigured or relocated in order to preserve this building). If this building is historic and cannot be preserved, then the Township should document this building

Page: 4
Re: Preliminary/Final Land Development - 1004 Saunders Lane
West Goshen Township – LD-01-22-17048

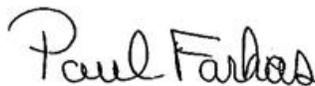
prior to its demolition, along with investigating the feasibility of salvaging the materials from this building.

ADMINISTRATIVE ISSUES:

6. Land disturbance and land development activities that occur within Chester County must comply with the *County-wide Act 167 Stormwater Management Plan for Chester County, PA* (July 2013) and the associated Act 167 stormwater management ordinance standards adopted by each municipality.
7. The applicant should contact the office of the Chester County Conservation District (telephone #610-455-1360) for information and clarification on erosion control measures. The provisions of the Commonwealth Erosion Control Regulations may apply to the project and may require an Earth Disturbance Permit or a National Pollutant Discharge Elimination System permit for discharge of stormwater from construction activities. Additional information on this topic is provided online at: <https://www.chesco.org/284/ErosionStormwater>.
8. 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: Green Lawn Fertilizing Inc.
DL Howell & Associates, Inc.
Chester County Conservation District



THE COUNTY OF CHESTER



COMMISSIONERS
Marian D. Moskowitz
Josh Maxwell
Michelle Kichline

Brian N. O’Leary, AICP
Executive Director

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601 Westtown Road
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(610) 344-6285 Fax (610) 344-6515

February 8, 2022

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

Re: Final Subdivision - Woodlands at Greystone - Phase 4
West Goshen Township – SD-01-22-17046

Dear Mr. Bashore:

A Final Subdivision Plan entitled Woodlands at Greystone - Phase 4, prepared by Horizon Engineering Associates, LLC, and dated August 4, 2009, and last revised on November 15, 2021, was received by this office on January 10, 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.

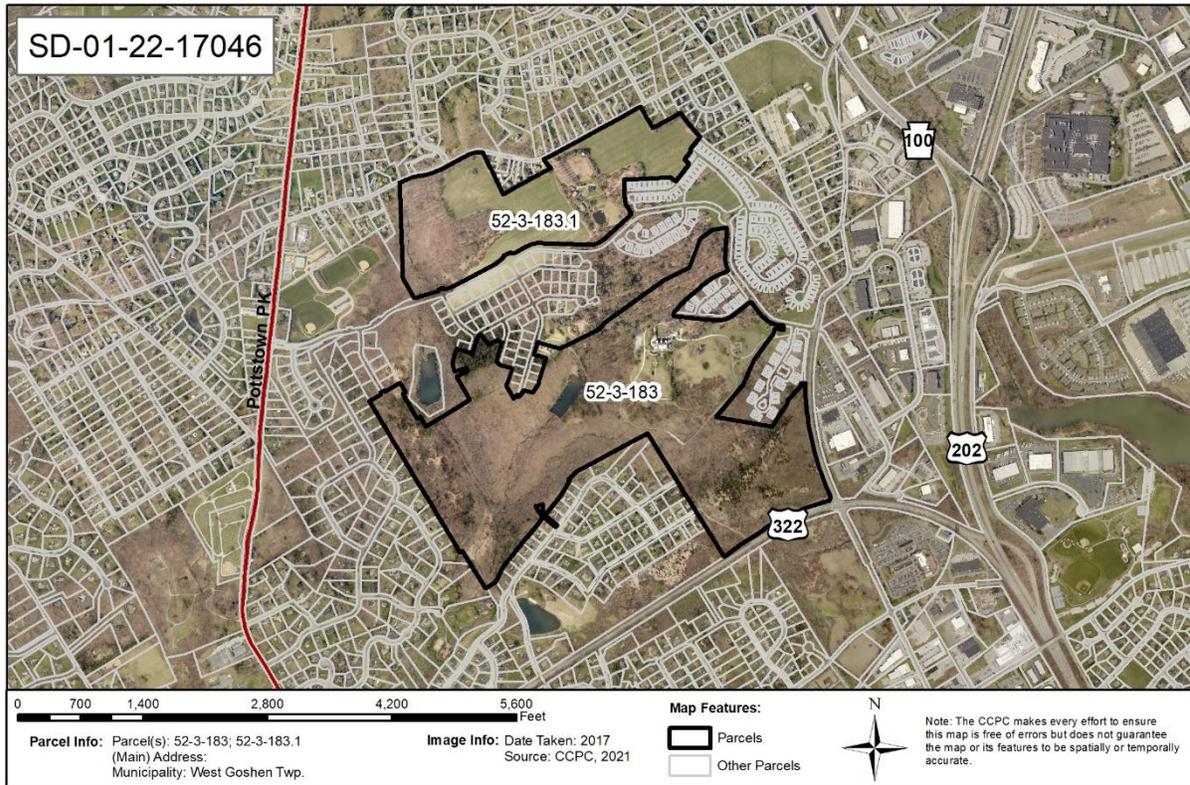
PROJECT SUMMARY:

Location: west side of Phoenixville Pike, north side of Route 322 Bypass
Site Acreage: 434.17 (overall tract)
Proposed Land Use: Phase 4 – 105 residential units (77 single family and 28 twin units)
Municipal Land Use Plan Designation: High Density Residential; Mixed Use; and Open Space
UPI#: 52-3-183, 52-3-183.1

PROPOSAL:

The Chester County Planning Commission has previously reviewed several plans for the Woodlands at Greystone development, a 589 unit residential development on a 434.17 acre tract. The current plan submission addresses revisions for Phase 4 of the project, which are generally minor in nature (e.g., changes in the phase boundaries), and indicates that Phase 4 consists of 105 residential units. We also note that the Phasing Plan (Sheet 27B) indicates the remaining phases of the project may be broken into separate phases upon future phasing plan amendments. The project site, which will be served by public water and public sewer, is located in the R-3B Flexible Design Conservation zoning district.

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



BACKGROUND:

1. The Chester County Planning Commission recently reviewed a final subdivision plan which addressed revisions for the Phase 3 of the Woodlands at Greystone development (CCPC# SD-04-21-16722, dated May 20, 2021). According to our records, this prior plan submission was approved by the Township on October 19, 2021. The previously approved plan indicates that Phases 1 through 3 consists of 301 residential units.

COUNTY POLICY:

LANDSCAPES:

2. The project site is located within the **Suburban Landscape** and **Natural Landscape** designations of the Landscapes3, the 2018 County Comprehensive Plan. 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.



Site Plan Detail, Sheet 27B: Final Subdivision - Woodlands at Greystone - Phase 4

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

Sincerely,

Paul Farkas
Senior Review Planner

cc: RLD Greystone LLC
Horizon Engineering Associates LLC



THE COUNTY OF CHESTER



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Michelle Kichline

Brian N. O'Leary, AICP
Executive Director

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February 1, 2022

Terri Dugan, Building Code Official
West Nottingham Township
100 Park Road
Nottingham, PA 19362

Re: Final Subdivision - 3 Lot Subdivision - R. Samuel McMichael
West Nottingham Township - SD-01-22-17043

Dear Ms. Dugan:

A final subdivision plan entitled "3 Lot Subdivision - R. Samuel McMichael", prepared by Concord Land Planners and Surveyors, Inc. and dated November 16, 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:	West side of Route 1 Bypass, south of West Ridge Road
Site Acreage:	61.56 acres
Lots:	3 lots proposed
Proposed Land Use:	Industrial
UPI#:	68-6-121.1, 68-6-121

PROPOSAL:

The applicant proposes the creation of three lots. The site, which will be served by on-site water and sewer facilities, is located in the West Nottingham Township Limited Industrial zoning district. The site contains a dwelling and another building, but this subdivision plan does not propose any additional development.

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

COUNTY POLICY:

LANDSCAPES:

1. The site is located within the **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**.

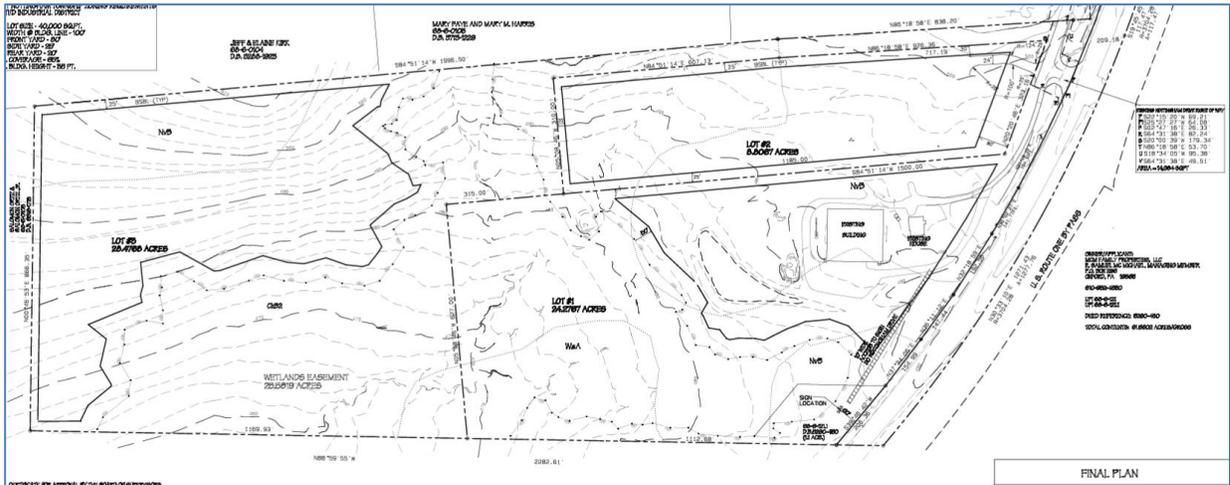
SD-01-22-17043



PRIMARY ISSUES:

2. The plan indicates Proposed Lots 1 and 3 contain wetlands. The wetland easement shown appears to constrain access to Proposed Lot 3. The applicant should indicate how access to Lot 3 can be achieved with minimal disturbance to the existing wetland. We highly encourage the preservation of Proposed Lot 3 and the conservation of existing vegetation. If development is proposed on Lot 3, we encourage the applicant to submit a sketch plan. 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 plan shows a small lot at the southeast of the tract, containing 1.1 acres (UPI # 68-6-121.1). The plan does not appear to show metes and bounds or bearings and distances for this lot and the lot lines do not appear to close; the applicant should clarify this issue.

Re: Final Subdivision - 3 Lot Subdivision - R. Samuel McMichael
West Nottingham Township - SD-01-22-17043



*Detail of - 3 Lot Subdivision - R. Samuel McMichael
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, AICP
Senior Review Planner

- cc: Concord Land Planners and Surveyors, Inc.
McMichael Family Properties
Chester County Health Department
Anthony Antonelli, District Permits Manager, PennDOT
Francis J. Hanney, PennDOT



THE COUNTY OF CHESTER



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February 11, 2022

Kathryn Shillenn, Township Secretary
West Vincent Township
729 St. Matthews Road
Chester Springs, PA 19425

Re: Preliminary/Final Subdivision - Pothouse-Kimberton, LLC Urgent Care
West Vincent Township - SD-01-22-17057 & LD-01-22-17055

Dear Ms. Shillenn:

A Preliminary/Final Subdivision and Land Development Plan entitled "Pothouse-Kimberton, LLC Urgent Care", prepared by Commonwealth Engineers Inc, and dated December 29, 2021, was received by this office on January 24, 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 and Land Development for your consideration.

PROJECT SUMMARY:

Location:	east side of Route 100, south of Conestoga Road
Site Acreage:	5.31
Lots/Units:	2 lots
Non-Res. Square Footage:	1,943.6
Proposed Land Use:	Medical Building
New Parking Spaces:	30
Municipal Land Use Plan Designation:	Mixed Use
UPI#:	25-6-70, 25-6-84

PROPOSAL:

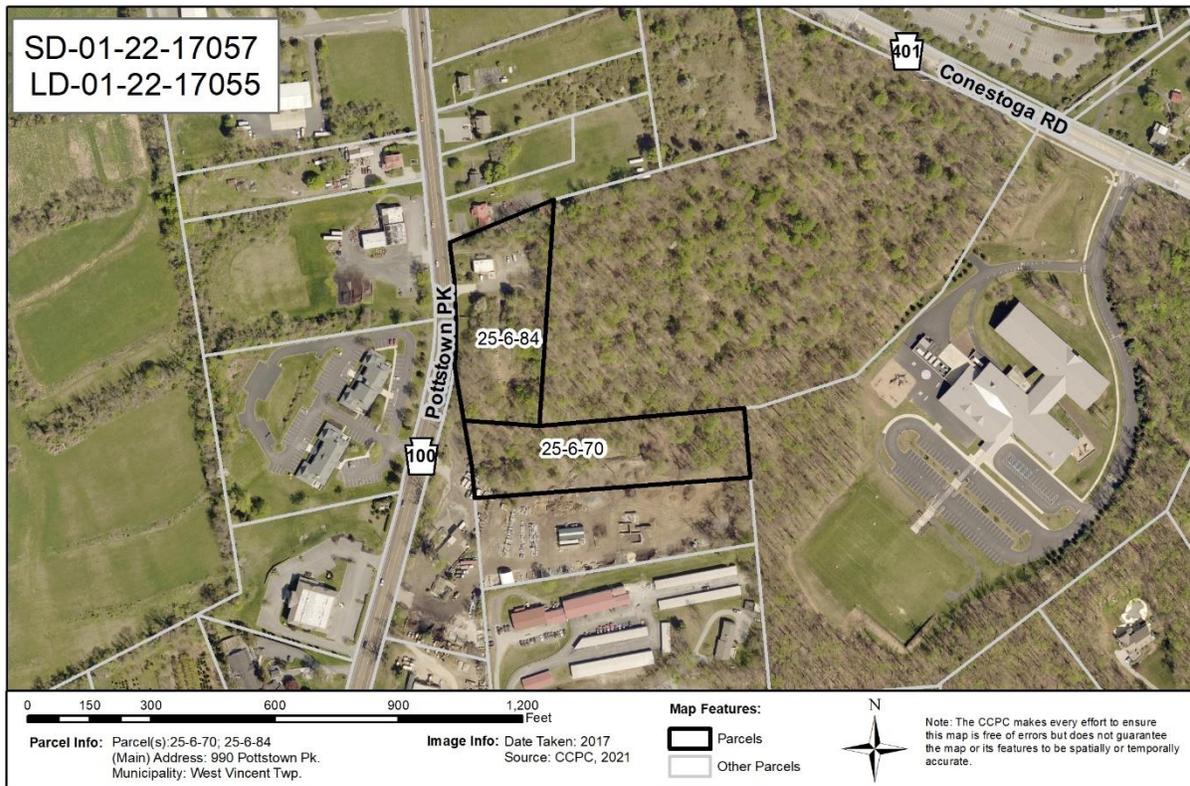
The applicant proposes the revision of the location of the property line between two existing lots and the construction of additions to an existing building to create a 1,943 square foot medical office building . The project site, which will be served by on-site water and sewer, is located in the LVCC - Ludwig’s Village Commercial Center & the PC/LI Planned Commercial / Light Industrial zoning district.

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

COUNTY POLICY:

LANDSCAPES:

1. The project site is located within the **Rural Center Landscape** designation of [Landscapes3](#), the 2018 County Comprehensive Plan. The vision for the **Rural Center Landscape** is as a community focal point for the surrounding rural and agricultural areas that accommodates limited growth. The proposed subdivision/land development is consistent with the objectives of the **Rural Center Landscape**.

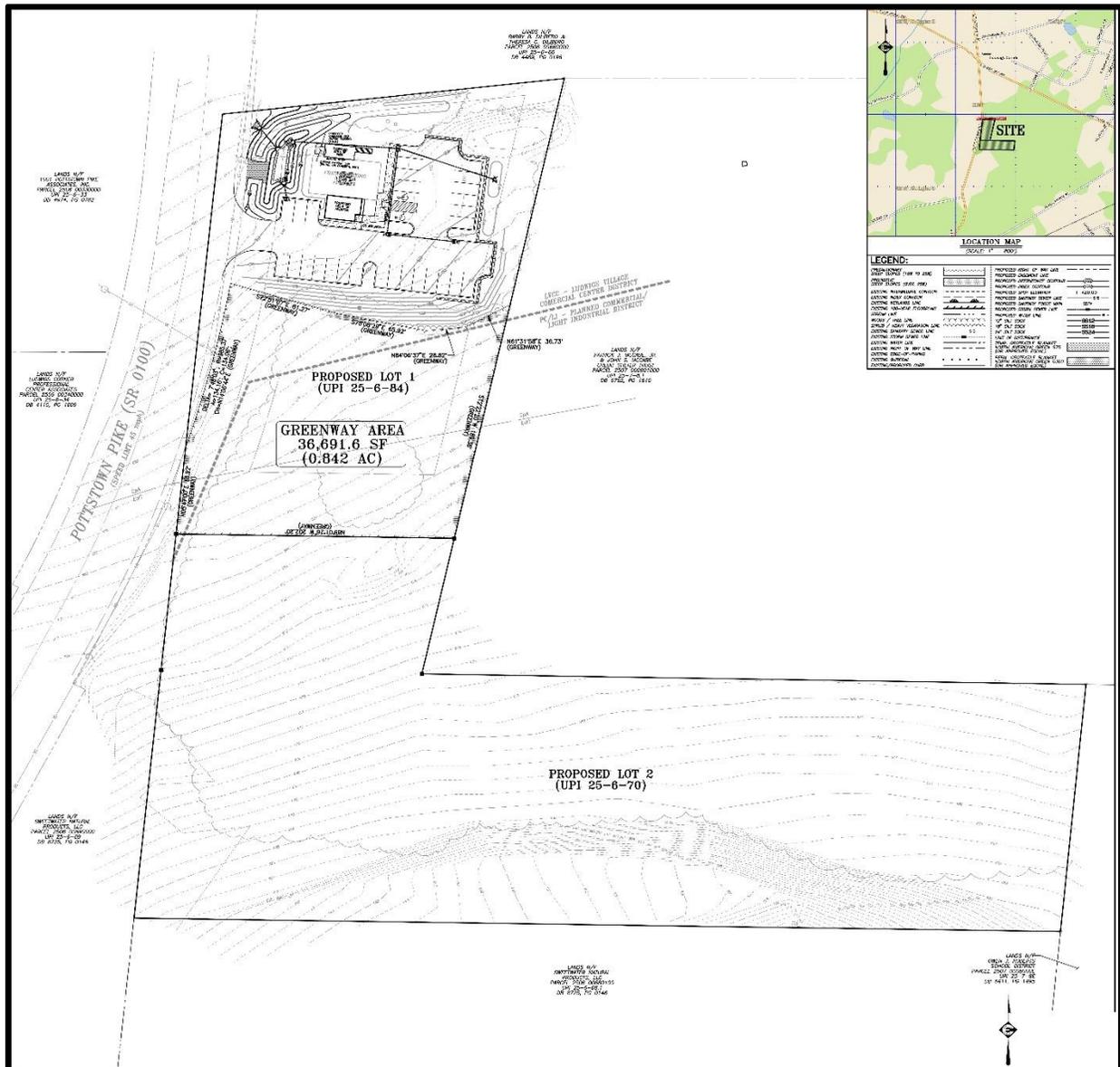


WATERSHEDS:

2. **Watersheds**, the water resources component of [Landscapes3](#), indicates the proposed development is located within the Black Horse Run subbasin of the Brandywine 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:

3. The configuration of the subdivision precludes access to Pottstown Pike (Route 100) for proposed lot 2, which creates a land-locked parcel unless there is an access easement across a neighboring parcel to a public road. The applicant and owners should consider reconfiguring the subdivision to provide access to Pottstown Pike for both parcels such as a shared driveway or perpetual access easement, which would also involve revisions to the greenway lands boundary.



Detail of Sheet 4 of the plan.

4. The County Planning Commission's Multimodal Circulation Handbook (2016 Update), which is available online at www.chescoplanning.org/resources/PubsTransportation.cfm, classifies Pottstown Pike as a Major Arterial road. The Handbook (page 183) recommends a 150 foot-wide right-of-way for Major Arterial roads to accommodate future road and infrastructure improvements. We recommend that the applicant and the Township contact PennDOT to determine the appropriate right-of-way to be reserved for this section of Pottstown Pike (Route 100). We suggest that this area be identified as a dedicated right-of-way and be offered for dedication to the appropriate agency.
5. The Township and the applicant should discuss provision of a pedestrian connection to Ludwig's Corner. A pathway or sidewalk to other destinations in this Rural Center Landscape could enhance mobility opportunities and provide a more active and interconnected environment.

Page: 4

Re: Preliminary/Final Subdivision - Pothouse-Kimberton, LLC Urgent Care

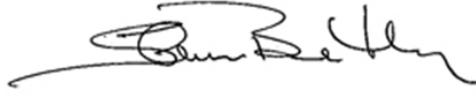
West Vincent Township - SD-01-22-17057 & LD-01-22-17055

ADMINISTRATIVE ISSUES:

6. The Chester County Planning Commission does not endorse the use of on-site water or sewer for commercial or industrial uses, due to the potential for high wastewater flows and the contamination of groundwater resources. We recommend that the applicant connect to public systems in consideration of potable water safety and water supply dependability.
7. A minimum of five (5) copies of the plan should be presented at the Chester County Planning Commission for endorsement to permit recording of the final plan in accord with the procedures of Act 247, the Pennsylvania Municipalities Planning Code, and to meet the requirements of the Recorder of Deeds, the Assessment Office, and the Health Department.

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

Sincerely,

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: Pothouse-Kimberton, LLC
Commonwealth Engineers, Inc.
Chester County Health Department
Anthony Antonelli, District Permits Manager, PennDOT
Francis J. Hanney, PennDOT
Chester County Conservation District

Proposed Plan and Ordinance Reviews





ORDINANCE PROPOSALS

2/1/2022 to 2/28/2022

The staff reviewed proposals for:

	Total
Subdivision and Land Development Ordinance (SLDO) Amendments	1
Zoning Ordinance Amendments	9
TOTAL REVIEWS	10

MUNICIPALITY	FILE NO.	REVIEW DATE	TOPIC	LANDSCAPES3 CONSISTENCY
Kennett Township	ZA-01-22-17081	2/8/2022	<p>Proposed - Zoning Ordinance Amendment</p> <p>Revises previously submitted ordinance language related to 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
London Grove Township	SA-02-22-17093	2/16/2022	<p>Proposed - SLDO Amendment</p> <p>Revising the language pertaining to Interior Lots in Section 22-605.8.</p>	Not Relevant
London Grove Township	ZA-01-22-17056	2/1/2022	<p>Proposed - Zoning Ordinance Amendment</p> <p>The existing Communication Towers language of Section 27-1836 are repealed and replaced with language that establishes uniform standards for the siting, design, permitting, maintenance and the use of wireless communication facilities in the Township.</p>	Consistent
London Grove Township	ZA-02-22-17082	2/16/2022	<p>Proposed - Zoning Ordinance Amendment</p> <p>The existing provisions related to Group Homes are removed and replaced with a reference to a proposed new subsection of Part 18 General Design and Performance Standards. Section 27-1842 outlines the regulation of Group Homes.</p>	Consistent
London Grove Township	ZA-02-22-17083	2/16/2022	<p>Proposed - Zoning Ordinance Amendment</p> <p>Revises provisions related to Interior Lots (Flag lots) including a definition and a new subsection 27-1843.</p>	Consistent

MUNICIPALITY	FILE NO.	REVIEW DATE	TOPIC	LANDSCAPES3 CONSISTENCY
Pocopson Township	ZA-02-22-17091	2/22/2022	<p>Proposed - Zoning Ordinance Amendment</p> <p>The proposed amendment revises the definition of the term "Governmental Use," Section 250-85 is revised related to Nonconforming use of land, buildings and lots to permit expansion under particular circumstances, Accessory Building or Structures in the C-1. LI and I-Institutional are to comply with Articles V, VII and XV and adds an accessory use provision.</p>	Consistent
Westtown Township	ZA-01-22-17060	2/15/2022	<p>Proposed - Zoning Ordinance Amendment</p> <p>The proposed amendments to the Zoning Ordinance include amending the standards for freestanding signs in Section 170-1806.F(4)(a).</p>	Consistent
Westtown Township	ZA-01-22-17061	2/16/2022	<p>Proposed - Zoning Ordinance Amendment</p> <p>The proposed amendments to the Zoning Ordinance include permitting medical services and veterinary clinics by-right in the C-1 Neighborhood and Highway Commercial and C-2 Highway Commercial Districts, along with permitting them by conditional use in the R-3 Residence-Office District.</p>	Consistent
Westtown Township	ZA-01-22-17062	2/15/2022	<p>Proposed - Zoning Ordinance Amendment</p> <p>The Township proposes to adopt updated wireless communications facilities standards, which include regulations for small wireless facilities pursuant to PA Act 50 of 2021.</p>	Consistent
Willistown Township	ZA-01-22-17073	2/23/2022	<p>Proposed - Zoning Ordinance Amendment</p> <p>The Township proposes the addition of an Age Restricted Apartment Development option in the I Restricted Industrial district, which would be permitted by conditional use.</p>	Consistent

TOTAL NUMBER OF ORDINANCE PROPOSALS WITH RELEVANCE TO LANDSCAPES3: 9

TOTAL NUMBER OF ORDINANCE PROPOSALS CONSISTENT WITH LANDSCAPES3: 9

Ordinance Review Letters





THE COUNTY OF CHESTER



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Executive Director

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February 8, 2022

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

Re: Zoning Ordinance Amendment – C-Commercial Zoning District Provisions
Kennett Township - ZA-01-22-17081

Dear Mr. Ratliff:

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 January 27, 2022. We offer the following comments to assist in your review of the proposed Zoning Ordinance Amendment.

DESCRIPTION:

Kennett Township has developed proposed zoning ordinance amendments implementing recommendations from the 2015 Township Comprehensive Plan and 2016 Kennett Region Economic Development Study:

- Replacement of Article X – Commercial District, with provisions that allow 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 the VPP 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).
- The current submission addresses minor issues identified in our previous review.

BACKGROUND:

1. The Chester County Planning Commission recently reviewed the original draft of the proposed C-Commercial zoning district provisions. That review, ZA-12-21-17036, was issued on January 20, 2022.

LANDSCAPES:

2. Please refer to our previous review for details regarding consistency with Landscapes3 and the Vision Partnership Program Grant Contract.

COMMENTS:

3. The proposed revisions are appropriate and address the comments from our prior review.

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

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

Sincerely,



Glenn Bentley
Senior Review Planner

cc: Dr. Richard L. Leff, Kennett Township Board of Supervisors Chair
Diane Hicks, Kennett Township Director of Planning and Zoning
William Deguffroy, Community Planning Division Director, CCPC
Kevin Myers, Chester County Planning Commission
Jeannine Speirs, Chester County Planning Commission



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February 1, 2022

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

Re: Zoning Ordinance Amendment - Wireless Communication Facilities
London Grove Township - ZA-01-22-17056

Dear Mr. Battin:

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 January 13, 2022. We offer the following comments to assist in your review of the proposed Zoning Ordinance Amendment.

DESCRIPTION:

1. The Township proposes the following amendments to its Zoning Ordinance:
 - A. The existing language in Section 27-1836 Communication Towers is deleted.
 - B. A new subsection 27-1836 Wireless Communications Facilities is established which addresses: Purposes, Definitions, Small Wireless Facilities, General requirements for all non-tower wireless communications facilities, Non-tower wireless communications facilities outside the rights-of-way, Non-tower wireless communications facilities in the rights-of-way, General requirements for all tower-based wireless communications facilities, Tower-based Wireless Communications Facilities outside the rights-of-way, Tower-based Wireless Communications Facilities in the rights-of-way and Consistency with state and federal laws and regulations.

COMMENTS:

2. The Township should consider requiring escrow for the landscaping at these facilities as a general lack of maintenance of the landscaping at these facilities that often results in dead plantings.
3. There is a minor spelling error in subsection 27-1836.E(e)[3]. The last word on the first line should read "is".

Page: 2

Re: Zoning Ordinance Amendment - Wireless Communication Facilities

London Grove Township - ZA-01-22-17056

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



THE COUNTY OF CHESTER



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February 16, 2022

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

Re: Zoning Ordinance Amendment – Group Homes Provisions
London Grove Township - ZA-02-22-17082

Dear Mr. Battin:

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 February 1, 2022. We offer the following comments to assist in your review of the proposed Zoning Ordinance Amendment.

DESCRIPTION:

1. The Township proposes the following amendments to its Zoning Ordinance:
 - A. Four existing definitions pertaining to Group Homes in Section 27-202 are deleted and a new definition for the term “Group Home” is added.
 - B. Existing provisions (where applicable) in the AP, AR, RR, RM, RH and the CV zoning districts related to Group Homes are deleted and the use is added as a use permitted by right in those districts subject to Section 27-1842; and
 - C. A new subsection 27-1842 Group Homes is added to Part 18 General Design and Performance Standards addressing Group Homes.

COMMENTS:

2. The Township should verify that the proposed language is consistent with all Federal and State laws, regulations and related case law. In particular, we suggest the Township may wish to review language limiting the number of unrelated individuals occupying a dwelling unit in the context of a group home setting and the terminology used to describe the prospective occupants of a group home.

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

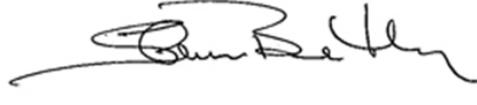
Page: 2

Re: Zoning Ordinance Amendment – Group Homes Provisions

London Grove Township - ZA-02-22-17082

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



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

February 16, 2022

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

Re: Zoning and Subdivision and Land Development Ordinance Amendments – Interior Lots
London Grove Township - ZA-02-22-17083 & SA-02-22-17093

Dear Mr. Battin:

The Chester County Planning Commission has reviewed the proposed Zoning and Subdivision and Land Development Ordinance Amendments as submitted pursuant to the provisions of the Pennsylvania Municipalities Planning Code, Sections 609(e) and 505(a). The referral for review was received by this office on February 1, 2022. We offer the following comments to assist in your review of the proposed Zoning and Subdivision and Land Development Ordinance Amendments.

DESCRIPTION:

1. The Township proposes the following amendments to its Zoning and Subdivision and Land Development Ordinances:
 - A. Revising the definition of the term “Interior Lot.”
 - B. Adding a subsection 27-1843 Interior Lots to Part 18 General Design and Performance Standards, which establishes regulations pertaining to Interior Lots.
 - C. The submission was accompanied by an associated Subdivision and Land Development Ordinance (SLDO) amendment. The amendment revises the terminology used in the Lots and Lot sizes provisions of the Development Design Standards and Required Improvements of Part 6 of the SLDO.

COMMENTS:

2. The use of multiple Interior Lots can be a significant issue for municipalities, particularly when located in close proximity to each other. The Township has crafted a comprehensive set of regulations that while they permit Interior Lots in all zoning districts, they limit the degree of negative effects. These can include the creation of multiple additional lots on sites without the accompanying infrastructure, overloading road capacity and potentially utility service and complication of emergency service response and delivery service.
3. The Township should consider increasing the minimum access strip width to 50 feet, which would provide sufficient width for the conversion of the access strip into a public street if future development of the adjoining area was being considered.

Page: 2

Re: Zoning Ordinance Amendment – Interior Lots

London Grove Township - ZA-02-22-17083 & SA-02-22-17093

RECOMMENDATION: The Township should consider the comment in this letter before acting on the proposed zoning and subdivision and land development ordinance amendments.

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

Sincerely,

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



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

February 22, 2022

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

Re: Zoning Ordinance Amendment – I-Institutional District Revisions
Pocopson Township - ZA-02-22-17091

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 February 7, 2022. We offer the following comments to assist in your review of the proposed Zoning Ordinance Amendment.

DESCRIPTION:

1. The Township proposes the following amendments to its Zoning Ordinance:
 - A. Revising the definition of the term “Governmental Use”.
 - B. Subsection 250-85.C(1) related to Conforming uses of nonconforming buildings on conforming lots is revised by removing the “height” factor when a use may not be enlarged.
 - C. In a following provision Subsection 250-85.C(3) Buildings that are conforming in use, but not conforming in height, may be enlarged provided the expansion conforms with height limitations of the district.
 - D. The Accessory buildings and structures provisions of Section 250-94.D are revised to specify applicable zoning districts and add the I-Institutional District and add Article XV to Articles V and VII which set applicable standards for this use.
 - E. Adds “Any accessory use on the same lot with and customarily incidental to the permitted use on the property” to the permitted uses listed for the I-Institutional zoning district.

BACKGROUND:

2. In recent months the Township has submitted a major zoning amendment that created the I-Institutional zoning district which was reviewed October 27, 2021. More recently the Township submitted further amendments to the previously proposed regulations adding two parcels to the Institutional district and clarifying a previously submitted provision. This submission came about after discussion of potential impacts to County facilities related to adoption of the proposed language.

Page: 2
Re: Zoning Ordinance Amendment – I-Institutional District Revisions
Pocopson Township - ZA-02-22-17091

COMMENTS:

3. The proposed language is appropriate for uses in the I-Institutional zoning district.

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

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

Sincerely,

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

Glenn Bentley
Senior Review Planner

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



THE COUNTY OF CHESTER



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Executive Director

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

February 15, 2022

Maggie Dobbs, Director of Planning and Zoning
Westtown Township
1039 Wilmington Pike
West Chester, PA 19382

Re: Zoning Ordinance Amendment – Area and Bulk Regulations, R-1 Residential District; Parking of Commercial Vehicles, Major Home Occupations; and Freestanding Sign Setbacks
Westtown Township – ZA-01-22-17060

Dear Ms. Dobbs:

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 January 19, 2022. We offer the following comments to assist in your review of the proposed amendment.

DESCRIPTION:

1. The Township proposes the following amendments to its Zoning Ordinance:
 - A. Amend Section 170-602, the area and bulk regulations of the R-1 Residential District;
 - B. Amend Section 170-1605.G(2)(n), pertaining to parking of commercial vehicles for major home occupations; and
 - C. Amend the first sentence in Section 170-1806.F(4)(a), pertaining to setbacks for freestanding signs. While this sentence currently states that all freestanding signs shall be set back five feet from the right-of-way, except for government signs, the proposed ordinance language states that all freestanding signs shall be located outside of the public right-of-way, except for government signs. We note that no revisions are proposed to the second sentence, which states the following: “Where compliance with this standard would nonetheless create an obstruction of view, further setback may be required.”

COMMENTS:

2. The proposed ordinance language appears to be appropriate. We note that the proposed revisions to Section 170-602 and Section 170-1605.G(2)(n) are generally minor in nature (e.g., correcting incorrect section references).

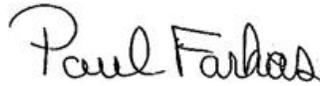
RECOMMENDATION: The County Planning Commission supports the adoption of the proposed zoning ordinance amendment.

Page: 2

Re: Zoning Ordinance Amendment – Area and Bulk Regulations, R-1 Residential District; Parking
of Commercial Vehicles, Major Home Occupations; and Freestanding Sign Setbacks
Westtown Township – ZA-01-22-17060

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

Sincerely,

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

Paul Farkas
Senior Review Planner



THE COUNTY OF CHESTER



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February 16, 2022

Maggie Dobbs, Director of Planning and Zoning
Westtown Township
1039 Wilmington Pike
West Chester, PA 19382

Re: Zoning Ordinance Amendment – Medical Uses
Westtown Township – ZA-01-22-17061

Dear Ms. Dobbs:

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 January 19, 2022. We offer the following comments to assist in your review of the proposed amendment.

DESCRIPTION:

1. The Township proposes the following amendments to its Zoning Ordinance:
 - A. Amend the following definitions set forth in Section 170-201: Professional Office, and Kennel;
 - B. Add a definition for the term “Veterinary Clinic” to Section 170-201;
 - C. Add Medical Services and “Veterinary clinic for the treatment of domestic animals, provided that boarding is prohibited” to the list of uses permitted by conditional use in the R-3 Residence-Office District;
 - D. Amend Section 170-802.D(2), by including references that the area and bulk requirements in this section shall apply to medical services and veterinary clinics in the R-3 Residence-Office District;
 - E. Add Medical Services, and “Veterinary clinic for the treatment of domestic animals,” to the list of uses permitted by right in the C-1 Neighborhood and Highway Commercial and the C-2 Highway Commercial Districts;
 - F. Amend the introductory language in subsection B of Section 170-1510, Access and Traffic Control;
 - G. Delete Section 170-1519.B(2)(a)[4], pertaining to the density standards for a continuing care retirement community (CCRC) in the SUO Special Use Overlay district. Our records indicate that Article XIII – SUO Special Use Overlay District was repealed by the Township on February 1, 2016 (Township Ordinance No. 2016-1); and
 - H. Amend Section 170-1705.C(2), the parking standards for medical or dental offices.

COMMENTS:

2. The Township’s R-3, C-1 and C-2 Districts are located within the **Suburban Landscape** designation of Landscapes3, the 2018 County Comprehensive Plan. The vision for the **Suburban Landscape** is predominantly residential communities with locally-oriented commercial uses and facilities, accommodating growth at a medium density that retains a focus on residential neighborhoods, with enhancements in housing diversity and affordability. Medical services and veterinary clinics are appropriate uses in the **Suburban Landscape**.
3. We suggest that the Township consider including “pet day care” as part of the revised kennel definition (as shown below), as these facilities are a growing trend, and the use is very similar to that of a kennel.

KENNEL

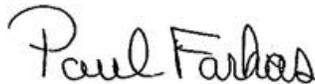
Any building, structure, enclosure, or premises where four (4) or more dogs or cats, six (6) months of age or older, are kept for commercial boarding, pet day care, breeding, sales and/or sporting purposes.

4. Section 170-1705.C(2) states that one off-street parking space shall be provided per 150 square feet of gross habitable floor area for a medical or dental office. We suggest that the Township consider reducing the number of required parking spaces for a medical or dental office (ex. 1 parking space per 250 square feet), in order to limit the creation of impervious surfaces, and increase opportunities for landscaping. We note that the Institute of Transportation Engineers’ Parking Generation Manual (5th Edition) indicates that the average weekday peak period parking demand for a medical-dental office building is 3.23 vehicles per 1,000 square feet gross floor area, which would translate into approximately 1 space per 300 square feet gross floor area.

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

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

Sincerely,



Paul Farkas
Senior Review Planner



THE COUNTY OF CHESTER



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

February 15, 2022

Maggie Dobbs, Director of Planning and Zoning
Westtown Township
1039 Wilmington Pike
West Chester, PA 19382

Re: Zoning Ordinance Amendment – Wireless Communications Facilities
Westtown Township – ZA-01-22-17062

Dear Ms. Dobbs:

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 January 19, 2022. We offer the following comments to assist in your review of the proposed amendment.

DESCRIPTION:

1. The Township proposes the following amendments to its Zoning Ordinance:
 - A. Delete the following definitions from Section 170-201: Antenna; Co-Location; Distributed Antennas Systems (DAS); Emergency; FCC; Height of a Tower Based WCF; Monopole; Non-Tower Wireless Communications Facility (Non-Tower WCF); Related Equipment; Stealth Technology; Substantially Change or Substantial Change; Tower-Based Wireless Communications Facility (Tower-Based WCF); WBCA; Wireless; Wireless Communications Facility (WCF); Wireless Communications Facility Applicant (WCF Applicant); and Wireless Support Structure;
 - B. Delete Section 170-1404, Wireless communications facilities, in its entirety; and
 - C. Create a new Article XXV, Wireless Communications Facilities, which includes the following sections:
 - Section 170-2500 Purposes;
 - Section 170-2501 Definitions;
 - Section 170-2502 Small Wireless Facilities;
 - Section 170-2503 Non-Tower Wireless Communications Facilities; and
 - Section 170-2504 Tower-Based Wireless Communications Facilities.

COMMENTS:

2. It is our understanding that the intent of this amendment is to support compliance with Pennsylvania Act 50 of 2021, the Small Wireless Facilities Deployment Act.

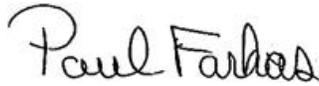
Page: 2
Re: Zoning Ordinance Amendment – Wireless Communications Facilities
Westtown Township – ZA-01-22-17062

3. Section 170-1504.B and Section 170-1505.J in the Township Zoning Ordinance both contain a reference to the existing wireless communications facilities standards in Section 170-1404, which is proposed to be deleted. The Township should ensure that all existing references in the Township Code to Section 170-1404 are replaced with appropriate references to the proposed standards in Article XXV.

RECOMMENDATION: The Township should consider the comments in this letter and adopt the zoning amendment in accordance with the recommendations of its Solicitor.

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

Sincerely,

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

Paul Farkas
Senior Review Planner



THE COUNTY OF CHESTER



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Marian D. Moskowitz
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Executive Director

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

February 23, 2022

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

Re: Zoning Ordinance Amendment - Age Restricted Apartment Development, I Restricted Industrial District
Willistown Township – ZA-01-22-17073

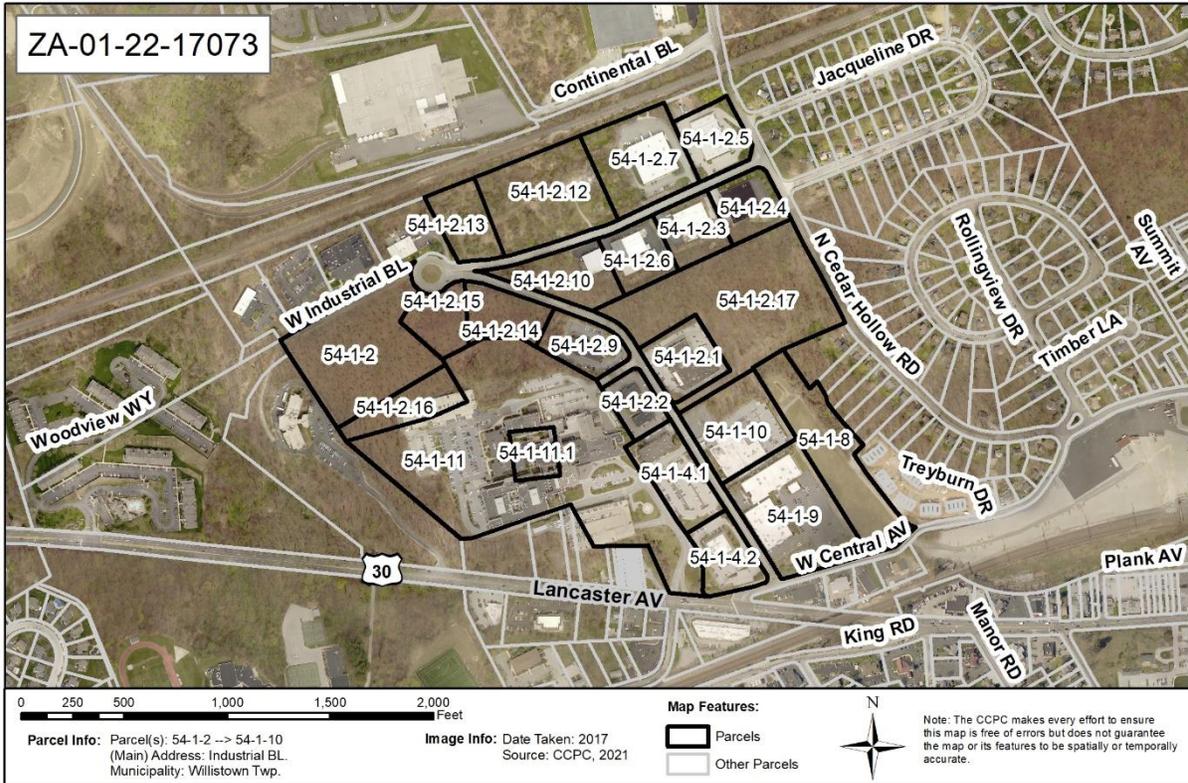
Dear Ms. Slook:

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 January 25, 2022. We offer the following comments to assist in your review of the proposed amendment.

DESCRIPTION:

1. Willistown Township proposes to amend Article XV – I Restricted Industrial Districts, with the proposed addition of Section 139-75.2, the Age Restricted Apartment Development (ARAD) Option. The purpose of the ARAD Option, as set forth in Section 139-75.2A, is to provide seniors with a downsizing housing option that offers independent living with indoor and outdoor amenity spaces within the Township. The ARAD Option will be permitted by conditional use, subject to the following conditions:
 - Minimum Tract Size: 7 acres;
 - Maximum Density of 20 residential units per acre;
 - Comply with the area, height, special design regulations, and conditional use criteria set forth in Section 139-75;
 - Minimum age qualification of 55 years old, subject to compliance with Federal Fair Housing standards;
 - Stormwater management facilities must be designed to capture and treat stormwater runoff from 125% of the impervious coverage of the proposed development;
 - A minimum of 25 percent of the overall net tract area shall be permanently preserved as “Open Space” pursuant to Section 139-108 of the Zoning Ordinance;
 - The development shall contain one indoor amenity space, or combination of indoor amenity spaces, to accommodate at least 1 person per proposed residential unit;
 - The development shall contain at least one outdoor amenity space, which may include, but are not limited to a walking trail, pocket park, or an open pergola or like structure capable of accommodating at least 10 people; and
 - In the event that a parcel or tract of land crosses a municipal boundary, some or all of the improvements may be constructed in the adjoining municipality, provided at least 25 percent of the net tract area within Willistown Township is preserved as “Open Space.”

2. While it is our understanding that the purpose of this amendment is to permit the construction of an age restricted apartment development on a 7.5 acre site (UPI# 54-1-2.13, 27 Industrial Boulevard, and UPI# 54-1-2.12, 29 Industrial Boulevard) situated on the north side of Industrial Boulevard west of North Cedar Hollow Road, a concept plan for this development was not included with the amendment submission received by the County Planning Commission on January 25, 2022.



*Location Map: Parcels in I Restricted Industrial Zoning District
(based on Willistown Township Zoning Map, dated January 24, 2011, and last revised August 24, 2015).*

AREA EVALUATION, I RESTRICTED INDUSTRIAL DISTRICT:

3. **Existing Land Uses:** County mapping records indicate that this area of the Township contains a variety of institutional, industrial and commercial uses, which includes the Paoli Hospital, along with several undeveloped parcels.
4. **Uses Permitted in I Restricted Industrial District:** The purpose of the I Restricted Industrial District, as set forth in Section 139-72 of the Zoning Ordinance, is to “provide a location within the Township for light, nonnuisance manufacturing, research, warehousing and similar operations, together with such uses as may be incidental to these operations.” Uses permitted by-right include the following: general office; laboratory for research, testing and development; wholesaling, warehousing and distributing; light manufacturing, assembly, compounding, packaging or treatment of small products; consumer service facilities; and commercial solar energy systems. Permitted accessory and incidental uses include retail sales of goods or products manufactured, assembled or warehoused on the premises; storage of materials; erection and maintenance of signage; and day-center centers. Additionally, a general hospital is permitted by special exception.

Page: 3

Re: Zoning Ordinance Amendment - Age Restricted Apartment Development, I Restricted Industrial District

Willistown Township – ZA-01-22-17073

5. **Uses Permitted in CI Commercial-Industrial Overlay District:** The Township’s Zoning Map also indicates that this area of the Township, along with the adjoining O Office zoning district designation to the west, are also located within the CI Commercial-Industrial Overlay District. The uses permitted by conditional use in the CI Overlay District, in accordance with the standards set forth in Article XXXIII of the Township Zoning Ordinance, include: gaming or off-track betting facilities; adult entertainment; truck terminals; power and electric generation facilities; heavy industry/manufacturing; landfills; incinerators; quarries; medical marijuana grower/processors, and medical marijuana dispensaries.
6. **Adjacent Zoning:** The land to the east is zoned R-3 Residence. The land to the south is zoned either OP Office-Professional, HB Highway Business, or TD Transportation. The land to the west is zoned O Office and CI Commercial-Industrial Overlay. The land to the north, which is situated in Tredyffrin Township, is zoned LI Limited Industrial.
7. **Municipal Comprehensive Plan:** Map 10: Future Land Use in The Township’s 2011 Comprehensive Plan identifies this area of the Township for Industrial development.
8. **Water and Sewer Facilities:** According to County mapping records, this area of the Township is served by public water and public sewer.

LANDSCAPES:

9. The Township’s I Restricted Industrial district, generally situated along both sides of Industrial Boulevard north of West Central Avenue, and adjoining Tredyffrin Township to the north, 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. While age-restricted residential development is appropriately located in the **Urban Center Landscape**, and the County Planning Commission supports housing diversity opportunities, careful consideration of any residential development activity in an existing industrial area is required in order to avoid conflicts between residential and non-residential uses, along with ensuring that adequate land is available for industrial uses.

COMMENTS:

10. In its evaluation of the proposed zoning amendment, the Township should consider whether this amendment is generally consistent with the Township’s 2011 Comprehensive Plan. While we acknowledge the Comprehensive Plan recommends the Township periodically review the zoning ordinance to ensure that they provide opportunities for a range of dwelling types and densities (page 64), we note that the Recommendations for Policy Implementation/Actions to Implement for Industrial development on page 67 include consideration for “expanding the uses permitted in the Township’s industrial district to further permit and incentivize “green” industries that focus on renewable energy, recycling, and related job growth.”

We note that the Township has commenced work on a Comprehensive Plan Update, which is being prepared under the Chester County Vision Partnership Program (VPP). Work on the plan is anticipated to be completed this year. We recommend that the Township consider delaying

Page: 4
Re: Zoning Ordinance Amendment - Age Restricted Apartment Development, I Restricted Industrial District
Willistown Township – ZA-01-22-17073

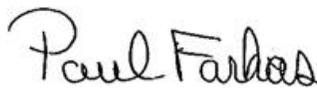
action on this zoning amendment until after the current Comprehensive Plan Update is completed. Rather than taking a piecemeal approach to municipal zoning, the Comprehensive Plan Update should be used to guide desired future land use patterns for the entire Township.

11. The Township should evaluate the availability of existing land in the Township for industrial uses. Mixing residential development with active industrial uses can create conflicts and negative impacts on residences and may, over time, put pressure on non-residential uses to move to a different location.
12. The Township should evaluate the adequacy of its existing landscaping standards as part of this amendment process. No additional landscape/buffer standards are provided as part of the current amendment. In addition to the existing uses in this area of the Township, the land along the north side of Industrial Boulevard adjoins a railroad corridor to the north in Tredyffrin Township.
13. We recommend that the proposed ordinance standards require building elevations to be submitted as part of the conditional use application.
14. We recommend that the proposed standards include specific requirements to address impacts on first responders as part of the conditional use application (e.g., collected data on impacts to service providers from similar sized facilities). Conditional use provisions could also consider the need for bi-directional amplifiers within larger buildings to ensure signal strength for first responder communication is maintained.
15. While it is our understanding that the proposed development of 27 and 29 Industrial Boulevard is intended for affordable age restricted housing, there is nothing written into the zoning amendment to ensure affordable age restricted housing will occur. We recommend that the proposed standards require a certain percentage of proposed apartment units as affordable housing units. “Live” Objectives A and B of *Landscapes3*, the 2018 County Comprehensive Plan, support the provision of diverse and affordable housing to meet the needs of all residents. Additionally, the County has established the A+ Homes initiative, which focuses on creating homes that are attractive, affordably-priced, adaptable, aging-friendly, and accessible. Additional information on the A+ Homes initiative is available online at:
<https://www.chescoplanning.org/Housing/aPlusHomes.cfm>.

RECOMMENDATION: The Township should consider delaying action on this zoning amendment until after the current Comprehensive Plan Update is completed. All other issues raised in this letter should also be addressed before action is taken on this zoning amendment.

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

Sincerely,



Paul Farkas
Senior Review Planner

cc: Erin McPherson, Director of Planning and Zoning, Tredyffrin Township

Act 537 Reviews

Act 537 Reviews for Chester County

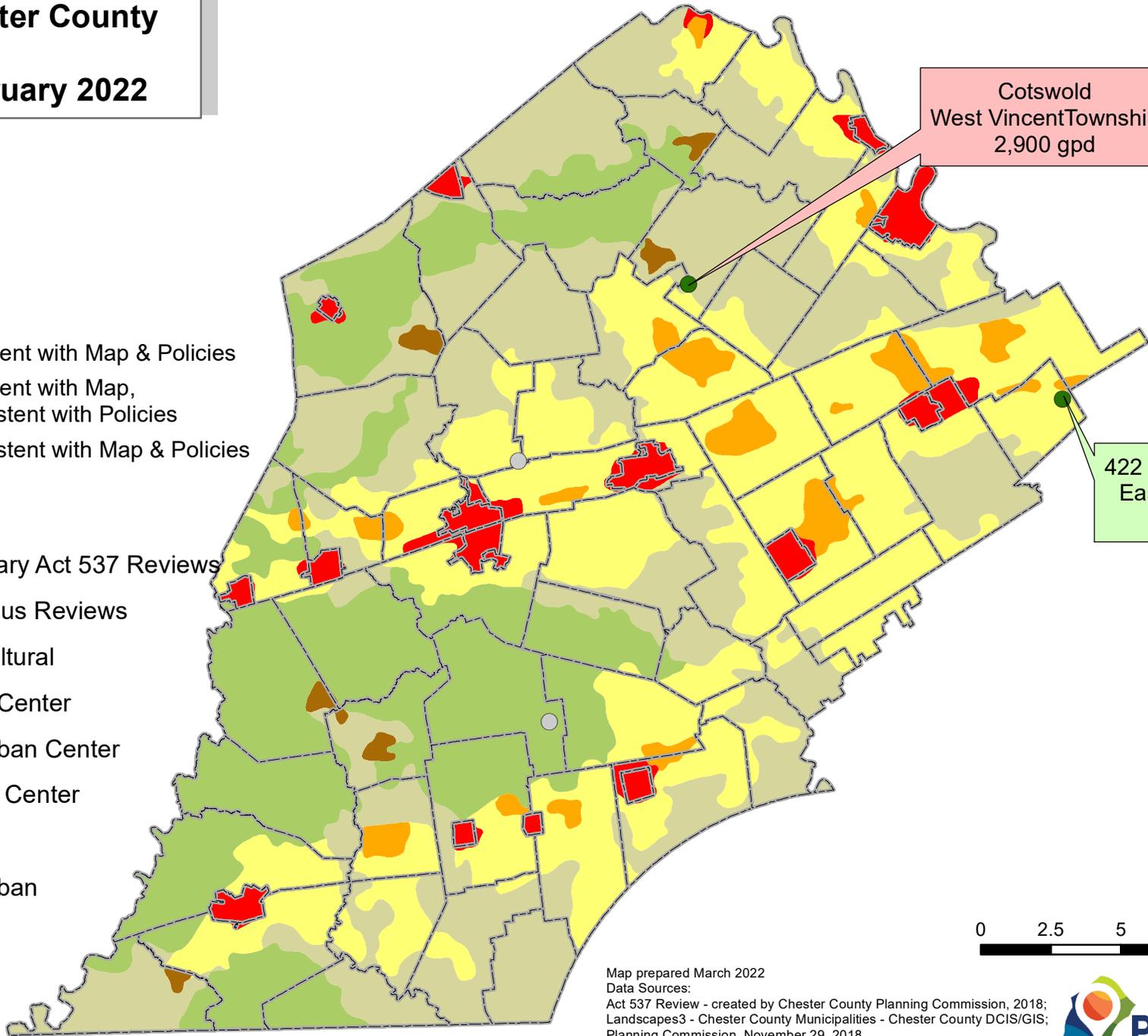
February 2022



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

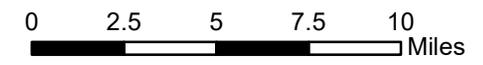
Legend

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



Cotswold
West Vincent Township
2,900 gpd

422 S. Waterloo Road
Easttown Township
550 gpd



Map prepared March 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
March 9, 2022

ENVIRONMENTAL PLANNING ACTIVITIES

Sewage Facilities Planning

MAJOR REVISIONS TO MUNICIPAL PLANS:

None

MINOR REVISIONS TO MUNICIPAL PLANS:

Easttown Township, 422 S. Waterloo Road

The applicant is proposing a residential development of 3 lot (one existing) on 4.76 acres. The site is located on Waterloo Road, between Sugartown and Exeter Roads. The amount of wastewater for the project is 550 gpd. The project is to be served by a public sewage disposal system, managed by the Valley Forge Sewer Authority. This project is designated as a Suburban Landscape and is consistent with *Landscapes3*.

West Vincent Township, Cotswold

The applicant is proposing a residential development of 5 lots (one existing) on 28.5 acres. The site is located on St. Matthews Road, approximately ½ mile from the intersection with Route 401. The amount of wastewater to be generated for the project is 2,900 gpd. The project is to be served by individual on-lot sewage disposal systems. This project is designated as a Rural Landscape and is inconsistent with *Landscapes3*. This parcel also is held under easement with the French and Pickering Conservation Trust.

Action Requested

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

3/9/2022

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 422 S. Waterloo Road, Easttown Township

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

1. Date plan received by county planning agency. December 28, 2021
2. Date plan received by planning agency with areawide jurisdiction N/A Agency name N/A
3. Date review completed by agency February 16, 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 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)
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- | | | |
|-------------------------------------|-------------------------------------|--|
| <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 PlannerSignature: Date: 2/16/2022Name 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 also reviewed under PA Act 247 as Case SD-04-19-15879.

PC53-02-22-17094

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
Ted Babiy, Site Contact
Don Curley, Easttown Township Municipal Authority
David Fiorello, Momenee and Associates Inc



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

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

Project Name & Municipality Cotswold, West Vincent Township

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

1. Date plan received by county planning agency. February 10, 2022
2. Date plan received by planning agency with areawide jurisdiction N/A Agency name N/A
3. Date review completed by agency February 18, 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 type="checkbox"/>	<input checked="" type="checkbox"/>	2. Is this proposal consistent with the comprehensive plan for land use? <u>According to the Landscapes map adopted in 2018, the proposed subdivision/land development includes land designated as the Rural Landscape. The vision for the Rural Landscape is the preservation of significant areas of open space, critical natural areas, and cultural resources with a limited amount of context sensitive development permitted to accommodate residential and farm needs. On-lot sewage disposal, or very limited public or community sewer service to serve cluster development or concentrations of failing on-lot sewage systems, is supported in this landscape.</u>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	3. Does this proposal meet the goals and objectives of the plan? If no, describe goals and objectives that are not met <u>The vision for the Rural Landscape is the preservation of significant areas of open space, critical natural areas, and cultural resources with a limited amount of context sensitive development permitted to accommodate residential and farm needs. As proposed, the large lot residential configuration reflects a more suburban land use pattern, and the lotting out of the majority of the frontage on Red Bone and St. Matthew's Road restricts the rural viewshed from the road. As proposed, the subdivision is not consistent with the objectives of the Rural Landscape.</u>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	4. Is this proposal consistent with the use, development, and protection of water resources? If no, describe inconsistency <u>*Landscapes3 Protect Objective A states: "Guide development away from sensitive natural resources and toward areas appropriate for accommodating growth." According to PA Code Title 25, Chapter 93, this proposal is located in a watershed or sub-watershed that has a stream use designated as High Quality Waters, the Pickering Creek. These streams are given high priority when considering watershed protection measures. The applicant may need to conduct further coordination with DEP or other agencies in order to comply with the water quality standards set forth in this regulation.</u>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	5. Is this proposal consistent with the county or areawide comprehensive land use planning relative to Prime Agricultural Land Preservation? If no, describe inconsistencies:
<input type="checkbox"/>	<input checked="" type="checkbox"/>	6. Does this project propose encroachments, obstructions, or dams that will affect wetlands? If yes, describe impact:
<input type="checkbox"/>	<input type="checkbox"/>	7. Will any known historical or archaeological resources be impacted by this project? 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)
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- | | | |
|-------------------------------------|-------------------------------------|--|
| <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 PlannerSignature: Date: 2/18/2022Name 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.

This project was previously reviewed under Act 247 as Case Number SD-08-21-16858, which identified it as inconsistent with the Rural Landscape.

This proposed development is located on a parcel that has an easement held by the French & Pickering Conservation Trust.

PC53-02-22-17107

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

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

cc: Elizabeth Mahoney, PaDEP
Chester County Health Department
John Heathcote, Site Contact
Michael Schneider, West Vincent Township
Edward Beideman, Willow Run Consulting, Inc.

Ag Economic Development Strategic Plan

<https://www.chescofarming.org/pdf/agstudy-Jan2022.pdf>

Discussion and Information Items



Natural Resources Outreach



Agricultural Development Council Update



Environment & Infrastructure

Environment & Infrastructure Division

February 2022

Infrastructure Investment and Jobs Act (IIJA) Website

In early February, the Delaware Valley Regional Planning Commission (DVRPC) launched their IIJA website (<https://www.dvrpc.org/iija>) in order to keep track of and provide summaries for the many different funding programs being made available through the IIJA. This website is an excellent resource from which one can receive notification of funding opportunities (or NOFO's) as well as links to the various guidance documentation that may be associated with any of these programs as they are released by the federal government. We commend our partners at DVRPC for creating this valuable resource and for updating and maintaining all of the information it will house.



DVRPC TCDI Program Now Open

On February 1st, DVRPC opened the application period for their Transportation & Community Development Initiative (TCDI) Program. The TCDI Program supports smart growth initiatives toward implementation of *Connections 2050 Plan for Greater Philadelphia*, the region's long range plan. This program focuses on the nexus between land use and transportation planning. The FY23 PA grant program is available to municipal and county governments, transit agencies, and Transportation Management Associations (TMAs) located in DVRPC's five Pennsylvania counties. Two major new elements of the FY23 program are: 1) a **local match is no longer required**; and 2) consultants selected by awardees will now contract directly with DVRPC. For more information re the TCDI program, including application guidance, please visit the TCDI website at <https://www.dvrpc.org/tcdi/>



Pipelines Update

The following occurred since the last Board meeting:

- Staff from the Department of Emergency Services (DES) and CCPC held a coordination meeting with Colonial Pipeline on Thursday 2/24/22.
- The PA Department of Environmental Protection (DEP) is holding a virtual Public Hearing to discuss the permit modification application from Sunoco, as part of the Consent Order Agreement, to dredge a portion of the Marsh Creek Lake.
- Adelphia will be performing aerial monitoring of portions of their right of way, as part of their project that is converting an existing line to transport natural gas.
- The PA Public Utility Commission (PUC) is inviting public comments for the upcoming changes to the regulations relating to the transportation of petroleum and hazardous liquids.

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

- Two EEAB subcommittees are being formed with initial meetings planned for later this month – one focusing on environmental issues and the other on clean energy
- The Protect Forum is planned for April 19th - the week of Earth Day - and will focus on natural resource protection through municipal ordinances, trees in the urban landscape, and solar facilities support.

Design and Technology



THE COUNTY OF CHESTER



COMMISSIONERS
Marian D. Moskowitz
Josh Maxwell
Michelle Kichline

Brian N. O'Leary, AICP
Executive Director

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

MEMORANDUM

To: Chester County Planning Commission
From: Paul Fritz, Director, Design & Technology Division
Date: February 28, 2022
Re: Planning Commission Board Meeting Monthly Report

For the month of February, 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. Preparation of eTool updates also occurred.

The GIS staff continued to assist Community Planning's mapping requests, historic atlas updates, and work program projects.

The Graphics team assisted with various work program projects, including concept illustrations for the Borough of Modena Comprehensive Plan. Also, a video was created to summarize 2021 *Landscapes3* success stories.

Community Planning

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

Community Planning Municipal Assistance Projects March 2022

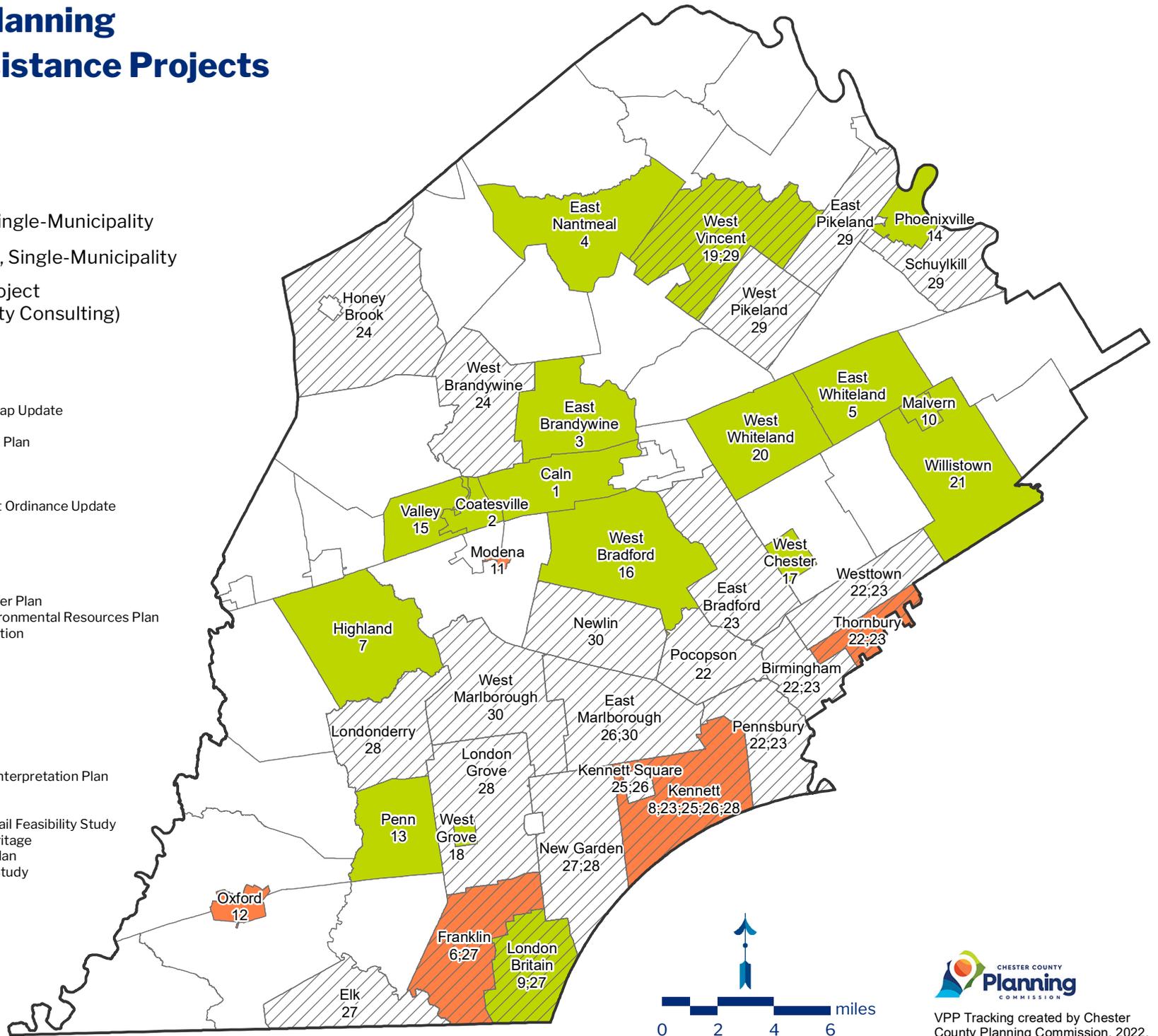
-  VPP Cash Grant, Single-Municipality
-  County Consultant, Single-Municipality
-  Multi-Municipal Project
(VPP Cash & County Consulting)

Single-Municipality

1. Zoning Ordinance Update
2. Zoning Ordinance Update
3. Comprehensive Plan and Official Map Update
4. Historic Resource Survey
5. Open Space, Parks, and Recreation Plan
6. Comprehensive Plan
7. Comprehensive Plan Update
8. Zoning Ordinance
9. Subdivision and Land Development Ordinance Update
10. Comprehensive Plan
11. Comprehensive Plan
12. Comprehensive Plan
13. Comprehensive Plan Update
14. Comprehensive Plan
15. W. Lincoln Highway Corridor Master Plan
16. Open Space, Recreation, and Environmental Resources Plan
17. Economic Benefits of Rail Restoration
18. Comprehensive Plan
19. Forest Protection Ordinances
20. Historic Resource Survey Update
21. Comprehensive Plan

Multi-Municipal Project

22. Brandywine Battlefield Strategic Landscapes Plan - Phase 3
23. Brandywine Battlefield Heritage Interpretation Plan
24. Icedale Trail Feasibility Study
25. Regulatory Updates
26. Longwood Gardens Connector Trail Feasibility Study
27. Mason-Dixon Line/Arc Corner Heritage Interpretation and Connectivity Plan
28. Route 41 Corridor Improvement Study
29. Clean Energy Transition Plan
30. Comprehensive Plan Update



VPP Tracking created by Chester County Planning Commission, 2022.

COMMUNITY PLANNING REPORT

March 2022 (Activities as of 2/28/22)

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: 15% 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 and Feb. 7, 2022 meetings discussed some recommended changes to the TND Districts. Future meetings will change from making revisions to the text to review of and recommendations of items/issues to consider for each section. The March meeting will focus on Signs.*

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 – 8/22 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 approved to accommodate final township and county VPP grant review of project materials. A VPP grant review will soon be requested.*

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

Percent Completed: 90% Contract Term: 12/18 – 5/22 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. *A formal Act 247 referral is expected in March.*

6. Franklin Township – Comprehensive Plan

Percent Completed: 85% Contract Term: 4/20 – 9/22 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 Connectivity 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.*

7. Highland Township – Comprehensive Plan Update

Percent Completed: 75% Contract Term: 2/21 – 1/23 Consultant: Brandywine Conservancy Monitor: Chris Patriarca

The first full draft was reviewed at the February Task Force meeting. For their March meeting, the Task Force will determine priority for the various plan recommendations.

8. Kennett Township – Zoning Ordinance

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

Final draft review is nearly complete.

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

Percent Completed: 90% Contract Term: 7/20 – 6/22 Consultant: Brandywine Conservancy Monitor: Kate Clark

The draft SLDO will be reviewed by the Board of Supervisors and Planning Commission at a joint March meeting. *Specific sections of the ordinance have been sent to the Township Solicitor for review and comment. The ordinance will be submitted for Act 247 Review once the review is completed by the Township.*

10. 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 March 2022 meeting will be to review requested and additional revisions to the full draft plan which will be a fully formatted draft provided prior to the next meeting.*

11. Modena Borough – Comprehensive Plan

Percent Completed: 70% Contract Term: 4/21 – 3/23 Consultant: Chester County Planning Commission Lead Planner: Chris Patriarca

The Task Force met in February to discuss the full draft plan and initial formatting. A public event to solicit feedback directly from the public on the draft plan will be scheduled for mid-Spring.

12. 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 February 24th and the Task Force reviewed draft objectives and plan recommendations.*

13. Penn Township – Comprehensive Plan Update

Percent Completed: 0% Contract Term: TBD Consultant: Brandywine Conservancy Monitor: Mark Gallant

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.

14. Phoenixville Borough – Comprehensive Plan

Percent Completed: 85% Contract Term: 8/20 – 7/22 Consultant: Herbert, Rowland, and Grubic Monitor: Chris Patriarca

Act 247 referral was received in February.

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

Percent Completed: 20% Contract Term: 8/21-7/23 Consultant: Pennoni and Thomas Comitita 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 Comitita 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.

16. 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.

17. West Chester Borough – Economic Benefits of Rail Restoration

Percent Completed: 80% 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. *A presentation of the draft study was made at the 2/9/2022 Borough meeting. Additional modifications will be made based on task force input prior to a final report being issued for VPP review.*

18. 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 February.*

19. West Vincent Township – Forest Protection Ordinances

Percent Completed: 0% Contract Term: 3/22 – 2/23 Consultant: Theurkauf Design & Planning Monitor: Kate Clark

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.

20. 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 completed.

21. Willistown Township – Comprehensive Plan

Percent Completed: 30% 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

22. 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.

23. Brandywine Battlefield Group – BB Heritage Interpretation Plan

Percent Completed: 90% Contract Term: 2/20 – 7/22 Consultant: Brandywine Conservancy Monitor: Jeannine Speirs

This plan will build from previous efforts to finalize locations for Heritage Centers, identify key sites for public interpretation purposes, develop interpretation 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 approved to accommodate final townships and county VPP review and municipal acceptance of the plan. A VPP grant review will soon be requested.*

24. 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. The Two townships are expected to accept the Study in March.*

25. 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.

26. 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.

27. 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.

28. 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.

29. Phoenixville Area Townships – Clean Energy Transition Plan
Percent Completed: 5% 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.

30. 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/March 2022)
- West Caln – Zoning (October 2021)

- West Nottingham – Corridor Study (November 2021)
- Upper Uwchlan – Trail Master Plan (January 2022)
- Tredyffrin – Historic Preservation Plan (February 2022)

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. *There will be 8-9 Town Tours in 2022. The Tours will kick-off in West Chester on June 9th and finish in West Bradford Township (Marshallton) on August 18th.*
- **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.
- **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, for the CYWA, at 423 Lincoln Highway East, in Coatesville and for a senior housing development in Phoenixville *Preliminary approval letters have been sent to DCD for the Coatesville and West Chester projects. Final approval for these projects 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, the Roundabout and State Road 41/State Road 841, Roundabout in Chatham Village, London Grove Twp. and an expanded parking lot at the Parkesburg train station.
 - Other activity (planning /technical assistance) with potential regulatory element: 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
 - 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. Applications to be appointed to the 250th Commission are due by the end of the day on February 28th.

- Iron and Steel Heritage Partnership: The partnership is focusing on coordination with Heritage Tourism planning. The group will hold its Annual Meeting in mid-May.
- 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 are 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 collection complete. Reviewing data for errors, analyzing data, and drafting report.*
- **State of the County Economy Report** – 2021 report posted. *Presented at the Chester County Economic Development Council breakfast on February 25th, 2022.*

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, completed analysis of area allowing Missing Middle Housing and reviewing for errors.
- **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. Scoping meeting to be held in early March.*
- **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. *Attended 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 was 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 9:30am, 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 provided additional announcements about the upcoming TCDI round on February 1st. A webinar for the upcoming TCDI round was held February 14th at 9:30am on Zoom.*
- **Presentations:** *Attended the Western Chester County COG 1/26/2022 and presented a CCPC overview on 2/23/2022*

Director's Report

BYLAWS
CHESTER COUNTY PLANNING COMMISSION

JANUARY 1978

AMENDED JANUARY 1979

AMENDED MARCH 1983

AMENDED JULY 1992

AMENDED AUGUST 2016

AMENDED AUGUST 2019

AMENDED NOVEMBER 10, 2020

AMENDED MARCH 9, 2022

DRAFT

BYLAWS

CHESTER COUNTY PLANNING COMMISSION CHESTER COUNTY, PENNSYLVANIA

ARTICLE I

Name of Commission

- 1.1 The name of this organization shall be CHESTER COUNTY PLANNING COMMISSION.

ARTICLE II

Authorization

- 2.1 The County Board of Commissioners (herein known as the “Commissioners”) shall have authorization to establish the Planning Commission as set forth under Section 201 of the Pennsylvania Municipalities Planning Code, Act 247 of July 1968, as amended.

ARTICLE III

Membership

- 3.1 Membership shall consist of nine (9) members who are appointed by the Commissioners in the manner prescribed in Article II of the Municipalities Planning Code. Each member is to serve a four-year term. The terms of the members are to be such that on commissions of nine members, not more than three (3) are to be reappointed or replaced during any one calendar year. In the event of a vacancy, the Commissioners are to appoint an individual to fill the unexpired term.
- 3.2 All Planning Commissioners must reside within the County. At least six (6) of the nine (9) members are not to be officers or employees of the County.

ARTICLE IV

Officers

- 4.1 The officers of the Planning Commission shall consist of Chair, Vice-Chair, and Secretary. The Chair and Vice-Chair shall have terms of one year, with no more than three consecutive terms. The Secretary may be a person not appointed as a member of the Planning Commission.
- 4.2 The Chair shall preside at all meetings and hearings of the Planning Commission and shall have the duties normally conferred by parliamentary usage on such officers. At each meeting, the Chair shall submit such recommendations and information as may be considered proper concerning the business affairs and policies of the Commission.
- 4.3 The Vice-Chair shall act for the Chair in his/her absence. In case of the resignation or death of the Chair, the Vice-Chair shall perform such duties as are imposed on the Chair until such time as the new Chair shall be selected.
- 4.4 The Secretary shall keep the Minutes and records of the Commission, and with the assistance of such staff as is available, shall prepare the agenda of regular and special meetings under the direction of the Chair, provide notice of all meetings to Commission members, arrange legal notice of meetings, attend to correspondence of the Commission, and such other duties as are normally carried out by a Secretary.

ARTICLE V
Election of Officers and Reorganization

- 5.1 An annual organization meeting shall be held at the regular meeting in January.
- 5.2 Nominations shall be made from the floor or by a nominating committee at the annual organization meeting, and election of officers set forth in Section 4.1 of Article IV shall follow immediately thereafter.
- 5.3 A candidate receiving a majority vote of the entire membership of the Planning Commission shall be declared elected.
- 5.4 Vacancies in office shall be filled by the Planning Commission by regular election procedures at the next regular meeting.
- 5.5 Following the annual organization meeting, committees may be appointed for the year by the Chair.
- 5.6 The ~~Chair~~-Secretary shall notify the Board of Commissioners of any vacancies of members from the Planning Commission.

ARTICLE VI
Meetings

- 6.1 Meetings dates, times and location/manner for the year shall be determined by the Commission at its organization meeting. Meetings shall be held on a regular monthly basis. In the event of conflict with holidays or other events, a majority of the members present at an official meeting may change the date or location of said meeting. Meetings may be held in person, a combination of in person and remote electronic participation, or full remote electronic participation when there is an emergency situation. Notice of all public meetings shall be posted on the Planning Commission web site and shall be advertised in area newspapers. In emergency situations, meetings may be held fully remotely and electronically, via the internet or telephone, provided public access is available and notice of the change to a fully remote and electronic meeting is posted on the Planning Commission website with meeting details at least 24 hours before the meeting.
- 6.2 Notice of the time, manner, and place of additional meetings, except special meetings, or changes to the scheduled monthly meetings shall be published once a week for two successive weeks in at least one newspaper of general circulation in the territorial jurisdiction of the Commission. The first publication shall be not more than thirty (30) days or less than fourteen (14) days from the date of the hearing. Notice of meetings shall also be posted electronically on the Planning Commission website.
- 6.3 A quorum shall consist of a majority of currently appointed members of the Commission. A quorum shall be required to take action on business items. Action shall be by a majority of the members present, either in person or electronically, and voting. Voting shall be by voice vote. A record of the vote shall be kept as part of the Minutes.
- 6.4 Special meetings may be called by the Chair. It shall be the duty of the Chair to call a special meeting when requested to do so by a majority of members of the Commission. The Secretary

shall notify all members of the Commission in writing or by e-mail not less than five (5) days in advance of such special meetings.

- 6.5 All meetings, or portions of meetings, at which official action is taken, shall be open to the general public. However, the Commission may meet in executive session for discussion purposes, in compliance with the Pennsylvania Sunshine Law.
- 6.6 Unless otherwise specified, "Robert's Rules of Order" shall govern the proceedings at the meetings of this Commission.
- 6.7 The powers, duties and responsibilities of the members and officers of the Commission shall be as set forth in the Pennsylvania Municipalities Planning Code Act 247 of 1968 as amended.

ARTICLE VII
Order of Business

- 7.1 The Secretary of the Commission, under the direction of the Chair, shall establish the agenda for each regular, special, and executive meeting.

ARTICLE VIII
Employees

- 8.1 Within the limits imposed by funds available for its use, the Commission shall recommend to the County Human Resources Office and the Commissioners such staff personnel and/or consultants as deemed necessary to perform the planning program and its related work. Recommendations shall be made by a majority vote of the entire Planning Commission membership, with the approval by the Commissioners and the Salary Board. Staff shall be County employees.

ARTICLE IX
Amendments

- 9.1 These Bylaws may be amended by a majority vote of the entire membership of the Planning Commission.
- 9.2 Notice of the proposed change in the Bylaws must be given at least thirty (30) days prior to the meeting at which the amendments to the Bylaws shall be considered, and this notice must be in writing by first-class mail or by electronic delivery to all members of the Commission.

ATTESTED:

ADOPTED THIS DATE:

Brian N. O'Leary, Secretary

~~Kevin Kerr~~ Mike Heaberg, Chairman

Public Comment