



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 – Suite 270

Hybrid Meeting
April 13, 2022

FINAL AGENDA

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

A. Chairman’s Welcome

- 1) New member introduction - Roberta Cosentino

Chair

2:05 p.m. 2. ACTION ITEMS

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

Commission

C. Act 247 Reviews – March 2022 Applications

Act 247 Team

1) Subdivision and Land Development Plan Reviews (17)

- 1) Charlestown Township SD-02-22-17095
- 2) East Brandywine Township SD-03-22-17133
- 3) East Whiteland Township LD-01-22-17071
- 4) East Whiteland Township LD-02-22-17086
- 5) East Whiteland Township SD-02-22-17084
- 6) New Garden Township SD-02-22-17096
- 7) Oxford Borough LD-03-22-17130
- 8) Oxford Borough SD-02-22-17115
- 9) Phoenixville Borough LD-02-22-17092
- 10) Phoenixville Borough SD-02-22-17090
- 11) Thornbury Township LD-02-22-17114
- 12) Upper Uwchlan Township SD-02-22-17113
- 13) West Goshen Township LD-02-22-17098
- 14) West Goshen Township SD-02-22-17123
- 15) West Nottingham Township SD-02-22-17122
- 16) West Whiteland Township LD-02-22-17111
- 17) Willistown Township SD-02-22-17089

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

- 1) Easttown Township ZA-03-22-17127
- 2) London Grove Township ZA-03-22-17134
- 3) New Garden Township SA-02-22-17106
- 4) New Garden Township ZA-02-22-17105
- 5) New Garden Township ZM-02-22-17099
- 6) Phoenixville Borough ZA-02-22-17121
- 7) West Bradford Township ZA-03-22-17137
- 8) West Nantmeal Township ZA-03-22-17145
- 9) West Whiteland Township CP-01-22-17078
- 10) Westtown Township ZA-02-22-17109
- 11) Westtown Township ZA-02-22-17110

- D. Act 537 Reviews- March 2022 Applications *Carolyn Conwell*
 - 1) Major Applications (0)
 - 2) Minor Applications (2)
West Brandywine Township; Traditions of America; 29-7-77; consistent
West Caln Township; John & Ammon Zook; 28-3-4.2; consistent

- E. Bylaws Amendment *Brian O'Leary*

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

- F. Multimodal Transportation Planning Division Update *Brian Styche*
Jake Michael
 - 1) 2021 Protected Open Space Report
 - 2) Landscapes3 Metrics

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

- H. Community Planning Division Update *Bill Deguffroy*
 - 1) 2021 Housing Report

- I. Agricultural Development Council Update *Hillary Krummrich*

- J. Sustainability Division Update *Rachael Griffith*

- K. Directors Report *Brian O'Leary*

- 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 351
March 9, 2022

MEMBERS PRESENT IN PERSON: Michael Heaberg, Chair; Nate Cline, Vice-Chair; Matt Hammond; Molly Morrison.

MEMBERS PRESENT VIA ZOOM: Stephanie Duncan; Angie Thompson-Lobb.

STAFF PRESENT IN PERSON: Brian O'Leary, Executive Director; Carol Stauffer, Assistant Director; Kate Clark; Beth Cunliffe; Bill Deguffroy; Paul Fritz; Rachael Griffith; Libby Horwitz; Gene Huller; Jake Michael; Benny Nein; Carolyn Oakley; Joe Shanley; Elle Steinman; Brian Styche; Suzanne Wozniak.

STAFF PRESENT VIA ZOOM: Glenn Bentley; Wes Bruckno; Chris Bittle; Carrie Conwell; Paul Farkas; Hillary Krummrich; Diana Zak.

VISITORS PRESENT IN PERSON: Jason Cary, Joseph Cary.

VISITORS PRESENT VIA ZOOM: Kris McLennan.

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, March 9, 2022 was called to order at 2:01 P.M. by Chair Michael Heaberg.

ACTION ITEMS:

Approval of Meeting Minutes:

A MOTION TO APPROVE THE MINUTES FOR THE FEBRUARY 9, 2022 MEETING OF THE CHESTER COUNTY PLANNING COMMISSION WAS MADE BY MR. HAMMOND, SECONDED BY MS. MORRISON, AND PASSED BY UNANIMOUS VOTE OF THE COMMISSION.

Act 247 Reviews:

Subdivision and Land Development Reviews – February 2022:

There were twenty-two (22) Subdivision and Land Development Reviews prepared in February.

A MOTION TO APPROVE THE TWENTY-TWO (22) SUBDIVISION AND LAND DEVELOPMENT REVIEWS FOR FEBRUARY 2022 WAS MADE BY MS. MORRISON, SECONDED BY MS. THOMPSON-LOBB, AND PASSED BY UNANIMOUS VOTE OF THE COMMISSION.

Mr. Hammond recused himself from the following applications: SD-01-22-17044, LD-01-22-17045, SD-01-22-17046.

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

There were ten (10) Comprehensive Plan, Zoning and Subdivision Ordinance Amendment, and Miscellaneous Reviews prepared in February.

A MOTION TO APPROVE THE TEN (10) COMPREHENSIVE PLAN, ZONING AND SUBDIVISION ORDINANCE AMENDMENT AND MISCELLANEOUS REVIEWS FOR FEBRUARY 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 February 2022.

There were two (2) minor Act 537 reviews for the month of February 2022.

A MOTION TO APPROVE THE TWO (2) MINOR ACT 537 REVIEWS FOR FEBRUARY 2022 WAS MADE BY MS. MORRISON, SECONDED BY MS. THOMPSON-LOBB, AND PASSED BY UNANIMOUS VOTE OF THE COMMISSION.

Agriculture Economic Development Strategic Plan:

A MOTION TO RECOMMEND THE AGRICULTURE ECONOMIC DEVELOPMENT STRATEGIC PLAN TO THE COMMISSIONERS FOR ADOPTION WAS MADE BY MS. MORRISON, SECONDED BY MR. HAMMOND, AND PASSED BY UNANIMOUS VOTE OF THE COMMISSION.

Agricultural Development Council Update:

Ms. Krummrich mentioned that the Agriculture Economic Strategic Plan will be presented to the Commissioners for adoption at their March 22, 2022 meeting.

Staff is continuing work on the 2022 Guide to Local Farm products in Chester County.

Natural Resources Outreach:

Ms. Stauffer reported on CCPC's natural resources outreach, which is based on a Natural Resources inventory. This project focused on what municipalities could do to protect natural resources locally, including protecting and restoring woodlands, wetlands, steep slopes, floodplains, and riparian buffers.

Ms. Clark described CCPC's process for updating its existing natural resource inventory, including discussing its methodology and general results for the protection of resources across the county.

Ms. Griffith discussed CCPC's municipal outreach efforts to date, which have resulted in sharing individual municipal inventories with 21 municipalities and offering technical assistance to four municipalities, two of which are now under contract: West Vincent, and South Coventry.

Environment and Infrastructure Division Update:

In early February 2022, the Delaware Valley Regional Planning Commission (DVRPC) launched its IJA website to keep track of and provide summaries for the many different funding programs being made available through the IJA. Information can be found at <https://www.dvrpc.org/ija>

On February 1, 2022, DVRPC opened the application period for their Transportation & Community Development Initiative (TCDI) Program. The TCDI Program supports smart growth initiatives toward the implementation of the *Connections 2050 Plan* for Greater Philadelphia, the region's long-range plan.

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.

Landscapes3 Success Stories:

Each year, the Chester County Planning Commission tracks several metrics and successes across the county that pertain to the six goals found within *Landscapes3*. The goal areas include Preserve, Protect, Appreciate, Live, Prosper, and Connect.

The 2021 success stories video was shared with the board members and audience. Ms. Steinman summarized the Preserve goal stories noting that in November 2021, Natural Lands protected nearly 42 acres of land in New Garden Township. A few other key projects included the Kirkwood Preserve Expansion in Willistown Township and the preservation of the 577-acre Glenroy Farm in West Nottingham and Lower Oxford Townships.

Ms. Steinman also reported on the Protect goal success stories and highlighted the White Clay Creek Watershed's "Catch the Rain Program." Other project initiatives included work done for the Municipal Outreach for Natural Resources Protection, the annual Earth Day celebration and activities, East Marlborough's Open Space, Recreation and Environmental Resources Plan, and Westtown Township's Official Sewage Facilities Plan.

Mr. Michael presented success stories related to the Appreciate, Live, Prosper, and Connect goals, as well as the overall Vision.

For the Appreciate goal, in 2021, the annual Town Tours & Village Walks program focused on "Journeying to Freedom," addressing African American history. The Kennett Heritage Center opened at the historic Dr. Isaac D. Johnson House on North Union Street in Kennett Square, and the Red Rose Inn welcomed visitors for the first time in more than a decade on September 25, 2021.

For the Live goal, Capitol Seniors Housing completed the \$22.5 million Arbor Terrace senior housing development in Exton in the spring of 2021. CCPC hosted the 2021 Housing Forum, and Westtown adopted a Master Plan for Oakbourne Park.

For the Prosper goal, The Philadelphia Inquirer featured an article about the Oxford Produce Auction in 2021, which is noted for reviving small family farms in western Chester and Lancaster counties. The Grove at Malvern contains diverse businesses, offering everything from cuisine to fitness and health. The property was initially acquired to redevelop the center and create an outdoor space for dining and entertainment. CCPC posted eTools addressing Main Streets, Outdoor Dining, and Home-based businesses in 2021 to help guide municipalities on how to best regulate zoning ordinances and other challenges when addressing these topics.

On the Connect goal, in April 2021, Downingtown's former Chestnut Street Bridge (a nearly 100-year old landmark) reopened as the Bill Mason Bridge. The new bridge reconnects people to two neighboring municipalities, Downingtown Borough and East Caln Twp. In October 2021, Gov. Tom Wolf, along with several officials, marked the groundbreaking for the new Coatesville train station. More than 15 homes, schools, and businesses joined to form the largest local tour as part of the American Solar Energy Society's (ASES) 26th Annual National Solar Tour in 2021.

Mr. Michael also summarized the "Vision" success stories. In 2021, the county's Vision Partnership Program (VPP) celebrated its 25th anniversary. Over the past 25 years, the VPP has leveraged more than \$12 million in funds to municipalities throughout the county in support of planning. In the winter of 2021, CCPC distributed a Suburban Landscapes Design Guide which guides suburban locations where new development is most likely to occur. The Pinckney Hill Commons is an affordable housing community in West Chester which includes 10 townhomes and a four-story 41-unit apartment building.

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

Mr. Deguffroy introduced the new planner in the Community Planning Division, Mr. Joe Shanley. Mr. Shanley will be working on VPP projects and special studies. The Historic Preservation planner Daniel Shachar Krasnoff has resigned.

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

Non-Residential Construction Report:

The Chester County Planning Commission tracks non-residential construction across the county, including total square footage, building type, and location. Ms. Horwitz presented the Non-residential Construction Report. Data collection for this report used municipal confirmation, site visits, and Nearmap imagery analysis.

There was an increase from 961,413 non-residential square feet in 2020 to 1,523,870 non-residential square feet in 2021. Commercial and institutional had the highest square footages of construction in 2021.

Design and Technology Division Update:

Mr. Fritz reported that 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.

Director's Report:

Mr. O'Leary introduced Rachael Griffith as the new Sustainability Director in the Planning Commission.

The Chester County Commissioners approved a resolution in December to activate the County's participation in C-PACE, which stands for Commercial Property Assessed Clean Energy. The program will allow commercial building owners to borrow money for clean energy upgrades to their properties and pay the money back through an assessment on their property tax bill. The Sustainability Division will assist in the coordination of this long-term project.

The Chester County Commissioners have taken the next step toward restoring passenger rail between Reading and Philadelphia in a joint effort with Berks and Montgomery Counties. At the March 3, 2022 meeting, the Commissioners unanimously approved a resolution announcing a public hearing to consider a proposal to create the Schuylkill River Passenger Rail Authority (SRPRA). A public hearing will be held on the SRPRA proposal during the Board of Commissioners meeting on Wednesday, April 27, 2022.

The America250PA Commission is being created to celebrate Pennsylvania's leading role in the commemoration of the 250th anniversary of the United States in 2026. There were 56 applications from individuals to volunteer and assist in planning the celebrations.

A candidate has been recommended to the Commissioners for the open position on the Planning Commission board. It is anticipated that the Commissioners will decide at their March 22, 2022 meeting.

Mr. O'Leary prepared an amendment to the bylaws for discussion. Two proposed changes will be shared with the County Solicitor for review and approval.

- Article 4.1: The Chair and Vice-Chair shall have terms of one year (1), with no more than three (3) consecutive terms in either one of the positions.
- Article 5.6: The Secretary should notify Commissioners of vacancies.

Public Comment:

There were no public comments.

ADJOURNMENT

THERE BEING NO FURTHER BUSINESS, A MOTION TO ADJOURN AT 3:23 PM. WAS MADE BY MR. HAMMOND, SECONDED BY MR. CLINE, AND PASSED BY UNANIMOUS VOTE OF THE COMMISSION.

Respectfully submitted,



Brian N. O'Leary, AICP
Secretary

BNO/slw

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

Act 247 Reviews

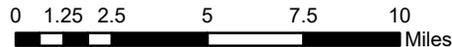
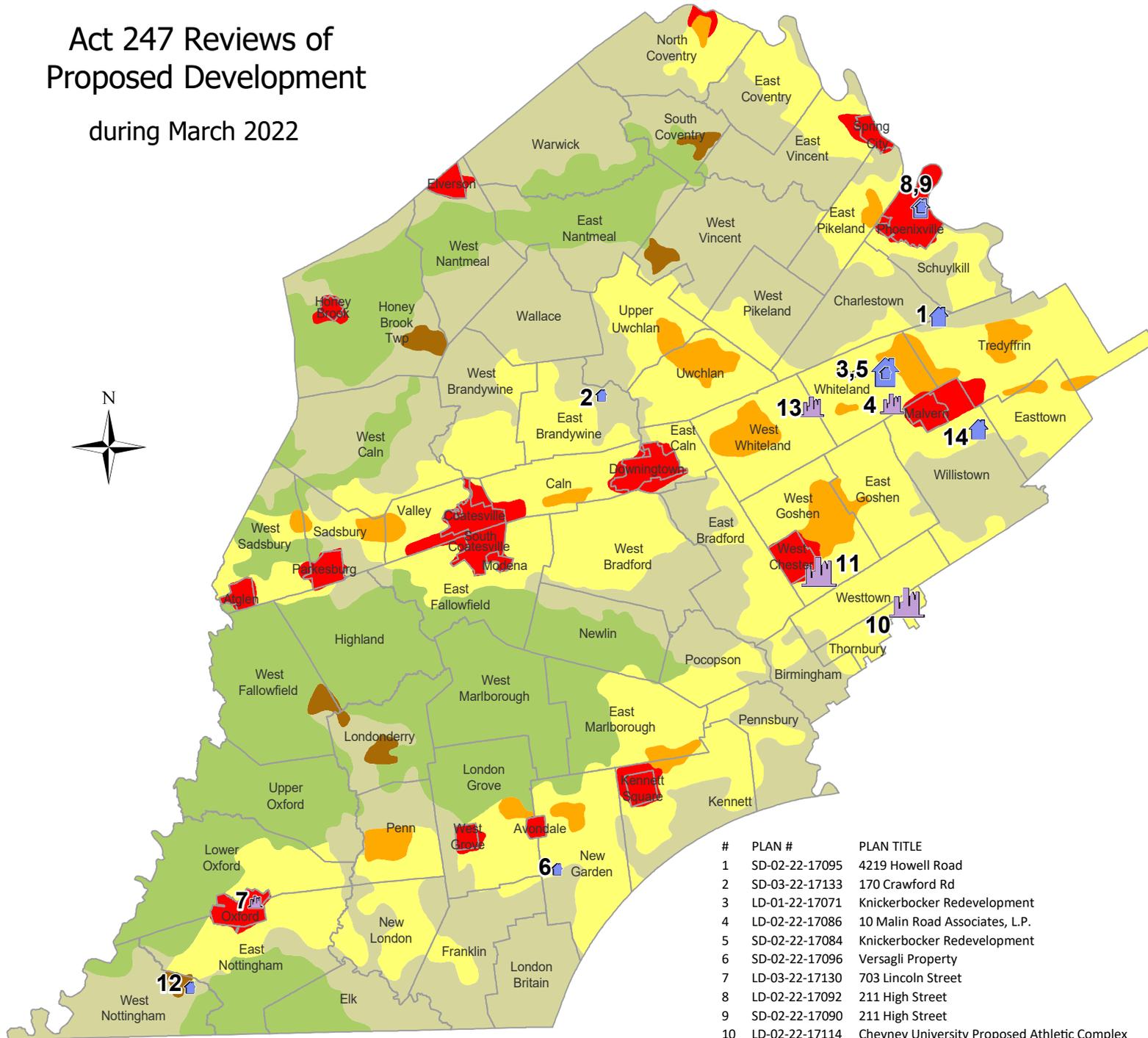


Subdivision & Land Development



Act 247 Reviews of Proposed Development

during March 2022



Symbols

Residential Lots/Units

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

Non-Residential Square Feet

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

Other

- Mixed Use
- Not Consistent with Landscapes³

Landscapes³

Growth Areas

- Urban Center
- Suburban Center
- Suburban
- Rural Center

Rural Resource Areas

- Rural
- Agricultural

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

#	PLAN #	PLAN TITLE
1	SD-02-22-17095	4219 Howell Road
2	SD-03-22-17133	170 Crawford Rd
3	LD-01-22-17071	Knickerbocker Redevelopment
4	LD-02-22-17086	10 Malin Road Associates, L.P.
5	SD-02-22-17084	Knickerbocker Redevelopment
6	SD-02-22-17096	Versagli Property
7	LD-03-22-17130	703 Lincoln Street
8	LD-02-22-17092	211 High Street
9	SD-02-22-17090	211 High Street
10	LD-02-22-17114	Cheyney University Proposed Athletic Complex
11	LD-02-22-17098	West Goshen Hotel
12	SD-02-22-17122	Sandra Germain
13	LD-02-22-17111	West Whiteland Township Public Works
14	SD-02-22-17089	314 South Valley Road



Subdivision and Land Development Reviews 3/1/2022 to 3/31/2022

Municipality	Plan #	Title	Review Date	Acreage	Land Use	Lots/Units	Non-Res. Sq. Footage	Structure Use	Non-Res. Bldgs.	Roads (L. Feet)	Landscapes ³ (Yes, No, N/R)
Charlestown Township	SD-02-22-17095	4219 Howell Road	3/1/2022	9.07	Single Family Residential	3		Residential Single Family Residential		0	Yes
East Brandywine Township	SD-03-22-17133	170 Crawford Rd	3/17/2022	13.30	Single Family Residential	2		Residential Single Family Residential			Yes
East Whiteland Township	LD-01-22-17071	Knickerbocker Redevelopment	3/16/2022	176.70	Townhouse Twin	280		Residential Townhouse Residential Twin			No
East Whiteland Township	LD-02-22-17086	10 Malin Road Associates, L.P.	3/10/2022	3.25	Industrial	1	11,000	Industrial Warehouse	1		Yes
East Whiteland Township	SD-02-22-17084	Knickerbocker Redevelopment	3/16/2022	176.70	Townhouse	1		Residential Townhouse			No
New Garden Township	SD-02-22-17096	Versagli Property	3/1/2022	3.70	Single Family Residential	2		Residential Single Family Residential			Yes
Oxford Borough	LD-03-22-17130	703 Lincoln Street	3/28/2022	3.19	Commercial	1	9,600	Commercial Office Building	1		Yes
Oxford Borough	SD-02-22-17115	Amos G. Blank	3/14/2022	25.12	Single Family Residential	1		Residential Single Family Residential			Yes
Phoenixville Borough	LD-02-22-17092	211 High Street	3/11/2022	1.00	Apartment	8		Residential Apartment			Yes
Phoenixville Borough	SD-02-22-17090	211 High Street	3/11/2022	1.00	Apartment	1		Residential Apartment			Yes
Thornbury Township	LD-02-22-17114	Cheyney University Proposed Athletic Complex	3/14/2022	24.00	Institutional	1	160,247	Institutional Sports/Recreation	1		Yes
Upper Uwchlan Township	SD-02-22-17113	Lands N/L Shryock Brothers, Inc.	3/22/2022	6.15	Single Family Residential	2		Residential Single Family Residential			Yes
West Goshen Township	LD-02-22-17098	West Goshen Hotel	3/30/2022	5.29	Commercial	1	213,000	Commercial Hotel/Resort/Inn	1		Yes
West Goshen Township	SD-02-22-17123	Perfect Self Storage, L.P.	3/29/2022	2.89	Commercial	1		Commercial Unique			Yes

Subdivision and Land Development Reviews 3/1/2022 to 3/31/2022

Municipality	Plan #	Title	Review Date	Acreage	Land Use	Lots/Units	Non-Res. Sq. Footage	Structure Use	Non-Res. Bldgs.	Roads (L. Feet)	Landscapes3 (Yes, No, N/R)
West Nottingham Township	SD-02-22-17122	Sandra Germain	3/28/2022	10.96	Single Family Residential	1		Residential Single Family Residential			Yes
West Whiteland Township	LD-02-22-17111	West Whiteland Township Public Works	3/18/2022	25.07	Institutional	1	39,200	Institutional Government	3		Yes
Willistown Township	SD-02-22-17089	314 South Valley Road	3/10/2022	14.98	Single Family Residential	6		Residential Single Family Residential		0	Yes
Grand Totals of Subdivision and Land Development Reviews		17 Reviews		502.37 Acres		313 Lots/Units	433,047 Non-Res. Sq. Feet		7 Non-Res. Bldgs.	0 Linear Feet Roadway	

There are **15** plans consistent, **2** plans inconsistent, and **0** plans with no relevance to **Landscapes3**.

Unofficial Sketch Plan Evaluations

3/1/2022 to 3/31/2022

Municipality	Plan #	Title	Review Date	Acreage	Land Use	Lots/Units	Non-Res. Sq. Footage	Structure Use	Non-Res. Bldgs.	Roads (L. Feet)	Landscapes3 (Yes, No, N/R)
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No Unofficial Sketch Plan Evaluations were conducted during this timeframe.

Conditional Use Reviews

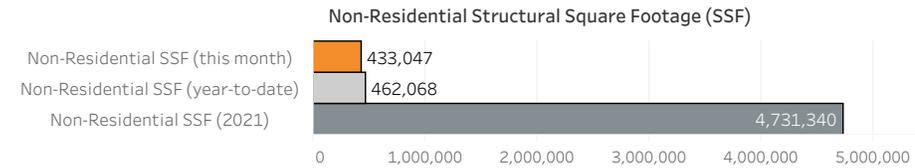
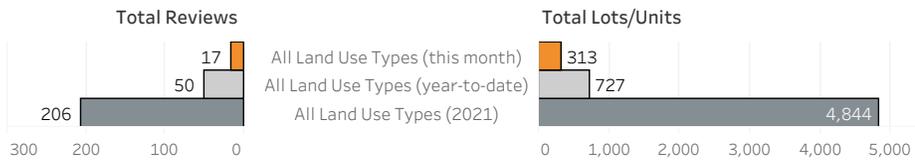
3/1/2022 to 3/31/2022

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

Subdivision and Land Development Applications

March 2022



Subdivision & Land Development Letters





THE COUNTY OF CHESTER



COMMISSIONERS
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March 1, 2022

Linda Csete, Manager/Secretary
Charlestown Township
PO Box 507
Devault, PA 19432-0507

Re: Final Subdivision - 4219 Howell Road
Charlestown Township - SD-02-22-17095

Dear Ms. Csete:

A Final Subdivision Plan entitled "4219 Howell Road", prepared by Carta Engineering, and dated January 6, 2022, was received by this office on February 15, 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 Howell Road, west of Clothier Springs Road
Site Acreage: 9.07
Lots/Units: 3 lots
Proposed Land Use: Single Family Residential
Municipal Land Use Plan Designation: Low Density Residential
UPI#: 35-5-22

PROPOSAL:

The applicant proposes the creation of 3 lots from a 9.07 acre parent parcel. The project site, which will be served by onsite water and onsite sewer, is located in the FR-Farm Residential zoning district.

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

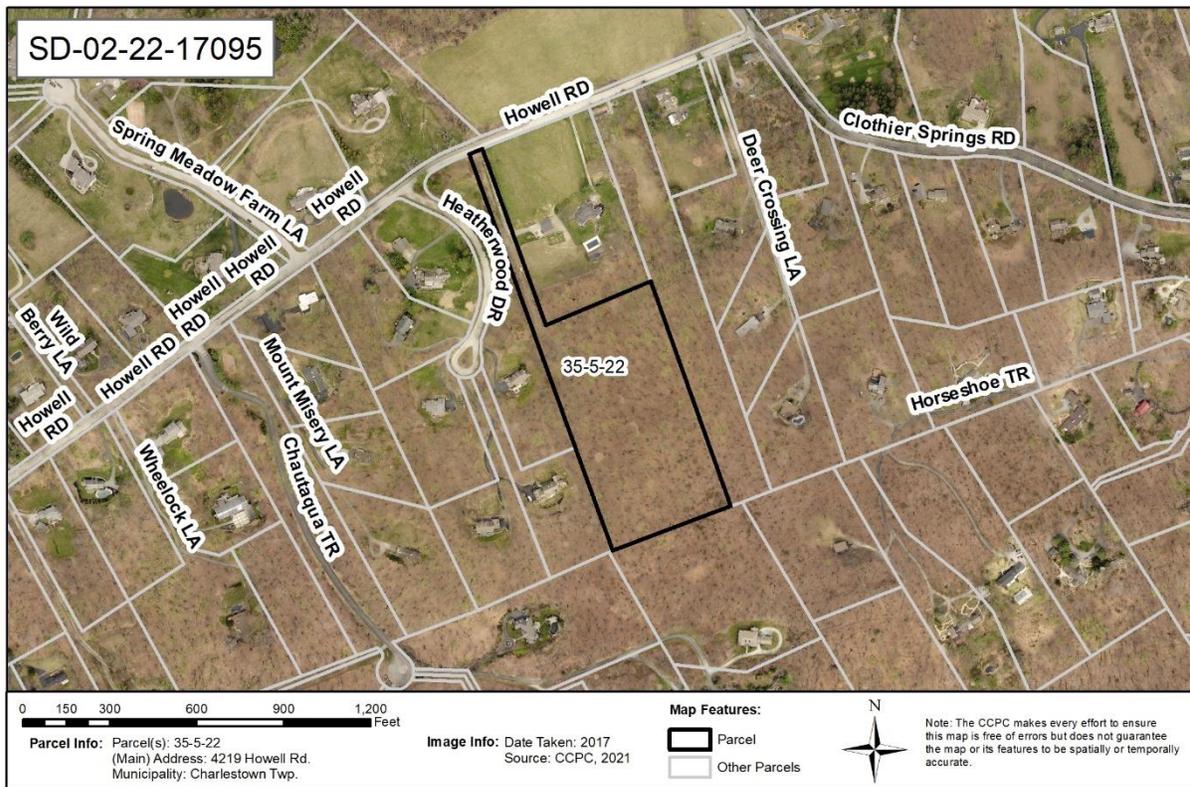
BACKGROUND:

1. The Chester County Planning Commission has previously reviewed a subdivision proposal for another parcel on the south side of Howell Road that proposed the creation of a flag lot. That review, CCPC# SD-11-21-17001, dated December 13, 2021, addressed splitting a 4.73 acre parcel into two lots.

COUNTY POLICY:

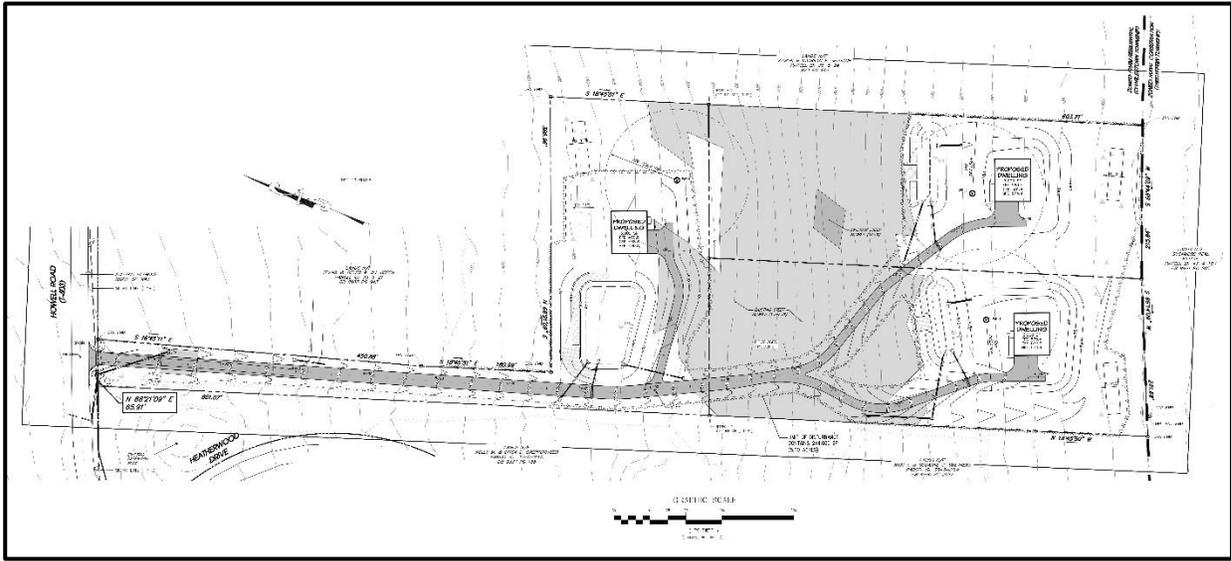
LANDSCAPES:

- The project site is located within the **Rural Landscape** designation of [Landscapes3](#), the 2018 County Comprehensive Plan. The vision for the **Rural Landscape** is the preservation of significant areas of open space, critical natural areas, and cultural resources with a limited amount of context sensitive development permitted to accommodate residential and farm needs. The proposed subdivision is consistent with the objectives of the **Rural Landscape**. This site is designated Low Density Residential on the Future Land Use Map in the 2019 Phoenixville Regional Comprehensive Plan.



PRIMARY ISSUES:

- The plan and 2021 aerial photography indicate that most of the site is wooded. Mature trees and shrubs reduce the volume and impacts of stormwater runoff by intercepting precipitation, increasing evapotranspiration, and stabilizing soil through root growth. The removal of trees should be limited to the minimum area needed for the dwelling 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.



Detail of Sheet 7 of the plan

4. The Township should verify that the proposed driveway design serving all three lots is consistent with Township Ordinances with regard to grade and sight distance. We note that maximum slope is listed as 15 percent that extends for approximately 350 linear feet of the driveway. The Township and the applicant should consider the need for creating a parking area at the lower end of the driveway for parking vehicles when snow or ice conditions make the driveway impassable for vehicles.
5. We note that the on-lot sewage disposal absorption areas for lots 2 and 3 are sited at higher elevations than the potable water wells serving these two lots. While we note that appropriate separation distances have been met, we suggest that reversing the location of the wells and sewage absorption areas might be preferable if all other requirements are equal.
6. The plan involves significant removal of tree cover in an area of steep slope as outlined in Comment #3. We recommend that the Township consider adopting and implementing Woodland Protection Standards to preserve the remaining wooded areas of the Township and support the provisions of the Steep Slope Conservation District. We encourage the Township to review the Woodlands Conservation eTool for information and examples of measures adopted by other Chester County municipalities. The eTool is available at: <https://www.chescoplanning.org/MuniCorner/eTools/46-Woodlands.cfm>

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 applicant is requesting one waiver from the provisions of the Township Stormwater Management Ordinance. Waiver requests should only be granted following the determination that the proposed project either meets the purpose of these requirements or does not create the impacts that these provisions are intended to manage.

Page: 4
Re: Final Subdivision - 4219 Howell Road
Charlestown Township - SD-02-22-17095

9. 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 Charlestown 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: Kelly Greene & Christopher Marks
Carta Engineering, Attn Brynn Schaffer
Chester County Health Department
Chester County Conservation District



THE COUNTY OF CHESTER



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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

March 17, 2022

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

Re: Preliminary Subdivision - 170 Crawford Rd
East Brandywine Township - SD-03-22-17133

Dear Ms. Taraschi:

A preliminary subdivision plan entitled "170 Crawford Rd", prepared by Edward B. Walsh & Associates, Inc., dated October 15, 2020 and plotted on January 26, 2022, was received by this office on March 3, 2022. This plan is reviewed by the Chester County Planning Commission in accord with the provisions of Section 502 of the Pennsylvania Municipalities Planning Code. We offer the following comments on the proposed subdivision for your consideration.

PROJECT SUMMARY:

Location: West side of Crawford Road, south of Creek Road
Site Acreage: 13.30 acres
Lots: 2 lots
Proposed Land Use: Single Family Residential, Open Space Conservation
Municipal Land Use Plan Designation: Residential
UPI#: 30-3-21

PROPOSAL:

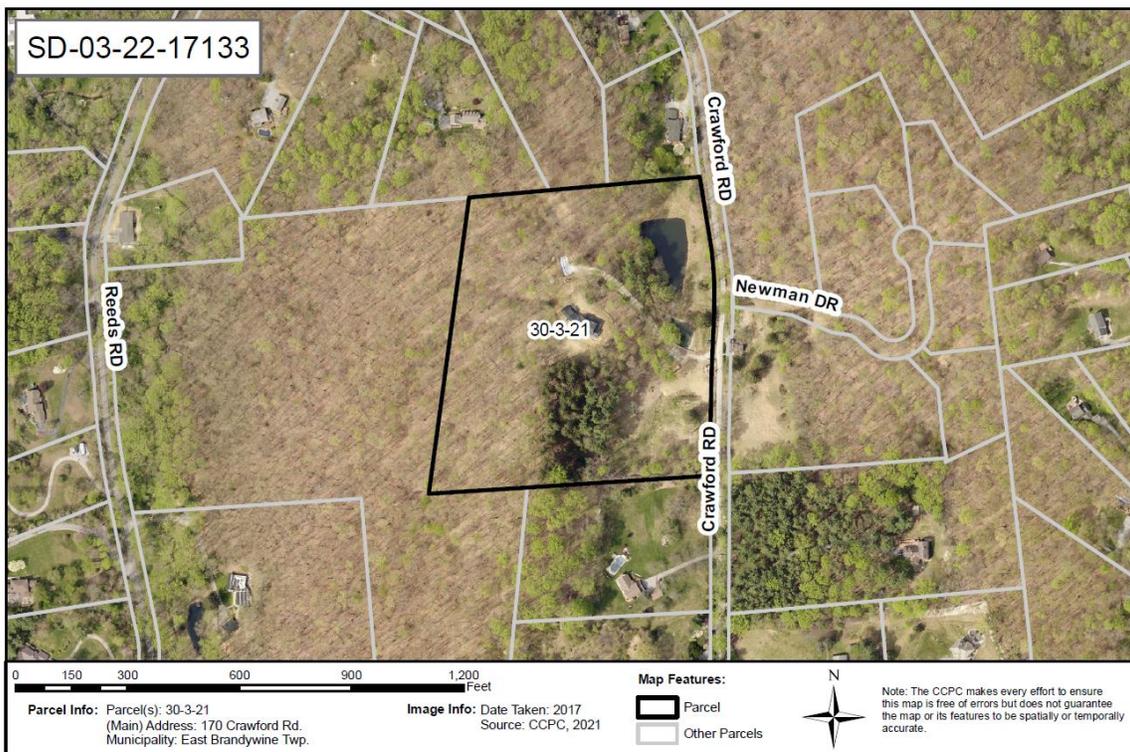
The applicant proposes the creation of two lots. The site, which will be served by on-site water and on-site sewer facilities, is located in the East Brandywine Township R-1 Residential zoning district. The tract contains one dwelling on Lot 1, and a dwelling is proposed on Lot 2.

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.

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**.



WATERSHEDS:

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

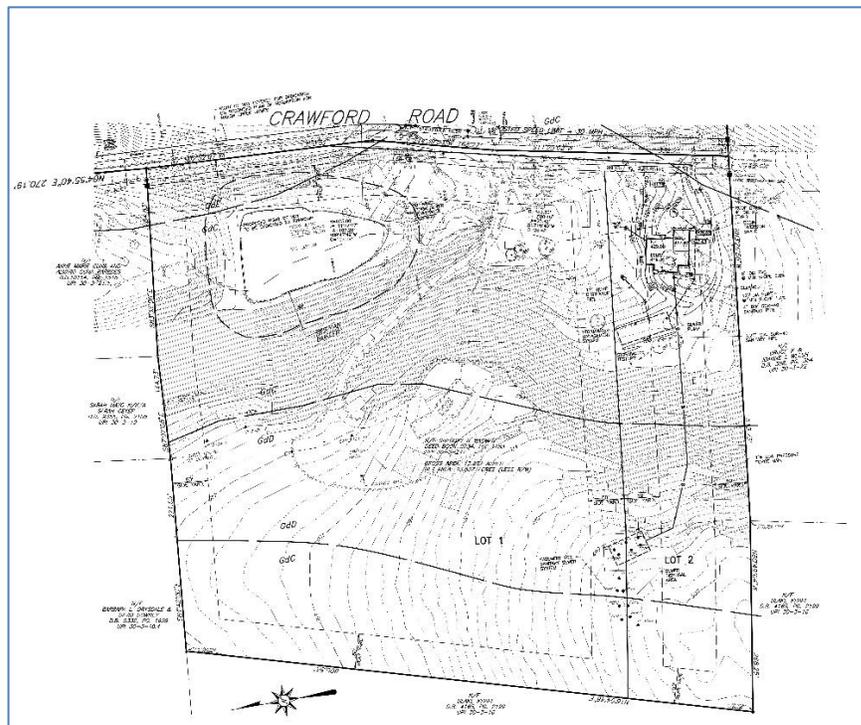
Watersheds can be accessed at www.chesco.org/water.

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.

4. The project is located in an area designated by the PaDEP as a Special Protection Watershed, as shown on Sheet 4 of the plan. Chester County's High Quality and Exceptional Value Watersheds are especially sensitive to degradation and pollution that could result from development. Therefore, stricter DEP or municipal limitations to wastewater and stormwater discharges may apply in this watershed. A map of Special Protection Watersheds in Chester County, PA may be viewed here: www.chesco.org/DocumentCenter/View/17339.

PRIMARY ISSUES:

5. The site plan states that the individual property owner will be responsible for the ownership and maintenance of all stormwater management facilities on their lots. Ongoing efforts by the municipality may be needed to educate the homeowners so that they can fully understand and fulfill the operation and maintenance requirements for these facilities.
6. 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 dwellings and support facilities. The limits of tree removal should be clearly shown on the plan and "limits of disturbance" should be delineated to protect all trees that are intended to remain. Orange construction fencing should be placed at the "limit of disturbance" to prevent unintended intrusion into woodland areas by construction equipment. This fencing should be placed at the drip line of any trees that are intended to remain to limit inadvertent impacts from construction equipment to root zones and long-term tree health. Additional native trees and shrubs should be incorporated into the landscaping plans to replace and mitigate the loss of removed trees.



Detail of 170 Crawford Rd Preliminary Subdivision Plan

Page: 4
Re: Preliminary Subdivision - 170 Crawford Rd
East Brandywine Township - SD-03-22-17133

7. The plan indicates that Crawford Road is classified as a Scenic Road. We recommend that the applicant retain as much of the vegetation along Crawford Road as possible to protect this road's scenic qualities.
8. A portion of the on-lot sewage disposal area for Lot 2 is located on Lot 1, utilizing an easement. We suggest that the applicant consider adjusting the lot line in this area so that this disposal area is located completely on Lot 2, rather than utilize an easement.

ADMINISTRATIVE ISSUES:

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

This report does not review the plan for compliance to all aspects of your ordinance, as this is more appropriately done by agents of East 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: Greg Wagman
Edward B. Walsh & Associates, Inc.
Chester County Health Department
Chester County Conservation District



THE COUNTY OF CHESTER



COMMISSIONERS
Marian D. Moskowitz
Josh Maxwell
Michelle Kichline

Brian N. O’Leary, AICP
Executive Director

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

March 10, 2022

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

Re: Preliminary Land Development - 10 Malin Road Associates, L.P.
East Whiteland Township – LD-02-22-17086

Dear Mr. Barner:

A Preliminary Land Development Plan entitled "10 Malin Road Associates, L.P.", prepared by JMR Engineering, LLC, and dated February 1, 2022, was received by this office on February 8, 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.

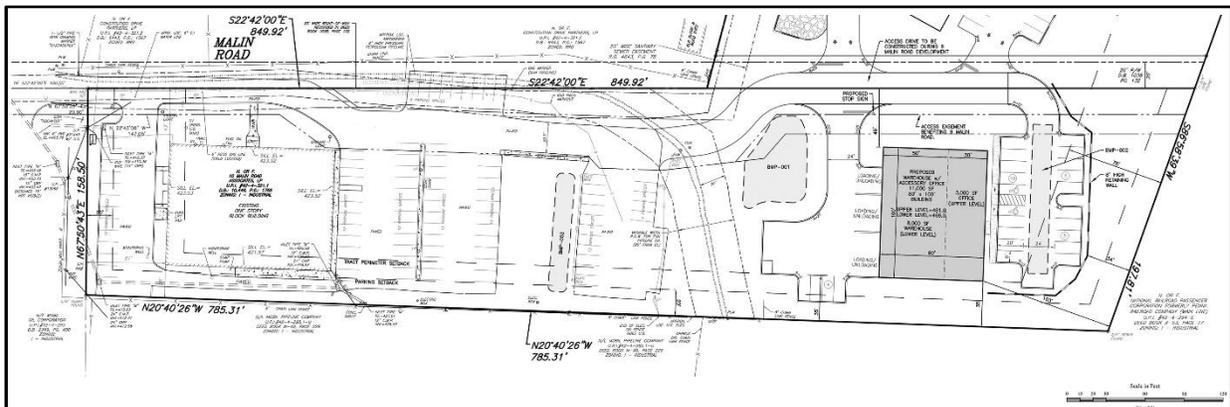
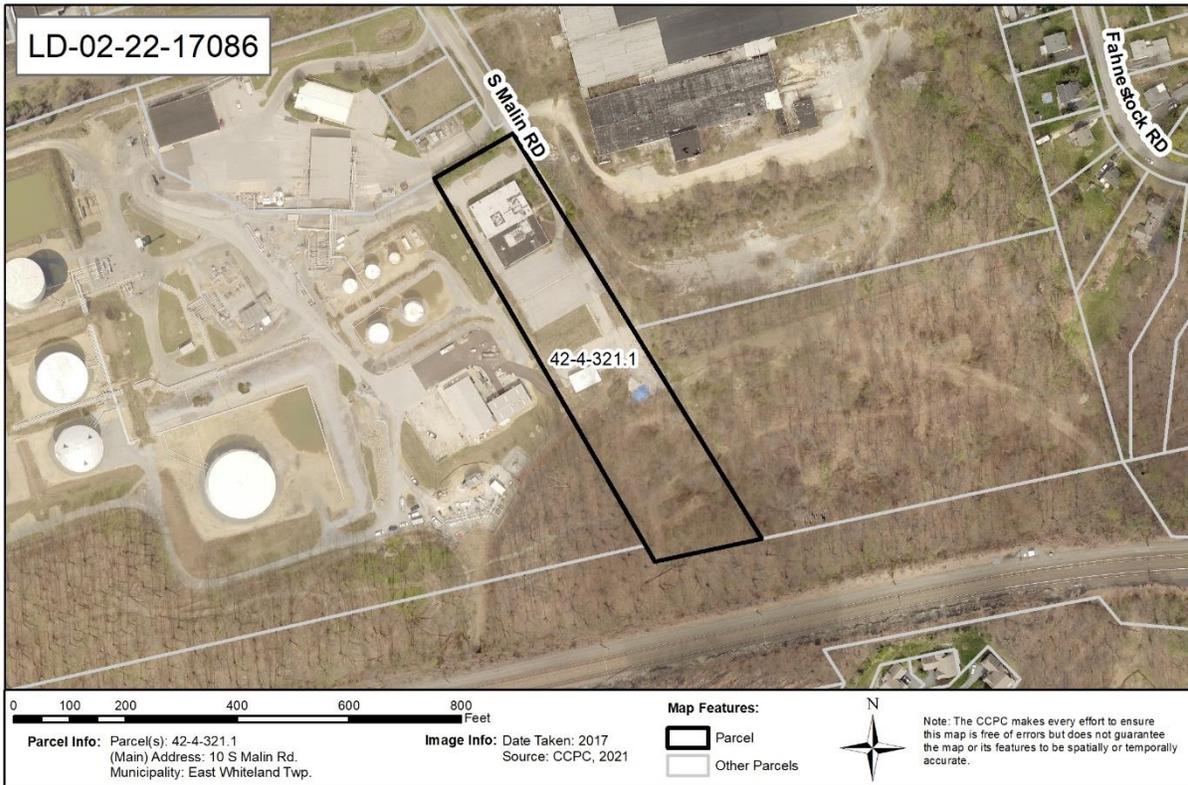
PROJECT SUMMARY:

Location:	south end of South Malin Road, south of Route 30
Site Acreage:	3.25
Lots/Units:	1 Lot
Non-Res. Square Footage:	11,000
Proposed Land Use:	Warehouse/Office Building
New Parking Spaces:	24
Municipal Land Use Plan Designation:	Residential - Medium Density, adjoining Industrial designation to the west
UPI#:	42-4-321.1

PROPOSAL:

The applicant proposes the construction of a 11,000 square foot industrial building, and 24 additional parking spaces (the site plan indicates the proposed building will contain an 8,000 square foot lower level warehouse, and a 3,000 square foot upper level office area). While an existing one-story block building will remain, an existing shed will be removed. The project site, which will be served by public water and public sewer, is located in the I Industrial zoning district.

RECOMMENDATION: The County Planning Commission recommends that the issues raised in this letter should be addressed, particularly the stormwater management issues discussed in comments #7 and #8, and the natural features protection issues discussed in comments #9 through #13, and all Township issues should be resolved before action is taken on this land development plan.



Site Plan Detail, Sheet 2: Preliminary Land Development - 10 Malin Road Associates, L.P.

BACKGROUND:

1. The Chester County Planning Commission previously reviewed a land development proposal that included this parcel as part of the site for the Malin Road residential development. CCPC# LD-2-15-11279, dated March 9, 2015, addressed the construction of 264 townhouse units and a 3,000 square foot community center on a 23.17 acre site (UPI# 42-4-321, 42-4-321.1, and 42-4-321.2). It is our understanding that, on February 10, 2021, East Whiteland Township granted preliminary land development plan approval for the construction of 86 townhouse units on UPI# 42-4-321.2, for a plan dated September 22, 2018, and last revised October 18, 2020 (this plan was not reviewed by the County Planning Commission).
2. Subsequently, the County Planning Commission reviewed a zoning map amendment petition to change the zoning designation of UPI# 42-4-321 and 42-4-321.1, which are no longer part of the

Malin Road residential development, from RRD Residential Revitalization to I Industrial (CCPC# ZM-02-21-16647, dated March 24, 2021). According to our records, this zoning map amendment was adopted by the Township on April 14, 2021.

COUNTY POLICY:

LANDSCAPES:

3. The project site is located within the **Suburban Landscape** and **Natural Landscape** designations of [Landscapes3](#), the 2018 County Comprehensive Plan. The vision for the **Suburban Landscape** is predominantly residential communities with locally-oriented commercial uses and facilities, accommodating growth at a medium density that retains a focus on residential neighborhoods, with enhancements in housing diversity and affordability. Additionally, roads, sidewalks, and paths with convenient access to parks and community facilities should be provided. Furthermore, the Suburban land use patterns guidance in the Planning Principles section states that brownfields, greyfields, and business parks should be revitalized, and also states that land should be available for new industrial uses. As an overlay of all other landscapes, the county's **Natural Landscapes** consist of a network of streams, wetlands, floodplains, and forests that are protected by regulations or should be subject to limited disturbance. Conservation practices should protect and restore these natural resources.

While the proposed use is appropriately located in a **Suburban Landscape** designation, careful consideration is required of any development activity on this site due to its existing physical and environmental characteristics. In particular, the adjoining parcel to the east (UPI# 42-4-321.2), which was formally the site of the Bishop Tube Company, has been subject to remediation pertaining to groundwater, soil, and surface water contamination from this previous use, the details of which are provided online at:

<https://www.dep.pa.gov/About/Regional/SoutheastRegion/Community%20Information/Pages/Bishop-Tube.aspx>.

WATERSHEDS:

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

PRIMARY ISSUES:

Access and Circulation:

5. The site plan depicts the location of a shared access arrangement with the adjoining parcel to the east (UPI# 42-4-321). The details of this access arrangement should be incorporated into the deeds of both parcels.

The County Planning Commission recently reviewed a preliminary land development plan for this adjoining parcel, pertaining to the construction of a 6,000 square foot garage, 1,200 square foot shed, material storage bays, and 24 parking spaces, for a landscaping company (CCPC# LD-11-21-16976, "Evergreen Landscaping, Inc.," dated December 15, 2021). As of March 4, 2022, we have no record of the Township taking action on this land development plan.

Stormwater Management:

6. Land disturbance and land development activities that occur within the (East) Valley Creek watershed must comply with the applicable stormwater management ordinance standards as approved in the *Valley Creek Watershed Act 167 Stormwater Management Plan* (February 2011).
7. While the elevation of the planned earthen level spreader is listed as 457.50 feet on the Grading, Utility, and PCSM Plan, the labeled contours on the plan indicate that the elevation of the spreader is approximately 447.50 feet. The applicant should review the design of this structure to ensure the correct elevation information is included on the plan sheets.
8. Little Valley Creek is an Exceptional Value stream that has been listed as impaired largely due to urban stormwater runoff. Flooding and damage from stormwater runoff in the Little Valley and Valley Creek watersheds has been exacerbated over the past several years due to the increased frequency of intense precipitation events. Given the significant amount of new impervious cover that is planned and the removal of nearly all of the existing woodlands on this site, the applicant should consider incorporating additional modifications into the site design to reduce runoff to the greatest extent practicable. Additional modifications could include the following:
 - Removing the existing concrete curb that divides the parking lot to the southeast of the existing block building and replacing this with a vegetated bioswale or infiltration trench to capture runoff from the existing parking area;
 - Installing the planned level spreader and infiltration basins as naturalized basins that incorporate native wetland plant species to increase evapotranspiration and to increase pollutant and sediment removal; and
 - Installing a portion of the new parking areas as pervious pavement.

Natural Features Protection:

9. The Existing Features and Conservation Plan shows that a significant portion of the site is currently mature woodlands, most of which will be removed during construction. The removal of the site's wooded area will significantly reduce infiltration and evapotranspiration of stormwater and will result in the generation of additional stormwater runoff. Given the project's location in an Exceptional Value and wild reproducing trout watershed, the applicant should minimize the grading and the removal of trees on the property to the greatest extent possible to reduce hydrologic impacts and to reduce the volume of stormwater generated. 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.
10. Section 175-41.C.4 of the Township's Subdivision and Land Development Ordinance (SLDO) notes that only 20 percent of existing trees should be removed from a site during land development activities, and thus 80 percent of existing trees should be retained. The applicant should demonstrate that the planned tree removal is consistent with the provisions included in this section of the Township SLDO. If the planned removal exceeds the thresholds contained within this section, a waiver should be sought.

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Re: Preliminary Land Development - 10 Malin Road Associates, L.P.

East Whiteland Township – LD-02-22-17086

11. Section 175-41.C.4(a) requires that trees removed during development be replaced on a tree-for-tree basis; plantings required by buffering and landscaping requirements should not be considered when calculating replanting requirements. The applicant should consider incorporating additional trees into the landscaping plan, including additional canopy tree species, to replace trees removed during construction. The applicant should consider installing additional trees around the existing parking areas and to the west of the planned warehouse.
12. The Landscaping Plan shows that Douglass fir trees and Japanese flowering crab apple trees will be incorporated into the landscaping design. Douglas fir trees in southeastern Pennsylvania have been significantly impacted by a fungal disease that causes Swiss needle cast. The applicant should consider replacing the planned Douglas fir trees with more disease-resistant native evergreen species, such as American holly, eastern red cedar, or eastern white pine. The applicant should also consider replacing the invasive Japanese flowering crab apple trees with native flowering dogwood (*Cornus florida*) or sweet crab apple (*Malus coronaria*), both of which also produce showy spring flowers.
13. Given the development of new roadways, parking areas, and sidewalks, the applicant should consider establishing a sidewalk, driveway, and parking area de-icing plan and material storage area that minimizes the volume of de-icing chemicals and pollutants that will directly infiltrate to the groundwater or runoff to streams. Monitoring results throughout Chester County, and particularly within the Valley 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.

Transmission Pipelines:

14. The site plan indicates that a portion of the proposed driveway providing vehicular access to this site and the adjoining parcel to the east will be located within a transmission pipeline corridor right-of-way. While the site plan contains a plan note identifying the approximate location of abandoned eight inch (8”) high pressure petroleum pipeline(s) within this right-of-way, it is our understanding that there are at least two pipelines located within this right-of-way, one of which is currently in service and operated by Sunoco Pipeline L.P. The applicant and Township should ensure that the current status and owner/operator of the pipelines are identified on the plan. In addition, the pipeline operators should be contacted regarding the proposed development.

Applicants should be aware that the actual location of the pipeline may not always be within the center of the easement or right-of-way. To minimize risks before and during construction, the project designer should contact the Pennsylvania One Call Center at 811 or <http://www.pa1call.org/pa811>, consistent with the provisions of Section 4(2) of Act 287 (Underground Utility Protection Act), prior to finalizing the design. The PA One Call Center should also be contacted at least 3 business days, but not more than 10 days, prior to any excavation. More information about pipeline safety can be found at the Chester County Pipeline Information Center at: <http://www.chescoplanning.org/pic/introduction.cfm>.

Lighting Plan:

15. A Lighting Plan was not included with the plan submission received by the County Planning Commission on February 8, 2022 (the Sheet Index on Sheet 1 identifies Sheet 8-Lighting Plan as “reserved.”). The illumination of any proposed outdoor lighting 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.

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Re: Preliminary Land Development - 10 Malin Road Associates, L.P.

East Whiteland Township – LD-02-22-17086

ADMINISTRATIVE ISSUES:

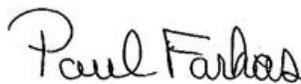
16. The Conditional Use table on Sheet 2 indicates that conditional use approval was granted by the Township to construct roads and parking lots within the steep slope conservation district. Prior to granting final plan approval, the Township should verify that any applicable conditions of approval are incorporated into the final plan. The final plan should accurately note the date of the conditional use decision, along with any conditions set as part of the conditional use approval.
17. The Waiver Requests Table on Sheet 2 indicates that the applicant is requesting four waivers from the provisions of the Township Subdivision and Land Development Ordinance, and two waivers from the Township's Stormwater Management Ordinance. Waiver requests should only be granted following the determination that the proposed project either meets the purpose of these requirements or does not create the impacts that these provisions are intended to manage.

We note that the first waiver identified in the Waiver Requests table incorrectly identifies that the minimum diameter standard for BMP outlet pipes is set forth in Section 175-310.C.6.A, rather than 170-310.C.6.A of the Township Code. This should be corrected by the applicant.

18. The Zoning Hearing Board Appeal #11-10 table on Sheet 2 indicates that, on July 25, 2011, the Township Zoning Hearing Board granted variances from the maximum impervious coverage, side yard setback, parking and interior roadway setback, and parking space requirements, with four conditions of approval. The Township should verify whether these variances are still valid, as set forth in Section 200-115.J of the Township Zoning Ordinance, Expiration of special exceptions and variances.
19. 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>.
20. A minimum of four (4) copies of the plan should be presented at the Chester County Planning Commission for endorsement to permit recording of the final plan in accord with the procedures of Act 247, the Pennsylvania Municipalities Planning Code, and to meet the requirements of the Recorder of Deeds and the Assessment Office.

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

Sincerely,



Paul Farkas
Senior Review Planner

cc: 10 Malin Road Associates, LP
JMR Engineering, LLC
Chester County Conservation District
Chester County Water Resources Authority



THE COUNTY OF CHESTER



COMMISSIONERS
Marian D. Moskowitz
Josh Maxwell
Michelle Kichline

Brian N. O’Leary, AICP
Executive Director

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

March 16, 2022

Zachary Barner, AICP, Director of Planning & Development
East Whiteland Township
209 Conestoga Road
Frazer, PA 19355-1699

Re: Preliminary Subdivision and Land Development - Knickerbocker Redevelopment
East Whiteland Township – SD-02-22-17084 and LD-01-22-17071

Dear Mr. Barner:

A Preliminary Subdivision and Land Development Plan entitled "Knickerbocker Redevelopment", prepared by DL Howell & Associates, Inc., and dated November 10, 2021, and last revised on January 5, 2022, was received by this office on February 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 plan for your consideration.

PROJECT SUMMARY:

Location:	south side of Lapp Road, west of Old Morehall Road
Site Acreage:	176.70
Lots/Units:	5 Existing Lots; 1 Proposed Lot
Non-Res. Square Footage:	0
Proposed Land Use:	280 Residential Units (204 townhouse and 76 twin units)
Municipal Land Use Plan Designation:	"Open Space / Office/Business Park," and Office/Business Park
UPI#:	42-4-42, 42-4-30, 42-4-25.2, 42-4-25.1, 42-4-19

PROPOSAL:

The applicant proposes the consolidation of five existing parcels into one parcel, along with the construction of 280 residential units. Vehicular access will be provided from Lapp Road and from a connector road which extends to West Liberty Boulevard. The site plan also depicts the location of a conceptual amenity area with 50 parking spaces, a tot lot area, and 97 visitor parking spaces. The project site, which will be served by public water and public sewer, is located in the RMH Medium-High Density Residential zoning district.

This tract includes the site of the former Knickerbocker Landfill. It is our understanding, according to a November 25, 2019 letter from the United States Environmental Protection Agency (US EPA) Region III, the site has been archived from the Superfund Enterprise Management System (SEMS) inventory because, following site evaluation activities, EPA determined that conditions at the site did not warrant further federal Superfund involvement, and that EPA is not taking additional Superfund investigatory, cleanup, or enforcement actions at this site.

RECOMMENDATION: The County Planning Commission recommends that the issues raised in this letter should be addressed, particularly the access and circulation issues discussed in comments #7 through #11, and all Township issues should be resolved before action is taken on this preliminary plan submission.

BACKGROUND:

1. The Chester County Planning Commission previously reviewed two zoning map amendment petitions to change the zoning of this site to RMH Medium-High Density Residential, the latest of which occurred on August 6, 2021 (CCPC# ZM-07-21-16814). This zoning map amendment petition included a concept plan depicting the construction of 269 residential units on this site, in accordance with the RMH district standards. The Commission stated in its recommendation of this review letter that the zoning map amendment is not consistent with *Landscapes3*, the County Comprehensive Plan, because it does not appear that this location is suitable for the residential density allowed by the proposed zoning due to its existing physical and environmental characteristics.

The County Planning Commission also reviewed an amendment to the maximum tract density standards of the Township's RMH district, which would lower the maximum permitted density from 12.0 to 7.0 dwelling units per developable acre (CCPC# ZA-07-21-16813, dated August 6, 2021). According to our records, both of these amendments were approved by the Township on August 11, 2021.

2. The County Planning Commission also reviewed a final subdivision plan which proposed to subdivide the remnant portions of UPI # 42-4-30 and UPI# 42-4-42 situated on the south side of Route 202 from the northern portions of these two parcels (CCPC# SD-10-20-16495, dated November 4, 2020). As of March 11, 2021, we have no record that East Whiteland Township has granted final plan approval for this subdivision plan.
3. The County Planning Commission reviewed an earlier version of this plan submission on December 17, 2021 (CCPC# SD-11-21-16986 and LD-11-21-16989). The Commission recommended that the Township not take action on the prior preliminary plan submission, until the applicant has provided a complete copy of the plan submission and all required impact studies/reports, by review by the Township and the County Planning Commission. Only 37 of the 72 plan sheets identified in the Sheet List Table on Sheet 1 were included with the plan submission received by the County Planning Commission on November 18, 2021, and it was also our understanding that, as of November 16, 2021, the required impact studies and stormwater management reports/calculations have not been provided to the Township.

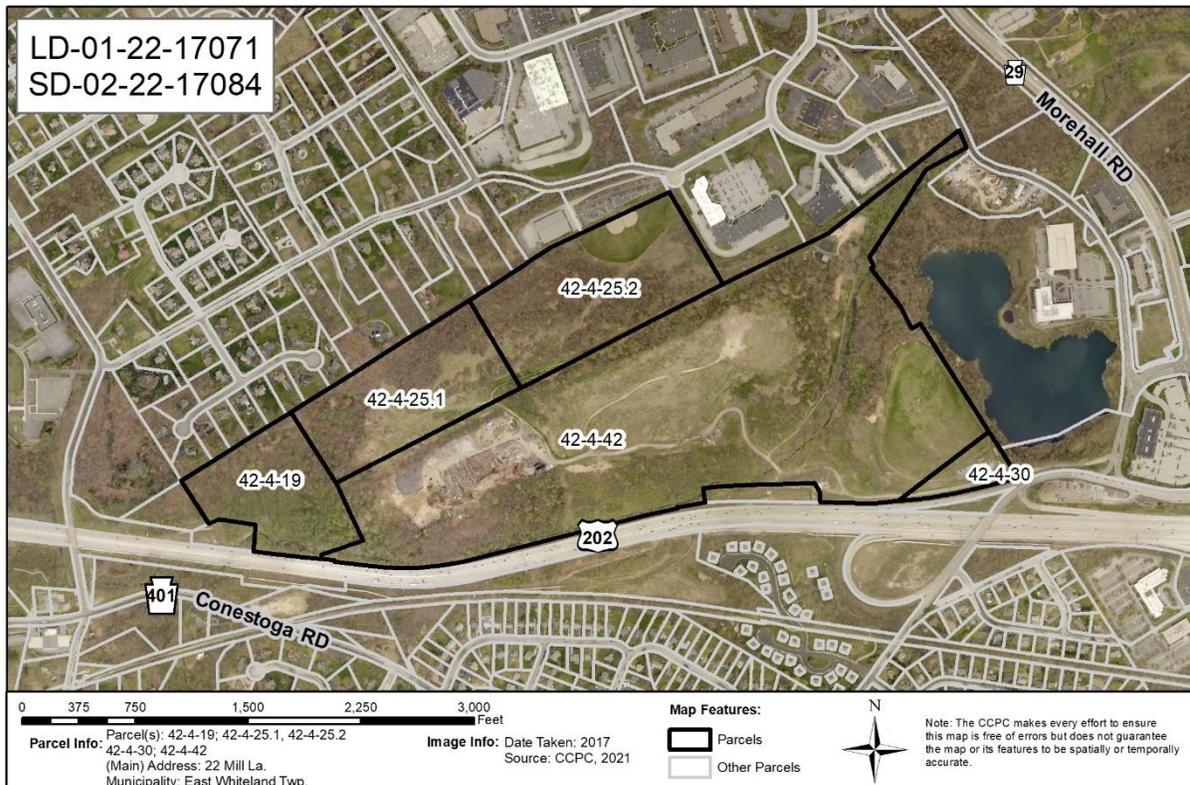
We acknowledge that 64 of the 72 plan sheets were included with the plan submission received by the County Planning Commission; the landscaping plan (Sheets 65 through 72) were the only plan sheets not included with the latest plan submission. We also note that a Post Construction Stormwater Management Plan, an Environmental Impact Assessment, and a Transportation Impact Study were included with the latest plan submission.

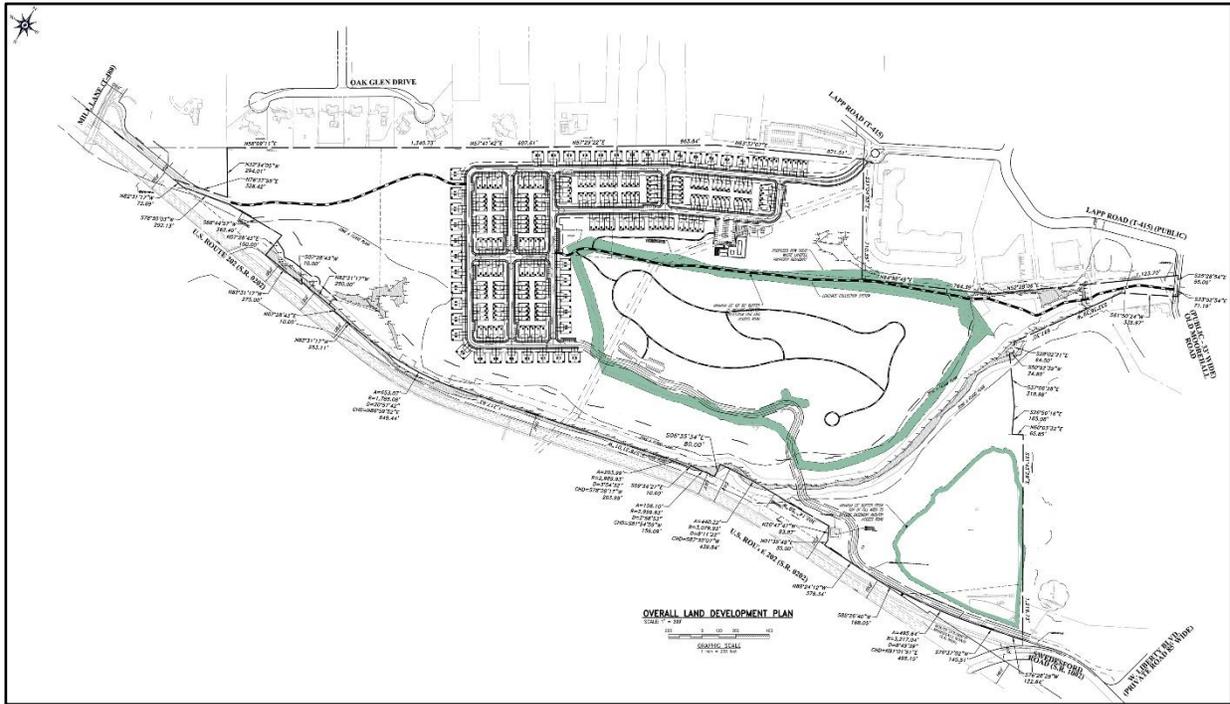
COUNTY POLICY:

LANDSCAPES:

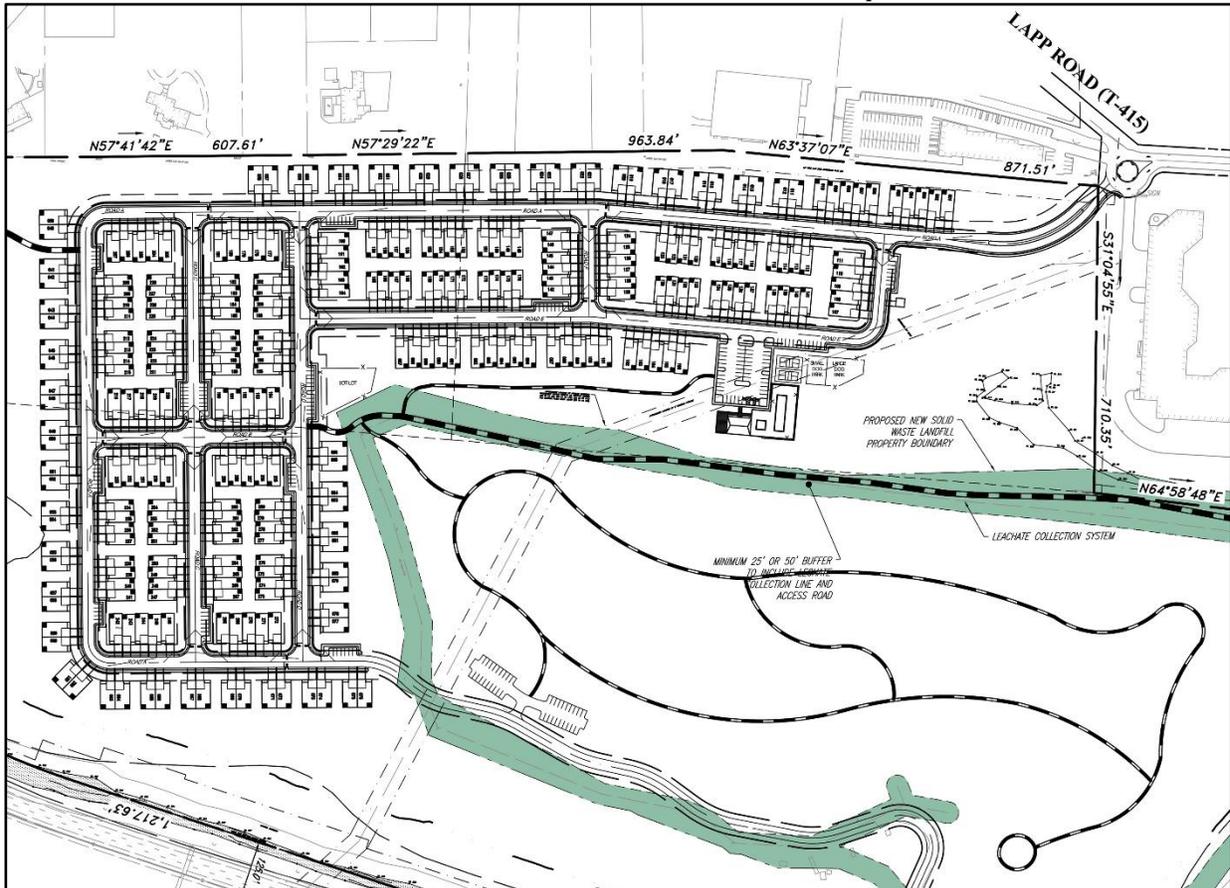
4. While the easternmost portion of the tract is located in a **Suburban Center Landscape** designation, the remainder of the tract is located in a **Suburban Landscape** designation of **Landscapes3**, the 2018 County Comprehensive Plan. Additionally, the portion of the tract situated along the 100-year floodplain corridor is located in a **Natural Landscape** Overlay designation. 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 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. As an overlay of all other landscapes, the county's **Natural Landscapes** consist of a network of streams, wetlands, floodplains, and forests that are protected by regulations or should be subject to limited disturbance. Conservation practices should protect and restore these natural resources.

While multifamily residential development is appropriately located in both the Suburban and Suburban Center Landscapes designations, the proposed development is not consistent with **Landscapes3**, because it does not appear that this location is suitable for the residential density permitted by the recently adopted zoning standards due to its existing physical and environmental characteristics.





Site Plan Detail, Sheet 2: Knickerbocker Redevelopment



Site Plan Detail (central portion of site), Sheet 2 : Knickerbocker Redevelopment

WATERSHEDS:

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

PRIMARY ISSUES:

Transmission Pipeline:

6. The site plan depicts the location of an eight inch hazardous liquid transmission pipeline easement through the central portion of the tract which, according to the pipeline maps provided in the [Chester County Pipeline Information Center](http://www.chescoplanning.org/pic/) website, is operated by Laurel Pipeline Company/Buckeye Partners.

Applicants should be aware that the actual location of the pipeline may not always be within the center of the easement or right-of-way. To minimize risks before and during construction, the project designer should contact the Pennsylvania One Call Center at 811 or <http://www.pa1call.org/pa811>, consistent with the provisions of Section 4(2) of Act 287 (Underground Utility Protection Act), prior to finalizing the design. Additionally, we recommend that the setbacks for habitable development be determined in consultation with the pipeline operator and in consideration of the type of product and diameter of the transmission pipeline on the project site. More information about pipeline safety can be found at the County Pipeline Information Center at: <http://www.chescoplanning.org/pic/introduction.cfm>.

Access and Circulation:

7. In addition to providing vehicular access from Lapp Road and from West Liberty Boulevard, a plan note identifies "grass paver emergency access to be coordinated and designed per township and fire marshal/chief" for emergency access from Mill Lane to the west. We note that a turning plan for fire trucks is provided on Sheet 59, and we also note that this western emergency access connection appears to correspond to the location of the 12 foot wide multi-use trail on the western portion of the site. The Township's emergency service providers should be requested to review the plan to ensure that they can safely navigate the proposed development when completed.
8. We endorse the installation of sidewalks, which are an essential design element for new construction in the Suburban and Suburban Center Landscapes.
9. The proposed trail network shown on the current plan submission consists of a 12 foot wide multi-use recreation trail (in two separate segments), along with a six foot wide nature path. We note that plan details for the multi-use trail and nature path are provided on Sheet 56. Additionally, it is identified on page 13 of the Environmental Impact Assessment, prepared by David C. Babbitt & Associates, LLC, dated December 27, 2021, that the proposed nature trails are proposed to open to the public, and that the parking lot in this area (located to the east of unit #76) is proposed to support the nature trails.

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. Additionally, the location and design of all

pedestrian facilities should be generally consistent with the recommendations set forth in the Township's Comprehensive Plan, and Parks, Recreation and Open Space Plan. Map 1: Township Trails Plan in the Township's Comprehensive Plan depicts the location of a proposed facilities corridor from Old Morehall Road to Mill Road that traverses the project site. This pedestrian corridor extends to the Sidley Road connector trail, which will provide a connection to parks and community facilities located on the south side of Route 202. Additionally, it is our understanding that the Township is currently working on an update to its Parks, Recreation and Open Space Plan. The draft Plan, which outlines the general desire for a natural surface path following the Valley Creek corridor, along with the need to provide a multi-modal connection between Old Morehall Road and Mill Lane to connect key recreational resources in the Township, states that the designation of the natural surface path and the design of the multi-use trail should be done in conjunction with any proposed development of the Knickerbocker Tract.

10. The main multi-use trail being divided by the development into two separate segments is not an optimal layout. The applicant and Township should consider revising the site plan to allow the multi-use trail to extend across the entire project site without interruption. For instance, Road B could be designed to include a multi-use side path or two-way cycle track, in addition to sidewalks, thus allowing the trail to go straight through the development seamlessly. The units on the west side of Road A would have to be shifted to allow the trail to exit off of Road B. Consideration should also be provided for terminal views on either end of Road B that would frame the trail, rather than the terminal view being a pair of residential units.
11. The site plan indicates that a six foot wide path will be provided from the clubhouse parking area to the 12 foot wide multi-use trail. The plan also indicates that pedestrian access from the central parking area located to the east of unit #76 to the 12 foot wide multi-use trail to the north will be provided from the proposed six foot wide path network. We recommend that all paths leading from these parking areas to the proposed multi-use trail also be designed and built to a multi-use trail standard.

Design Issues:

12. We suggest that the townhouses include a mix of building materials, window treatments, and protrusions, like porches, to create visual interest and a more varied landscape.
13. The site plan depicts the general location of an existing golf driving range on Sheets 2 and 8. It is identified on page 12 of the Environmental Impact Assessment that the golf driving range is to remain privately owned and operated. If this is correct, then the details of the operation, including the specific location of all facilities, should be identified on the plan.
14. As stated in our previous review, the applicant should consider incorporating principals of conservation development design, such as increased street trees and a more even distribution of green space interspersed within the planned developed areas, to further reduce the impacts of development on Valley Creek, an Exceptional Value stream.
15. As stated in our previous review, it is our understanding that a Phase 1 Environmental Site Assessment, comprised of two separate documents for Areas A and B of the project site, was prepared by RT Environmental Services, Inc. We note that both documents recommend that vapor barriers and passive venting systems be installed beneath all structures that are proposed to be constructed on the subject property, to prevent potential methane impacts to occupants at the site. Additionally, the Environmental Assessment for Area A (which generally corresponds to the central and western portion of the overall project site) recommends conducting a subsurface

investigation via the installation of auger borings in the western fill area of the subject property proposed for redevelopment in order to determine if there are any environmental concerns associated with the fill materials. The applicant should demonstrate that this proposal meets all applicable standards set forth in these documents.

Stormwater Management:

16. Land disturbance and land development activities that occur within the (East) Valley Creek watershed must comply with the applicable stormwater management ordinance standards as approved in the *Valley Creek Watershed Act 167 Stormwater Management Plan* (February 2011).
17. The project is located in an area designated by the PaDEP as a Special Protection Watershed. Chester County's High Quality and Exceptional Value Watersheds are especially sensitive to degradation and pollution that could result from development. Therefore, stricter DEP or municipal limitations to wastewater and stormwater discharges may apply in this watershed. A map of Special Protection Watersheds in Chester County, PA may be viewed here: www.chesco.org/DocumentCenter/View/17339.
18. Given the site's historic use as a municipal landfill and subsurface geologic conditions that are conducive to surface water-groundwater exchange, concentrated infiltration of stormwater runoff poses an elevated risk of groundwater contamination. To reduce this risk, stormwater should be managed as close to its source as possible through disconnected small stormwater control measures to reduce the volume of stormwater directed to each. A geotechnical evaluation should be completed to determine site constraints at the location of each proposed infiltration practice, such as the presence of contaminated soil or groundwater, or the presence of carbonate geology (which is further discussed in comment #23).
19. If subsurface investigation determines that the required infiltration volumes listed in Section 170-306 of the Township's Stormwater Management Ordinance cannot be met, we encourage the applicant to consider innovative stormwater practices, such as [the Managed Release Concept](#), to reduce the volume of stormwater discharged to Valley Creek.

Natural Features Protection:

20. The site contains land within the 100 year floodplain. Although it does not appear that any development activity will encroach into the floodplain, we note that the County Planning Commission does not support development in the floodplain, and the Federal Emergency Management Agency and Pennsylvania Department of Environmental Protection regulate filling or development in the floodplain. Development within a floodplain can increase the magnitude and frequency of normally minor floods, and present health and safety problems.
21. The plan indicates that the access road to West Liberty Boulevard crosses Valley Creek. It is our understanding that the applicant will be conducting a structural analysis/report for the bridge over Valley Creek, the results of which will be provided to the Township. Valley Creek has a "Migratory Fishes" designated use and is a Class A Wild Brown Trout Fishery. Wild brown trout move significant distances upstream in search of adequate thermal refugia and foraging and spawning habitat. Any stream crossing installed over Valley Creek should be designed to promote the upstream passage of brown trout and other aquatic organisms.

22. Significant streambank erosion along Valley Creek adjacent to areas previously used as a landfill has resulted in inputs of trash and other debris into Valley Creek. The applicant should evaluate the fluvial geomorphologic impacts of any alterations to the riparian areas that result from stream crossing modifications or grading on adjacent land to ensure that this erosion is not exacerbated. If planned activities could impact stream channel stability, appropriate streambank protection and stabilization practices should be incorporated to reduce inputs of sediment and former landfill refuse.
23. The site is underlain by carbonate geology in which the presence or potential may exist for formation and/or expansion of solution channels, sinkholes, and other karst features. These features can present risk of collapse and groundwater contamination that often can be overcome and avoided with careful stormwater management design. The location, type, and design of stormwater facilities and best management practices (BMPs) should be based on a site evaluation conducted by a qualified licensed professional that ascertains the conditions relevant to formation of karst features, and the PA BMP Manual or other design guidance acceptable to the Municipal Engineer.
24. The plan and 2021 aerial photography indicate that a portion of the site is wooded. Mature trees and shrubs reduce the volume and impacts of stormwater runoff by intercepting precipitation, increasing evapotranspiration, and stabilizing soil through root growth. If development or earth disturbance is going to encroach upon existing woodlands, the removal of trees should be limited to the minimum area needed for the dwelling(s) and support facilities. The limits of tree removal should be clearly shown on the plan and “limits of disturbance” should be delineated to protect all trees that are intended to remain. Orange construction fencing should be placed at the “limit of disturbance” to prevent unintended intrusion into woodland areas by construction equipment. This fencing should be placed at the drip line of any trees that are intended to remain to limit inadvertent impacts from construction equipment to root zones and long-term tree health. Additional native trees and shrubs should be incorporated into the landscaping plans to replace and mitigate the loss of removed trees.
25. The site contains delineated wetlands. Although it does not appear that any development activity will encroach into the delineated wetland area, the applicant should be aware that placement of fill in wetlands is regulated by the Corps of Engineers in accordance with Section 404 of the Clean Water Act (1977) and the Department of Environmental Protection under Chapter 105 Rules and Regulations for the Bureau of Dams and Waterway Management.
26. The project site contains extensive steep slope areas. If any development activity occurs in these areas, then 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.

ADMINISTRATIVE ISSUES:

27. The Waiver Requests Table on Sheet 1 indicates that the applicant is requesting four waivers from the provisions of the Township Subdivision and Land Development Ordinance (SLDO), including waivers from the horizontal curve and centerline grade standards for streets set forth in Section 175-32 of the Township SLDO. 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. We note that no waiver requests were

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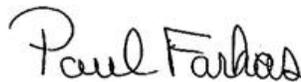
Re: Preliminary Subdivision and Land Development - Knickerbocker Redevelopment
East Whiteland Township – SD-02-22-17084 and LD-01-22-17071

identified in the prior plan submission reviewed by the County Planning Commission on December 17, 2021.

28. The plan indicates that a Homeowners' Association will be responsible for the proposed common facilities/areas. Ownership, maintenance, use provisions, restrictions, and liability responsibilities associated with any commonly held amenities should be written into the Homeowners' Association (HOA) document. The HOA document should include provisions which allow the Township to: intervene and maintain common owned facilities; determine the schedule for Association formation; timing for construction of common facilities; and determine the schedule for transfer of ownership from developer to the HOA of common facilities. The HOA document should be submitted as part of the application to the municipality to be reviewed by an attorney versed in homeowners' association documents to evaluate the document for its completeness and compliance.
29. According to County Tax Assessment records, UPI# 42-4-25.1 and 42-4-25.2 appear to be subject to an Act 515 covenant. We advise the applicant to contact the Chester County Assessment Office (telephone #610-344-6105) regarding this plan submission.
30. The site plan depicts the location of an existing cell tower site located within a 2,500 square foot lease area in the southern portion of the site. The details of this lease area should be incorporated into the deed of the proposed lot.
31. 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>.
32. A minimum of four (4) copies of the plan should be presented at the Chester County Planning Commission for endorsement to permit recording of the final plan in accord with the procedures of Act 247, the Pennsylvania Municipalities Planning Code, and to meet the requirements of the Recorder of Deeds and the Assessment Office.

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

Sincerely,



Paul Farkas
Senior Review Planner

cc: DP Whiteland, LLC
D.L. Howell & Associates, Inc.
Joseph A. Rubino
Chester County Conservation District
Chester County Assessment Office
Chester County Water Resources Authority



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

March 1, 2022

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

Re: Final Subdivision - Versagli Property
New Garden Township - SD-02-22-17096

Dear Ms. Reiner:

A Final Subdivision Plan entitled "Versagli Property", prepared by Crossan-Raimato, Inc., and dated January 26, 2022, was received by this office on February 17, 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:	Northwest corner of the Starr Road and Penn Green Road intersection.
Site Acreage:	3.70
Lots/Units:	2 lots
Proposed Land Use:	Single Family Residential
Municipal Land Use Plan Designation:	Site Sensitive Residential
UPI#:	60-3-217.1, 60-3-218.1, 60-3-217

PROPOSAL:

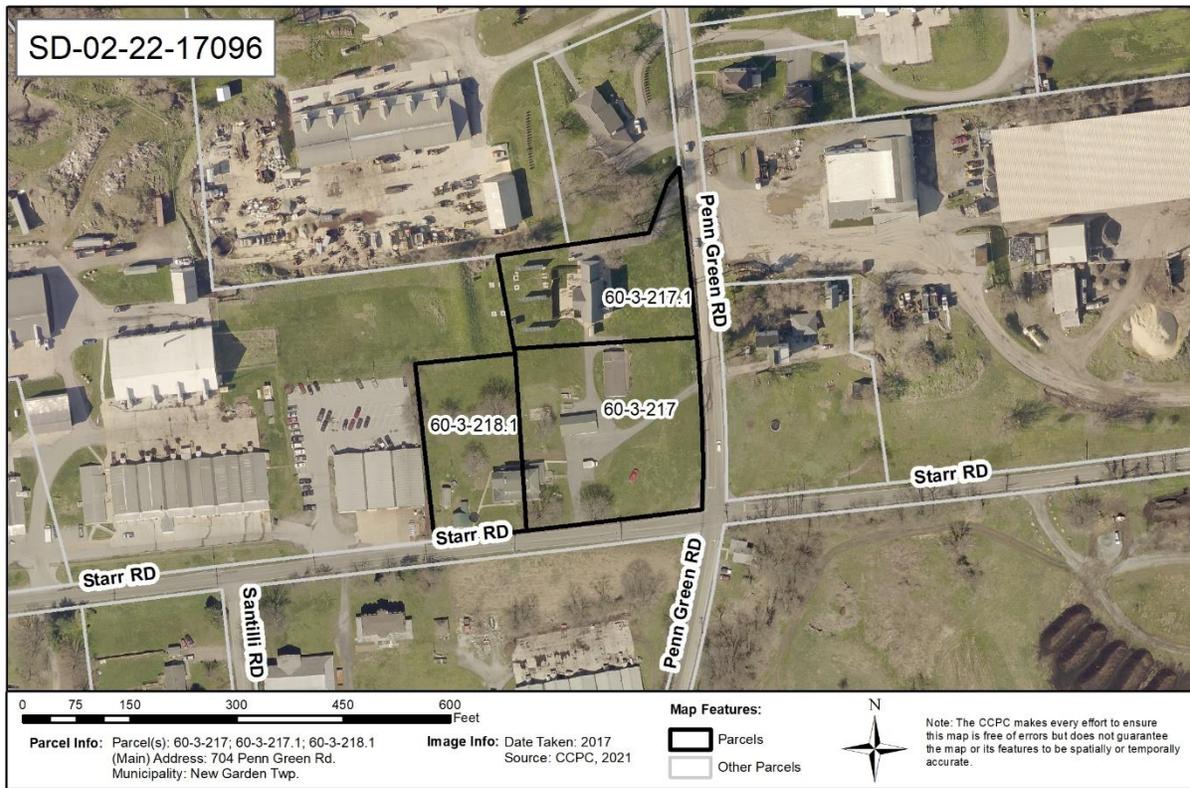
The applicant proposes the consolidation of three existing residential lots into two. The project site, which is served by on-site water and sewer, is located in the R-1 Residential zoning district.

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

COUNTY POLICY:

LANDSCAPES:

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

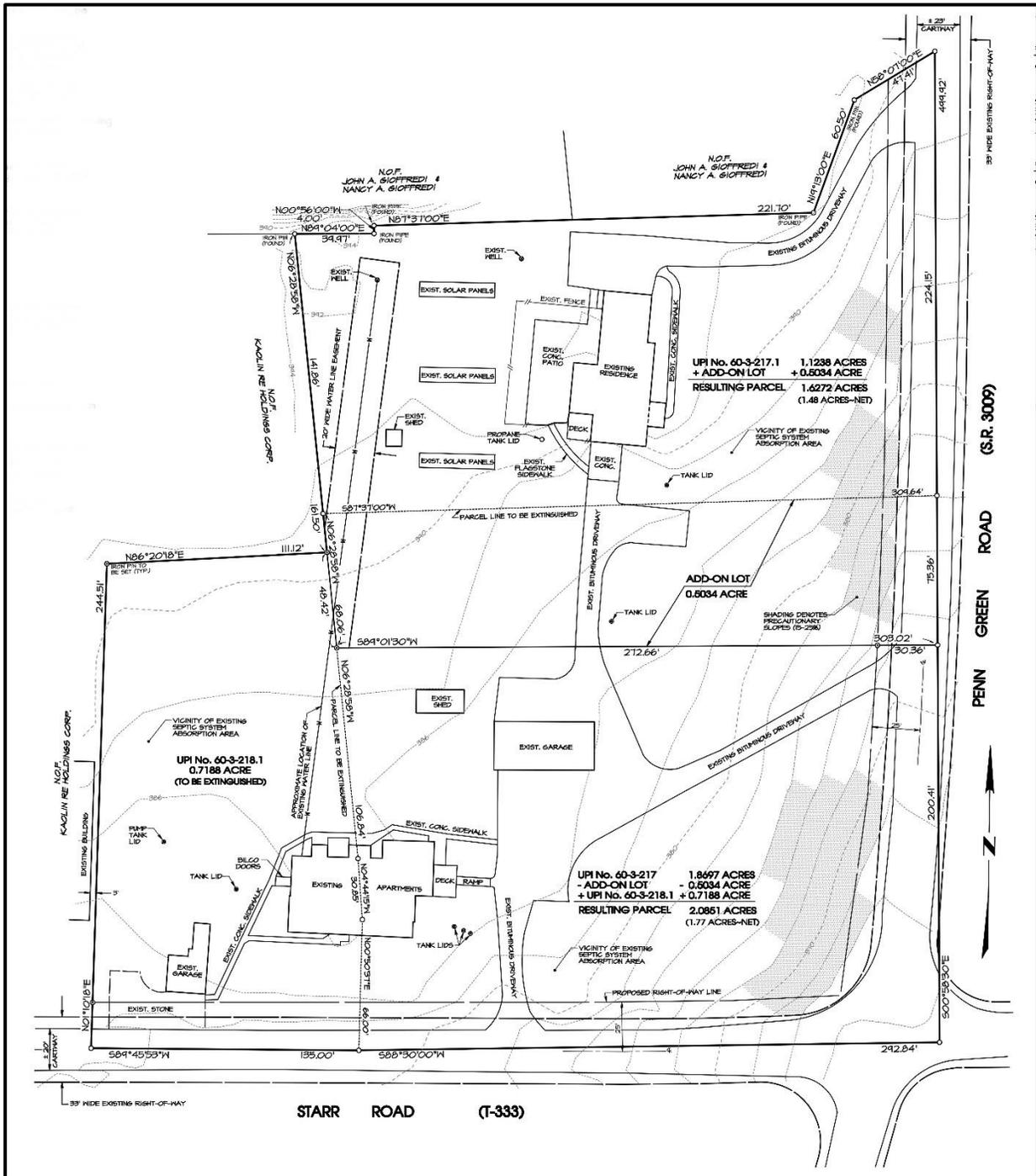


PRIMARY ISSUES:

2. The applicant and the Township should discuss the need for access easements to permit the north parcel to use the existing driveway that crosses the south parcel. While this may not be necessary with the current owner, it may become useful if ownership changed.

ADMINISTRATIVE ISSUES:

3. The applicant is requesting ten 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. Details of the location and any use restrictions associated with access or utility easements should be incorporated into the revised deeds of both parcels.



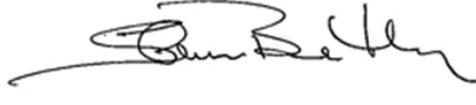
Detail of sheet 1 of the plan

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

Page: 4
Re: Final Subdivision - Versagli Property
New Garden Township - SD-02-22-17096

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: Joseph P. Versagli, Jr. & Carol S. Versagli
Crossan – Raimato, Inc.
Chester County Health Department



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

March 28, 2022

Rachel Greer, Codes Administrative Assistant
Oxford Borough
1 Octoraro Alley
Oxford, PA 19363

Re: Final Land Development - 703 Lincoln Street
Oxford Borough - LD-03-22-17130

Dear Ms. Greer:

A final land development plan entitled "703 Lincoln Street", prepared by Concord Land Planners and Surveyors, Inc., and dated February 28, 2022, was received by this office on March 3, 2022.

This plan is reviewed by the Chester County Planning Commission in accord with the provisions of Section 502 of the Pennsylvania Municipalities Planning Code. We offer the following comments on the proposed land development for your consideration.

PROJECT SUMMARY:

Location:	southeast side of Lincoln Street, north of Brick Street
Site Acreage:	3.19
Lots/Units:	1 unit
Non-Res. Square Footage:	9,600
Proposed Land Use:	Office Building, Warehouse
New Parking Spaces:	11
Municipal Land Use Plan Designation:	Commerce
UPI#:	6-2-14

PROPOSAL:

The applicant proposes the construction of a 9,600 square foot commercial building. The project site, which will be served by public water and public sewer, is located in the I-Industrial zoning district.

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

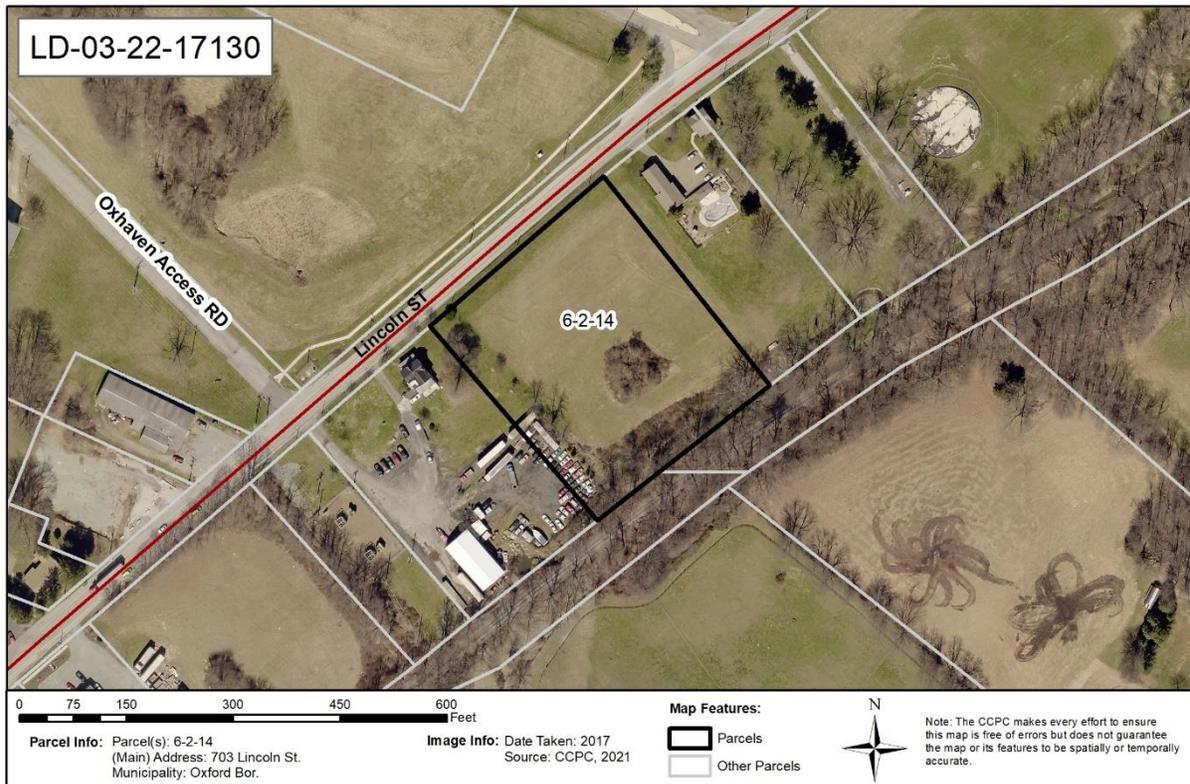
COUNTY POLICY:

LANDSCAPES:

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

OXFORD REGION MULTIMUNICIPAL COMPREHENSIVE PLAN (ORMCP):

The project site is located within the Commerce land use category as identified in the ORMCP. The recommended strategies for this land use category include the continuation of commercial and institutional uses and to continue to expand use of the Octoraro Rail Line which is located along the southern edge of the project site. The proposed land development is consistent with the Commerce land use category.

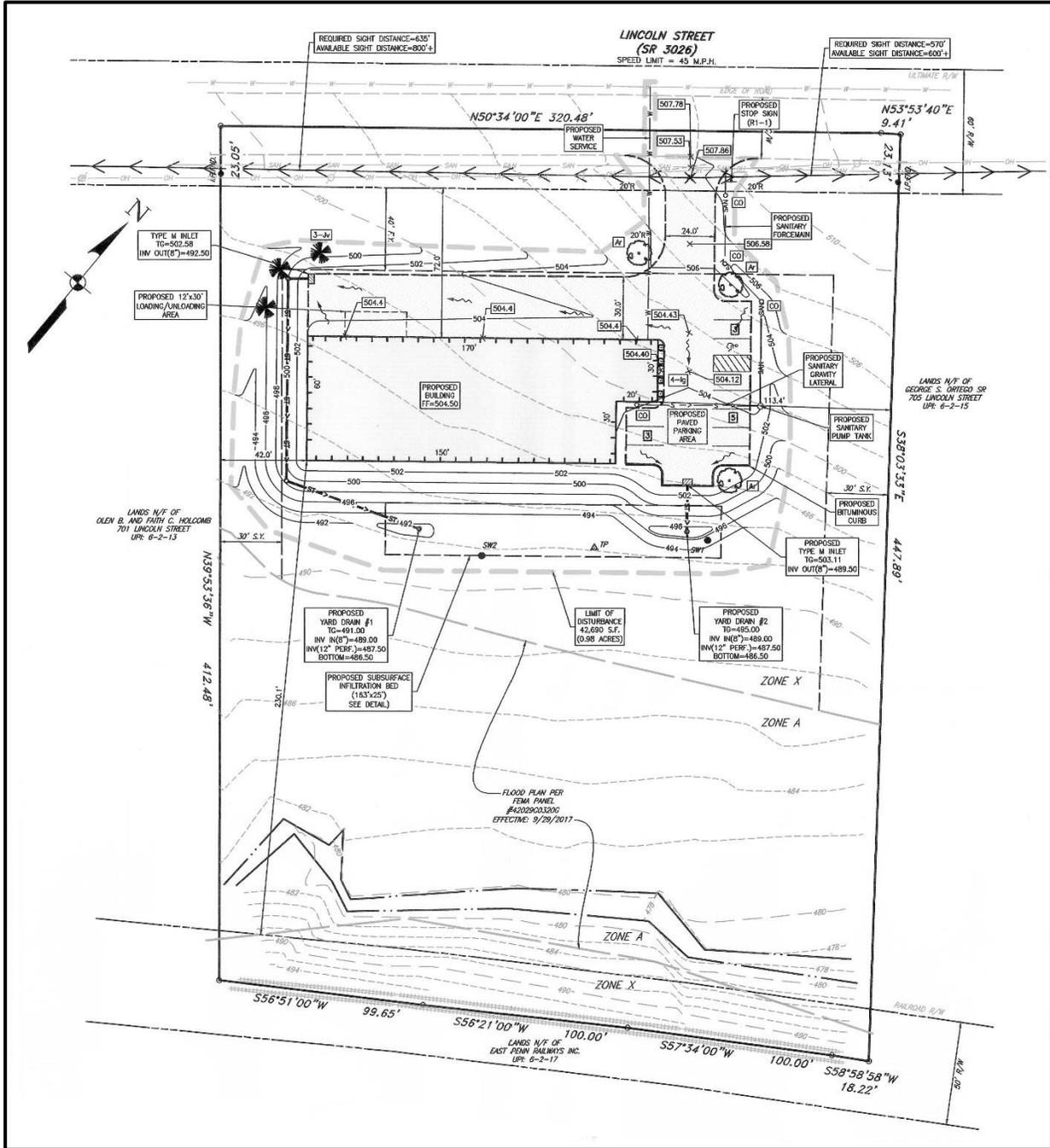


WATERSHEDS:

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

PRIMARY ISSUES:

3. The Post Construction Stormwater Management Plans indicate that subsurface infiltration practices will be utilized to manage the site's stormwater runoff. The applicant should submit the Operations and Management Plan for the stormwater facilities to the Borough, which should be reviewed by the municipal 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.



Detail of Sheet 3 of the plan

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

Page: 4
Re: Final Land Development - 703 Lincoln Street
Oxford Borough - LD-03-22-17130

5. The Borough should verify that the plan is consistent with all landscaping requirements. We recommend street trees and shrubs be planted along the frontage area and additional landscaping be installed to screen views of the side yard parking area from the public right-of-way.
6. The plan should show all proposed building entrances including garage doors.

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

Sincerely,



Glenn Bentley
Senior Review Planner

cc: Damico & Sons General Contracting LLC
Della Penna Engineering, Inc.
Anthony Antonelli, District Permits Manager, PennDOT
Francis J. Hanney, PennDOT
Chester County Conservation District



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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

March 14, 2022

Rachel Greer, Codes Administrator
Oxford Borough
1 Octoraro Alley
Oxford, PA 19363

Re: Final Subdivision - Amos G. Blank
Oxford Borough - SD-02-22-17115

Dear Ms. Greer:

A final subdivision plan entitled "Amos G. Blank", prepared by Concord Land Planners and Surveyors, Inc. and dated January 28, 2022, was received by this office on February 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:	West side of Brick Road, north of Market Street
Site Acreage:	25.12 acres
Lots:	2 lots proposed
Proposed Land Use:	Single Family Residential
Municipal Land Use Plan Designation:	Town Center (2021 Oxford Region Multimunicipal Comprehensive Plan)
UPI#:	6-5-168

PROPOSAL:

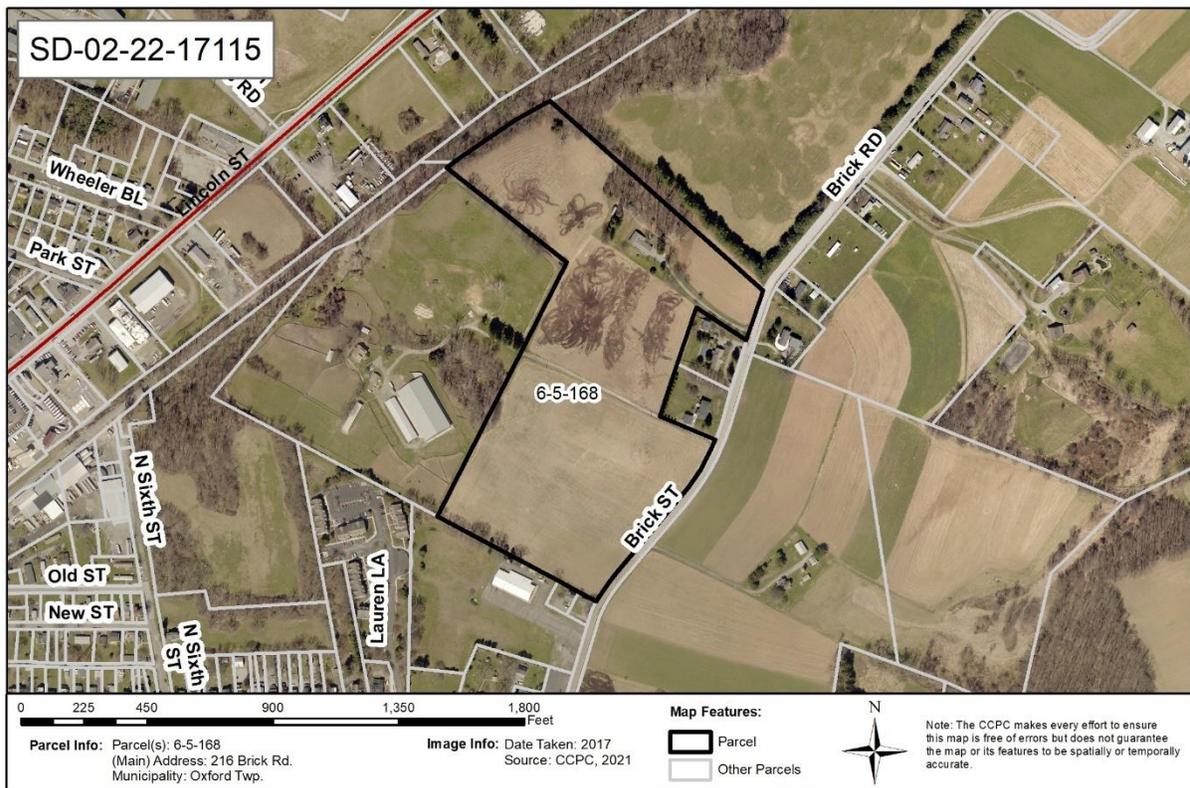
The applicant proposes the creation of two lots from a 25.12-acre tract. The site, which is served by public water and public sewer facilities, is located in the Oxford Borough I-Industrial zoning district. The site contains a dwelling and a barn. No additional development is proposed by this subdivision.

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

COUNTY POLICY:

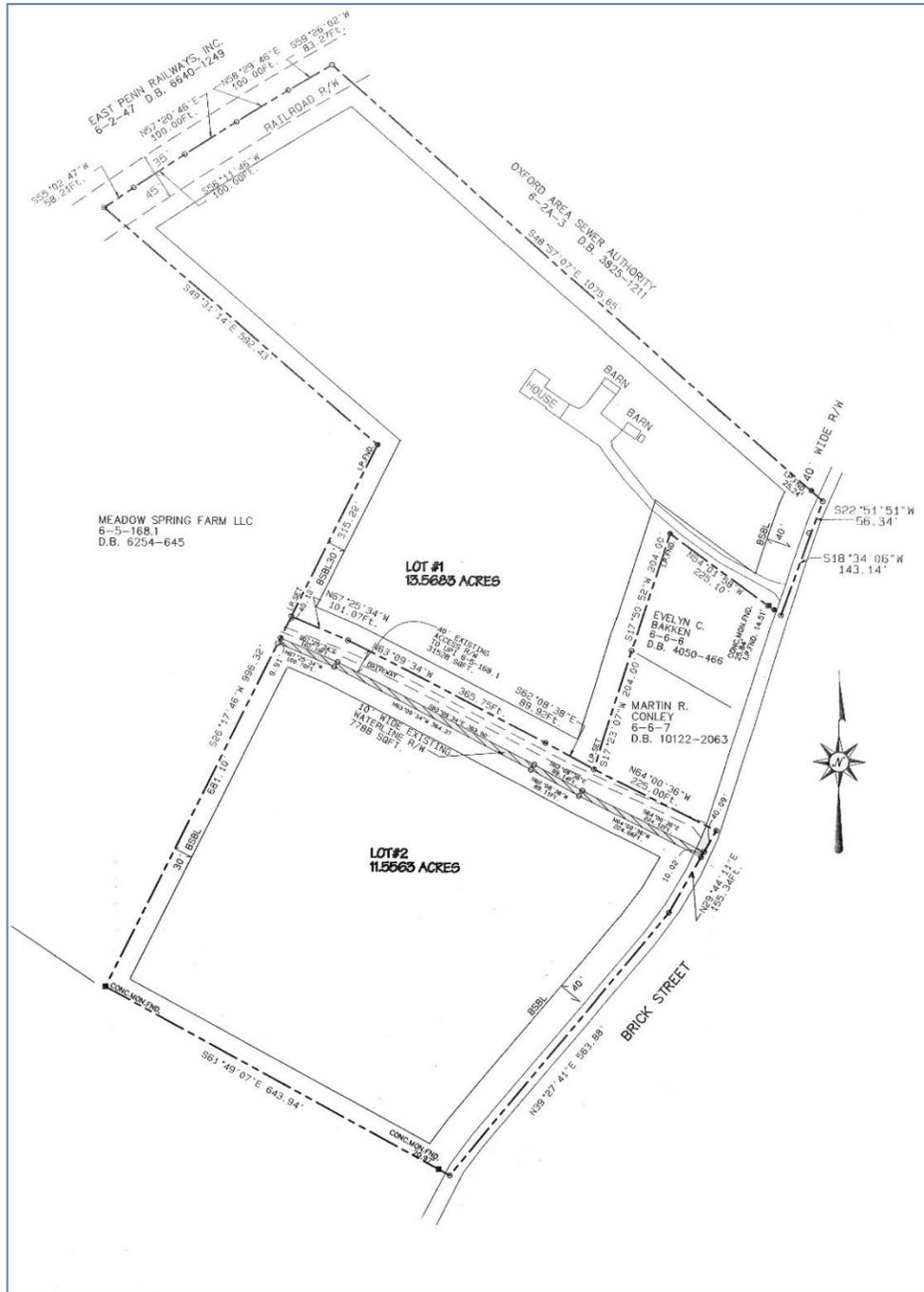
LANDSCAPES:

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



PRIMARY ISSUES:

2. The minimum lot size in the Oxford Borough I-Industrial zoning district is one acre, and both proposed lots are over 11 acres. If either lot is being considered for future land development, we encourage the applicant to submit a sketch plan for any such development. A sketch plan allows the applicant to take advantage of County and municipal expertise and consider design recommendations prior to preparing a fully engineered preliminary or final plan.



*Detail of Amos G. Blank
 Subdivision Plan*

ADMINISTRATIVE ISSUES:

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

Page: 4
Re: Final Subdivision - Amos G. Blank
Oxford Borough - SD-02-22-17115

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

Sincerely,

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

Wes Bruckno, AICP
Senior Review Planner

cc: Amos G., Rebecca R., and Daniel L. Blank
Concord Land Planners and Surveyors



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

March 11, 2022

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

Re: Preliminary/Final Subdivision & Land Development - 211 High Street
Phoenixville Borough - SD-02-22-17090 & LD-02-22-17092

Dear Mr. Krack:

A Preliminary/Final Subdivision and Land Development Plan entitled "211 High Street", prepared by Hopkins and Scott Inc, and dated December 29, 2021, was received by this office on February 15, 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:	north side of West High Street, west of South Street
Site Acreage:	0.15
Lots/Units:	1 lot/8 apartments
Proposed Land Use:	Apartment
New Parking Spaces:	2
Municipal Land Use Plan Designation:	High Density Residential
UPI#:	15-5-511.1, 15-5-513.1

PROPOSAL:

The subdivision component of this plan involves the transfer of 2,481.71 square feet from the adjoining parcel, which includes an existing five car garage and five proposed parking spaces for a total of seven parking spaces. The land development involves the demolition of the existing dwelling and the construction of a three-story eight unit apartment building and two parking spaces. The project site, which will be served by public water and public sewer, is located in the NC-Neighborhood Center zoning district.

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

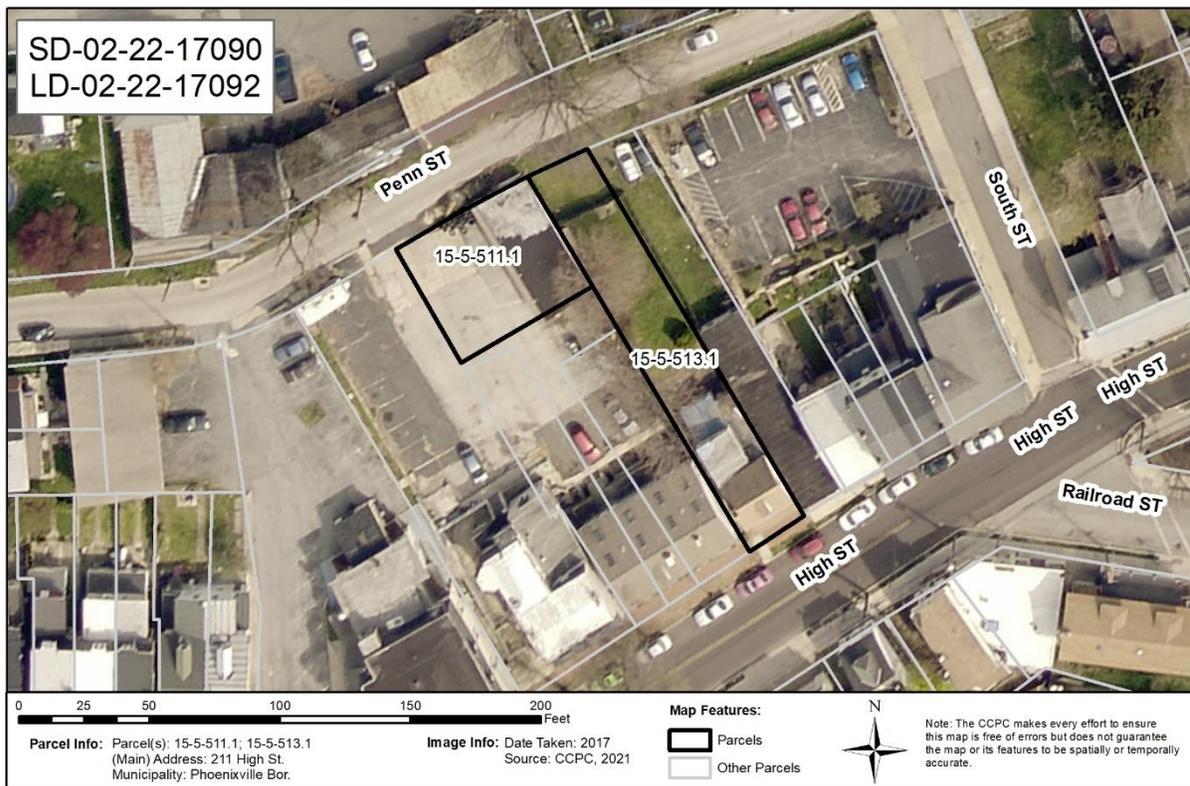
BACKGROUND:

1. The Chester County Planning Commission has previously reviewed a sketch land development proposal for this site. That review, CCPC# LD-12-21-17033, dated January 6, 2021 addressed demolition of the existing building and the construction of an apartment building with eight residential units and seven parking spaces.

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 land development is consistent with the objectives of the **Urban Center Landscape**. This area is designated High Density Residential on the Future Land Use Map in the Phoenixville Regional Comprehensive Plan.

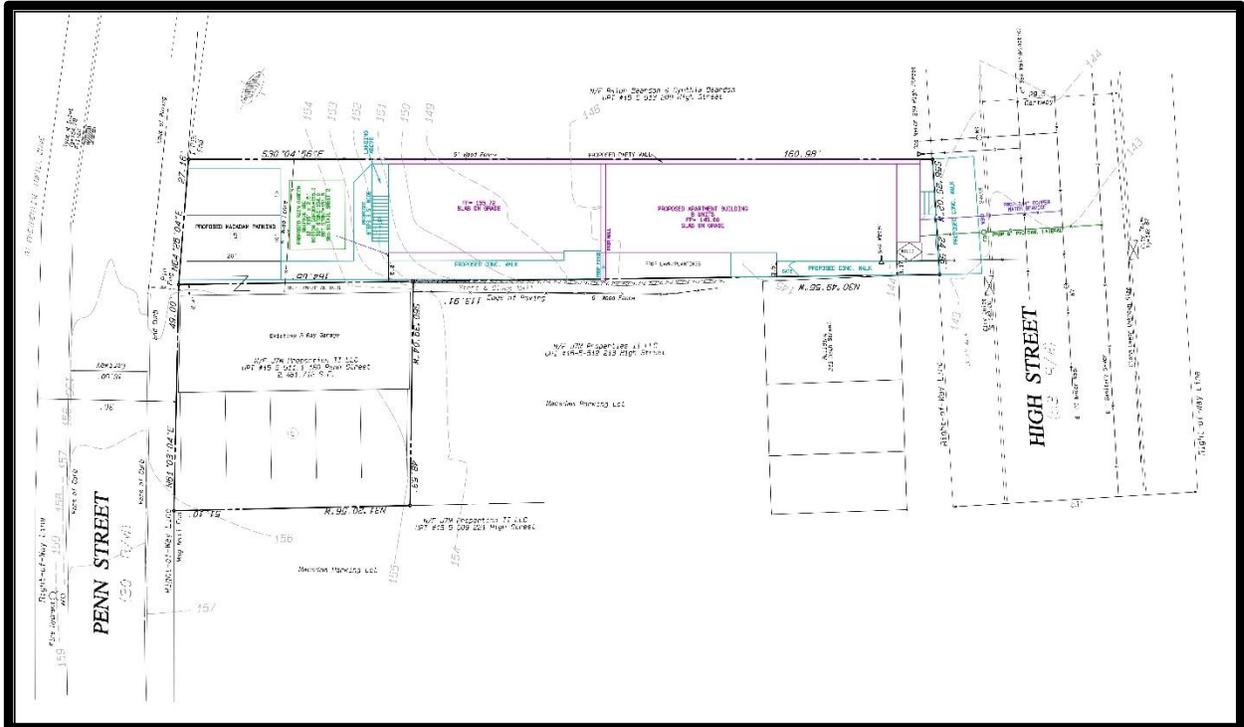


PRIMARY ISSUES:

3. The Borough and the applicant should discuss how the exterior of the proposed building will visually link to the contextual architectural design (i.e., window and door spacing, roof style and pitch, ornamentation and other details) of traditional structures in this portion of the Borough. This discussion should also address the proposed building's public and private frontage areas and the opportunities for a front porch and enhanced landscaping. We note that the front planter shown on

the sketch plan was replaced with Bilco Doors in the preliminary/final plan. Bilco Doors usually provide access to a basement, however the plan of ground floor apartments fronting on High Street indicate that they are to be built on a slab on grade. The purpose of the Bilco Doors should be clarified.

4. The Borough should ensure that the impervious surface coverage for the proposed project is consistent with the ordinance requirements of the NC-Neighborhood Center zoning district.



Detail of Sheet 1 of the plan

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

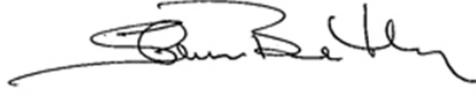
Page: 4

Re: Preliminary/Final Subdivision & Land Development - 211 High Street

Phoenixville Borough - SD-02-22-17090 & LD-02-22-17092

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

Sincerely,

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

Glenn Bentley
Senior Review Planner

cc: J&M Properties II, LLC Attn: John Colarusso
Hopkins and Scott, Inc. Attn: Jerry L. Miller
Chester County Conservation District



THE COUNTY OF CHESTER



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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

March 14, 2022

Judy Lizza, Manager
Thornbury Township
800 East Street Road
West Chester, PA 19382

Re: Preliminary Land Development - Cheyney University Proposed Athletic Complex
Thornbury Township - LD-02-22-17114

Dear Ms. Lizza:

A preliminary land development plan entitled "Cheyney University Proposed Athletic Complex", prepared by Chester Valley Engineers and dated February 10, 2022, was received by this office on March 3, 2022. This plan is reviewed by the Chester County Planning Commission in accord with the provisions of Section 502 of the Pennsylvania Municipalities Planning Code. We offer the following comments on the proposed land development for your consideration.

PROJECT SUMMARY:

Location:	South of Street Road (State Route 926) and east of Westtown Road (State Route 2007)
Site Acreage:	24 acres
Non-Res. Square Footage:	160,247 square feet
Proposed Land Use:	Sports/Recreation
Municipal Land Use Plan Designation:	Cheyney University
UPI#:	66-2-35-E, 66-2-33-E

PROPOSAL:

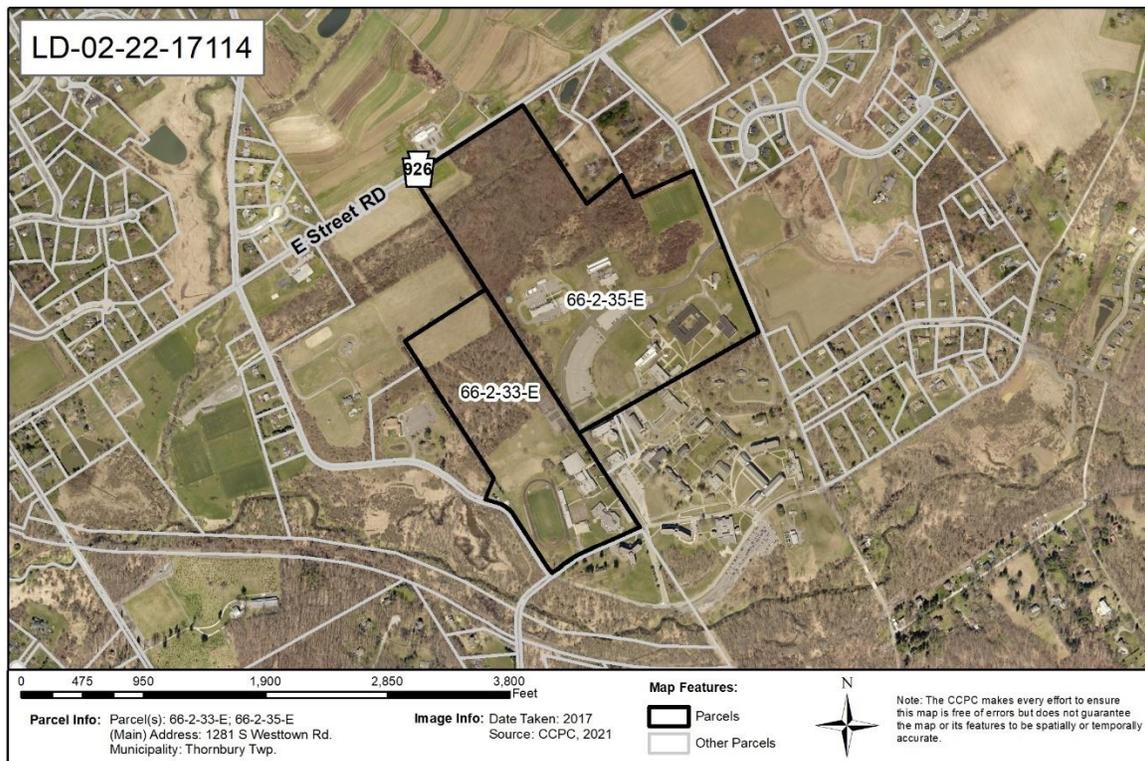
The applicant proposes the construction of two grass athletic fields, a synthetic turf athletic field, a paved running track, and a 160,247 square foot indoor performance facility. The site, which is served by public water and public sewer facilities, is located in the Thornbury Township R-1 zoning district. The site abuts Thornbury Township in Delaware County to the south. The plan indicates that a special exception and variances were granted by the Township.

RECOMMENDATION: The County Planning Commission recommends that the issues raised in this letter should be addressed and all Thornbury 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**.



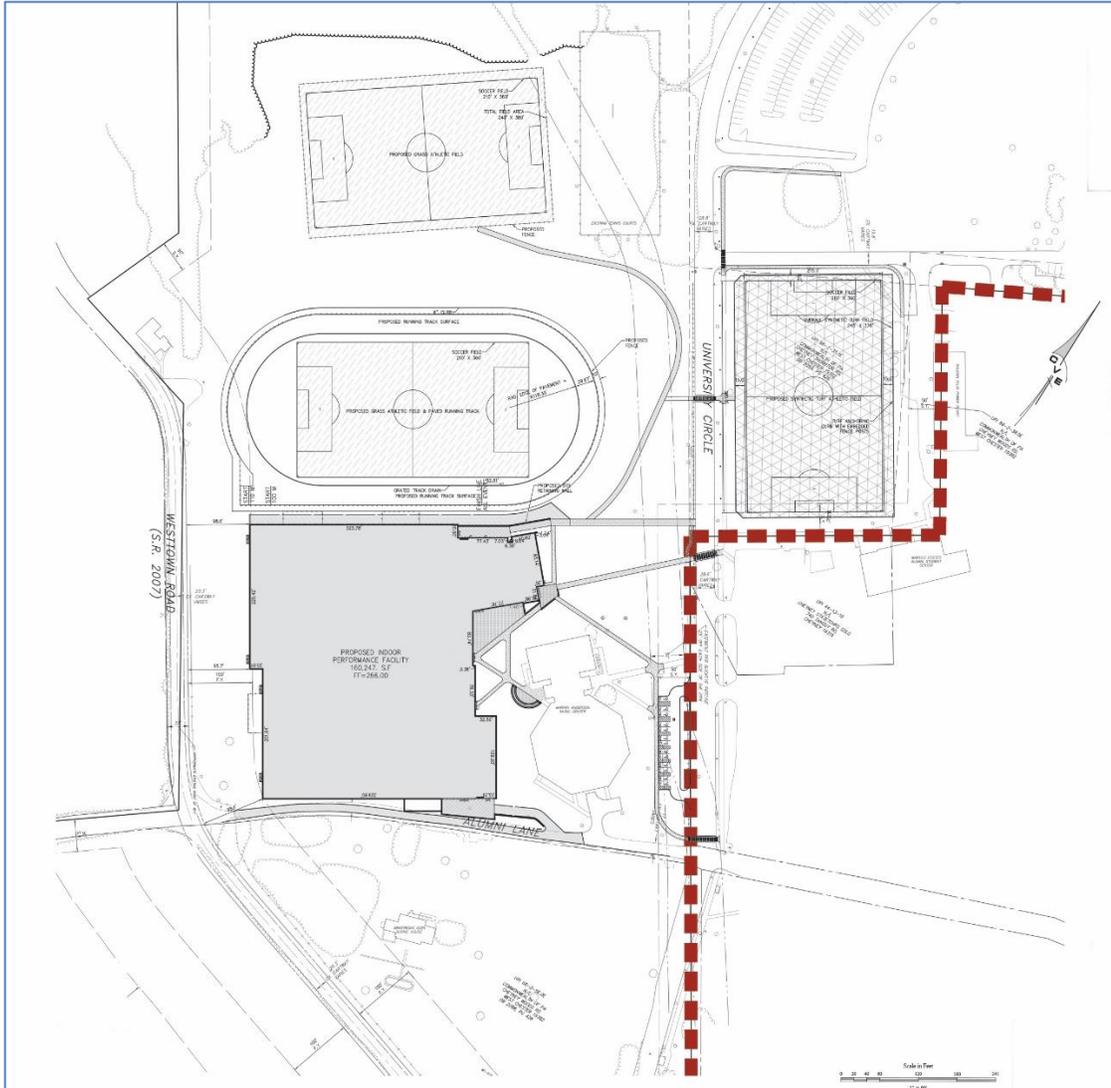
WATERSHEDS:

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

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

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

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 - Cheyney University Proposed Athletic Complex
Preliminary Land Development***

PRIMARY ISSUES:

4. The applicant should contact the Township's first responders to ensure that they are aware of the number of people who may be occupying the 160,247 square foot indoor performance facility, and will be able to respond to foreseeable emergency events. The Township and the applicant should also ensure that this proposal provides for in-building coverage for public safety and emergency service radio communications. The applicant should contact the Chester County Department of Emergency Services Technical Division at 610-344-5000 for additional information on this issue.

5. The Township Fire Marshal should verify the design and location of all proposed fire-protection facilities.
6. The applicant and the Township should discuss how traffic and vehicle circulation will be managed at the site during events associated with the proposed facilities. We suggest that the applicant and Township consider incorporating traffic calming features into the design. General 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/27025.
7. 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.

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.

8. The applicant and Township should ensure that suitable access for equipment or vehicles is provided to perform the routine maintenance and repairs of the stormwater management system.
9. The Township should verify that the proposed landscaping plan conforms to the Township's landscape and screening requirements, especially along Westtown Road where the west elevation of the indoor performance facility will be visible from the public right-of-way. We suggest the applicant use surface articulation or relief elements on the exterior walls of the proposed indoor performance facility to vary the vertical mass and reduce a box-like appearance.
10. The Township should verify that the design and location of any proposed outdoor lighting, especially at the athletic fields and along roads and walkways, conforms to the Township's 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 and not spill onto adjacent public rights-of-way. We suggest that all 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.
11. The applicant should clarify if additional parking will be provided for the facilities.
12. The proposed land development appears to be in proximity to transmission pipelines operated by the Buckeye and Enterprise pipeline companies. We suggest that the applicant contact the pipeline operators to ensure that the application does not result in any encroachments into the

Page: 5

Re: Preliminary Land Development - Cheyney University Proposed Athletic Complex

Thornbury Township - LD-02-22-17114

pipeline right-of-way. We recommend that the plan include the field survey location of the pipeline, the size, material and depth (if known), and the type of product typically being transported through the pipeline. Pipeline operator contact information is located on the pipeline markers within the easement and can also be found at the Chester County Pipeline Information Center Pipeline Operators page: <http://www.chescoplanning.org/pic/operators.cfm>.

Applicants should be aware that the actual location of the pipeline may not always be within the center of the easement or right-of-way. To minimize risks before and during construction, the project designer should contact the Pennsylvania One Call Center at 811 or <http://www.pa1call.org/pa811>, consistent with the provisions of Section 4(2) of Act 287 (Underground Utility Protection Act), prior to finalizing the design. The PA One Call Center should also be contacted at least 3 business days, but not more than 10 days, prior to any excavation. More information about pipeline safety can be found at the Chester County Pipeline Information Center at: <http://www.chescoplanning.org/pic/introduction.cfm>.

ADMINISTRATIVE ISSUES:

13. The applicant should contact the office of the Chester County Conservation District (telephone #610-455-1360) for information and clarification on erosion control measures. The provisions of the Commonwealth Erosion Control Regulations may apply to the project and may require an Earth Disturbance Permit or a National Pollutant Discharge Elimination System permit for discharge of stormwater from construction activities. Additional information on this topic is provided online at: <https://www.chesco.org/284/ErosionStormwater>.
14. A minimum of 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 Thornbury 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
Cheyney University of the Pennsylvania State System of Higher Education
Chester County Department of Emergency Services Technical Division
Chester County Conservation District
Thornbury Township, Delaware County



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COMMISSIONERS
Marian D. Moskowitz
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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

March 22, 2022

Shanna P. Lodge, Acting Township Manager
Upper Uwchlan Township
140 Pottstown Pike
Chester Springs, PA 19425

Re: Preliminary Subdivision - Lands N/L Shryock Brothers, Inc.
Upper Uwchlan Township - SD-02-22-17113

Dear Ms. Lodge:

A preliminary subdivision plan entitled "Lands N/L Shryock Brothers, Inc.", prepared by Bursich Associates, Inc., dated September 3, 2020 and revised March 2, 2021, was received by this office on March 2, 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: Northwest side of Dorlan Mill Road
Site Acreage: 6.15 acres
Lots: 2 lots
Proposed Land Use: Industrial
Municipal Land Use Plan Designation: Rural/Site Responsive
UPI#: 32-6-49

PROPOSAL:

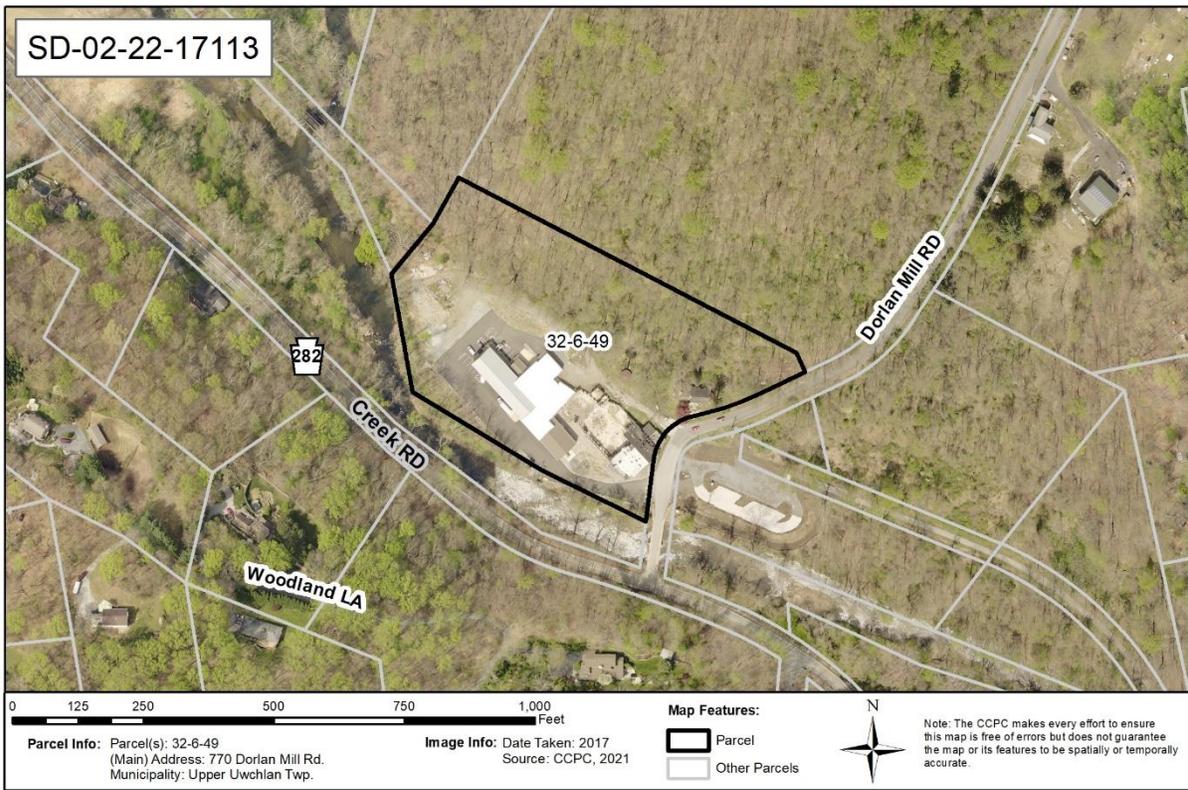
The applicant proposes the creation of two lots; one of which is to be merged with a parcel owned by the Commonwealth of Pennsylvania. The parcel to be merged will not require any water or sewer facilities, and is located in the Upper Uwchlan Township LI Limited Industrial zoning district. The tract contains an industrial facility and a dwelling that is proposed for removal, and no additional development is proposed by this subdivision.

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

COUNTY POLICY:

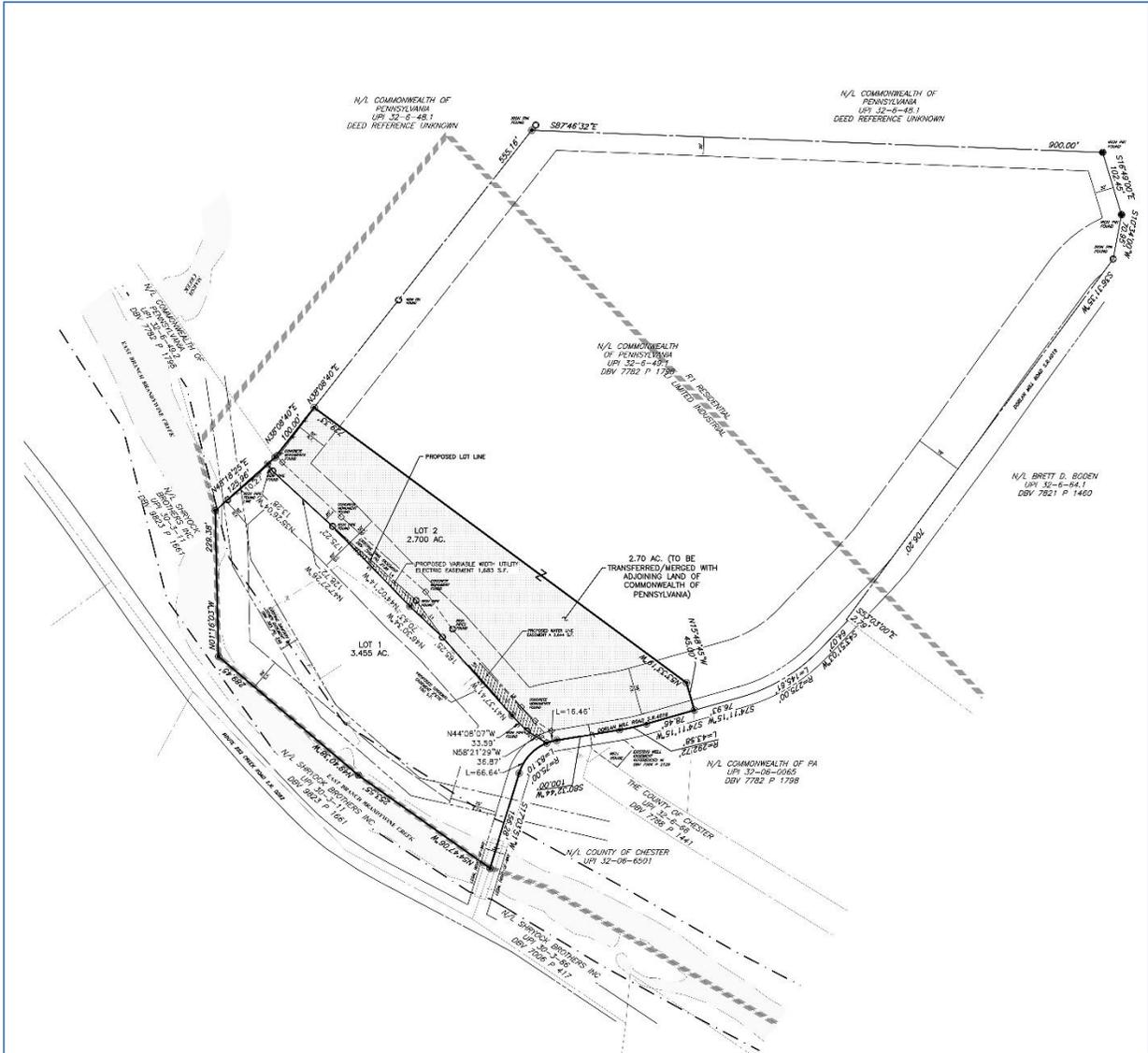
LANDSCAPES:

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



PRIMARY ISSUES:

2. Public trail, electric line and water line easements cross the site. The applicant should provide documentation that the owners of the easements are aware that a plan is proposed for the site, and approve of its design as it relates to the easements. The deeds to the affected lots should reflect the terms of the easements.
3. The plan indicates that it was revised on revised March 2, 2021. The applicant should verify that date.



**Detail of Lands N/L Shryock Brothers, Inc.
 Preliminary Subdivision Plan**

ADMINISTRATIVE ISSUES:

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.

Page: 4
Re: Preliminary Subdivision - Lands N/L Shryock Brothers, Inc.
Upper Uwchlan Township - SD-02-22-17113

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,

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: Bursich Associates, Inc.
Natural Lands Trust
Shryock Brothers, NLT
Chester County Department of Parks+Preservation



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Michelle Kichline

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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

March 30, 2022

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

Re: Preliminary Land Development - West Goshen Hotel
West Goshen Township – LD-02-22-17098

Dear Mr. Bashore:

A Preliminary Land Development Plan entitled "West Goshen Hotel", prepared by T&M Associates, and dated February 2, 2022, was received by this office on March 3, 2022. This plan is reviewed by the Chester County Planning Commission in accord with the provisions of Section 502 of the Pennsylvania Municipalities Planning Code. We offer the following comments on the proposed land development for your consideration.

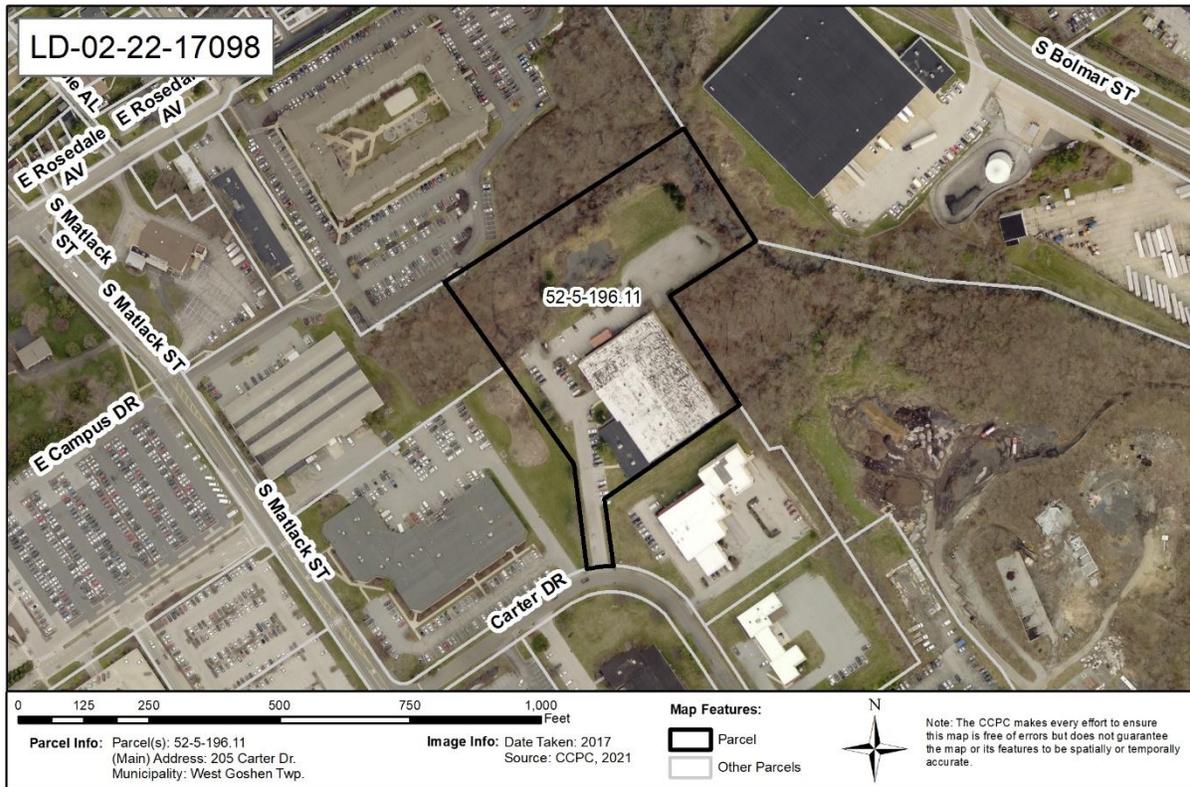
PROJECT SUMMARY:

Location:	north side of Carter Drive, east of South Matlack Street
Site Acreage:	5.29
Lots/Units:	1 Lot
Non-Res. Square Footage:	213,000
Proposed Land Use:	Hotel
New Parking Spaces:	222
Municipal Land Use Plan Designation:	Commercial, Office, Industrial Infill
UPI#:	52-5-196.11

PROPOSAL:

The applicant proposes the construction of a 213,000 square foot hotel. While building elevations were not included with the plan submission, site plan notes describe the building as a three-story 200 suite hotel over covered parking. The existing buildings will be demolished. The project site, which will be served by public water and public sewer, is located in the I-2 Light Industrial zoning district. A Transportation Impact Assessment, prepared by McMahon Associates, Inc., dated February 1, 2022, was included with the plan submission.

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



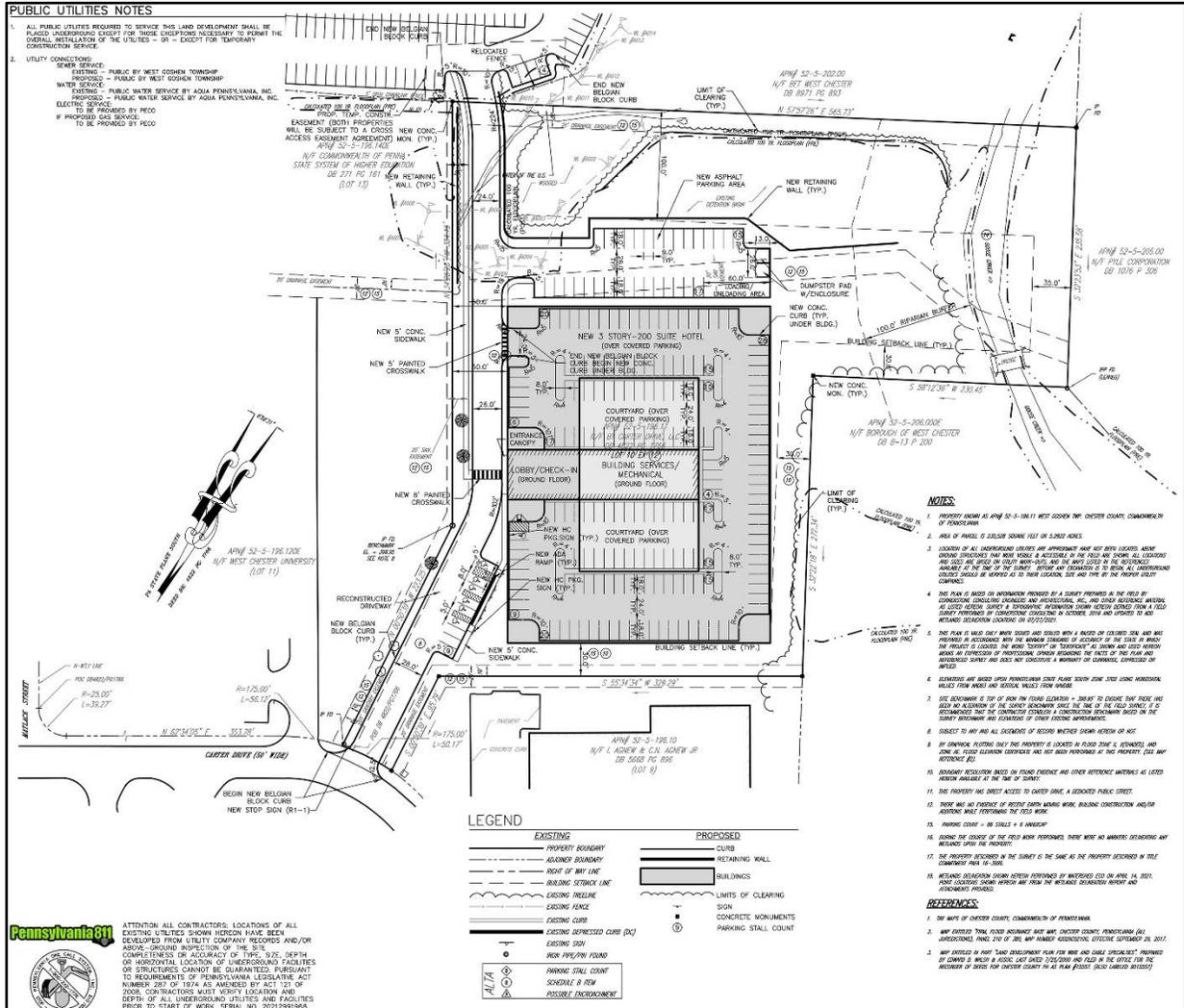
COUNTY POLICY:

LANDSCAPES:

1. The project site is located within the **Suburban Landscape** and **Natural Landscape** designations of [Landscapes3](#), the 2018 County Comprehensive Plan, to the immediate south of an **Urban Center Landscape** designation. The vision for the **Suburban Landscape** is predominantly residential communities with locally-oriented commercial uses and facilities, accommodating growth at a medium density that retains a focus on residential neighborhoods, with enhancements in housing diversity and affordability. Additionally, roads, sidewalks and paths with convenient access to parks and community facilities should be provided. As an overlay of all other landscapes, the county's **Natural Landscapes** consist of a network of streams, wetlands, floodplains, and forests that are protected by regulations or should be subject to limited disturbance. Conservation practices should protect and restore these natural resources. The 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 the proposed hotel is appropriately located within a **Suburban Landscape** designation, careful consideration of the proposed development activity is required due to the existing environmental characteristics of the project site.

WATERSHEDS:

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



Site Plan Detail, Sheet 5: Preliminary Land Development - West Goshen Hotel

PRIMARY ISSUES:

Natural Features Protection:

3. The plan depicts the location of the calculated floodplain boundary associated with Goose Creek, which crosses the eastern portion of the project site. The Township engineer should review the applicant's calculated floodplain boundary findings.

4. Zoning Data Note 5 on Sheet 5 states that special exception approval is required for grading, utilities, culverts and a road connection within the floodplain. The Township should not grant final plan approval prior to the Zoning Hearing Board granting any special exception requests. The final plan should accurately note the Zoning Hearing Board’s decision, including any conditions of approval issued by the Board. Additionally, we note that FEMA and the Pennsylvania Department of Environmental Protection regulate filling or development in the floodplain. Development within a floodplain can increase the magnitude and frequency of normally minor floods, and present health and safety problems.
5. The plan and 2021 aerial photography indicate that a portion of the site is wooded. Mature trees and shrubs reduce the volume and impacts of stormwater runoff by intercepting precipitation, increasing evapotranspiration, and stabilizing soil through root growth. If development or earth disturbance is going to encroach upon existing woodlands, the removal of trees should be limited to the minimum area needed for the 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.
6. The site contains wetlands. Placement of fill in wetlands is regulated by the U.S. Army Corps of Engineers in accordance with Section 404 of the Clean Water Act (1977). The Pennsylvania Department of Environmental Protection regulates all activities that affect bodies of water, including wetlands, under Chapter 105 Rules and Regulations for the Bureau of Dams and Waterway Management. The applicant should contact both of these agencies to determine if future development activity will require a permit. The Township should request documentation of these contacts or permit(s) before approving the plan.
7. According to 2013 soil survey data, the site contains areas of predominantly hydric (wet) soils (CpA Cokesbury) which have limitations to development. These limitations include drainage problems due to low permeability, low runoff rates and sub-surface saturation. When construction takes place on these soils, it interferes with the natural drainage of the land. On-site alterations to existing drainage patterns should be carefully inspected by the Township Engineer to ensure that off-site drainage conditions are not negatively affected.

Design Issues:

8. The site plan depicts that the proposed sidewalk network will extend to the adjoining parcel to north, the site of The Edge at West Chester apartment complex (UPI# 52-5-202). We acknowledge that a site plan note on Sheet 5 indicates that both properties will be subject to a cross-access easement arrangement.

We recommend that the applicant and Township, in consultation with the adjoining property owner to the north, provide sidewalks, crosswalk areas, and wayfinding signage on the adjoining parcel, to facilitate safe pedestrian access to and from the project site, and connectivity through the adjoining parcel for access to South Matlack Street and the existing sidewalk network in the area.

9. The applicant and Township should consider providing dedicated bicycle parking. 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.
10. The Township should verify that the design of the proposed outdoor lighting plan (Sheet 10) 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.
11. The site plan depicts the location of a dumpster pad to the immediate north of the hotel. The applicant should identify all associated landscaping/screening measures that will be provided for the dumpster pad.

ADMINISTRATIVE ISSUES:

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

We note that the Waiver Requests table on Sheet 5 states the applicant is requesting a waiver from Section 71-13.T of the Township Stormwater Management Ordinance, pertaining to the disturbance of existing ground cover within 100 feet of top-of-bank of all perennial and intermittent waterways, water bodies, and wetlands. Waiver requests should only be granted following the determination that the proposed project either meets the purpose of these requirements or does not create the impacts that these provisions are intended to manage.

13. The site plan depicts the location of two new retaining walls. 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.
14. A site plan note indicates that building mechanics (“building services/mechanical”) will be located on the ground floor. The applicant should consider raising the mechanics off the ground floor.
15. The Township should ensure that this proposal provides for in-building coverage for public safety and emergency service radio communications. The applicant should contact the Chester County Department of Emergency Services Technical Division at 610-344-5000 for additional information on this issue.
16. 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>.

Page: 6
Re: Preliminary Land Development - West Goshen Hotel
West Goshen Township – LD-02-22-17098

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

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

Sincerely,

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

Paul Farkas
Senior Review Planner

cc: BT Carter Drive LLC
T&M Associates
Chester County Conservation District



THE COUNTY OF CHESTER



COMMISSIONERS
Marian D. Moskowitz
Josh Maxwell
Michelle Kichline

Brian N. O’Leary, AICP
Executive Director

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

March 29, 2022

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

Re: Final Subdivision - Perfect Self Storage, L.P.
West Goshen Township – SD-02-22-17123

Dear Mr. Bashore:

A Final Subdivision Plan entitled "Perfect Self Storage, L.P.", prepared by InLand Design LLC, and dated February 7, 2022, was received by this office on March 1, 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.

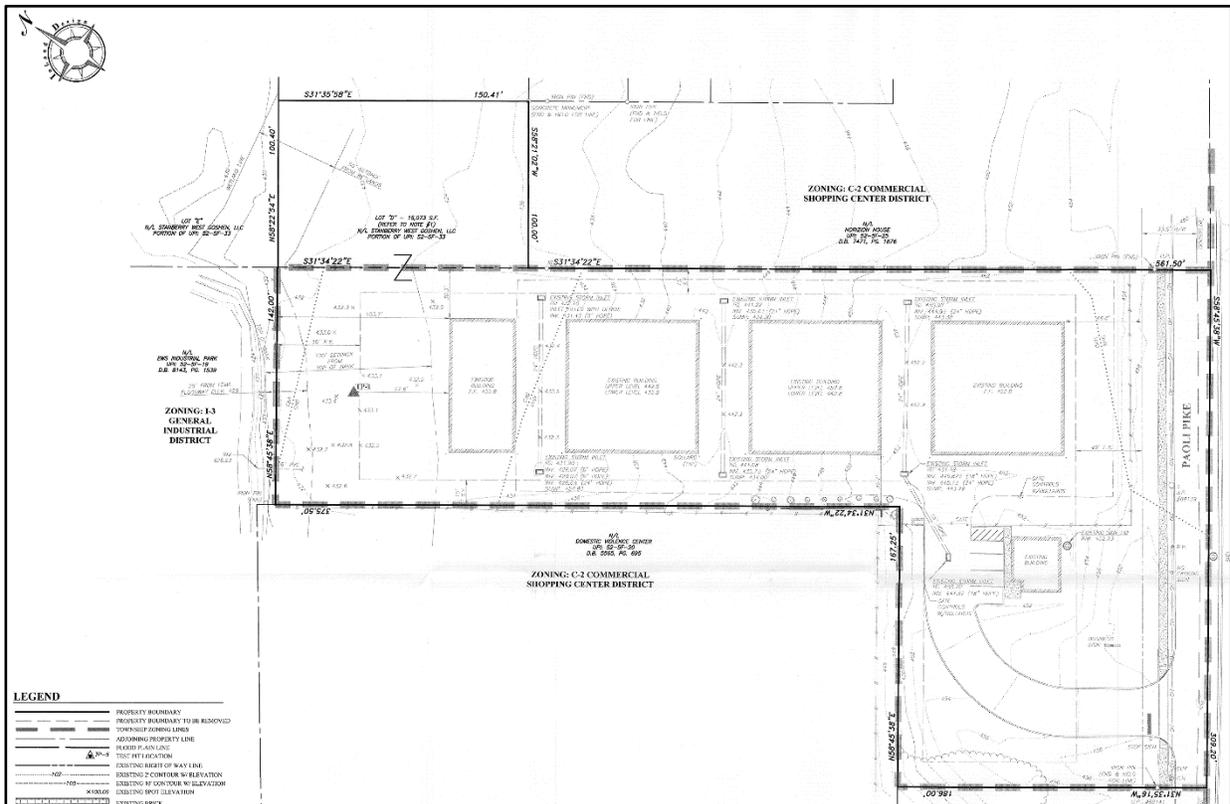
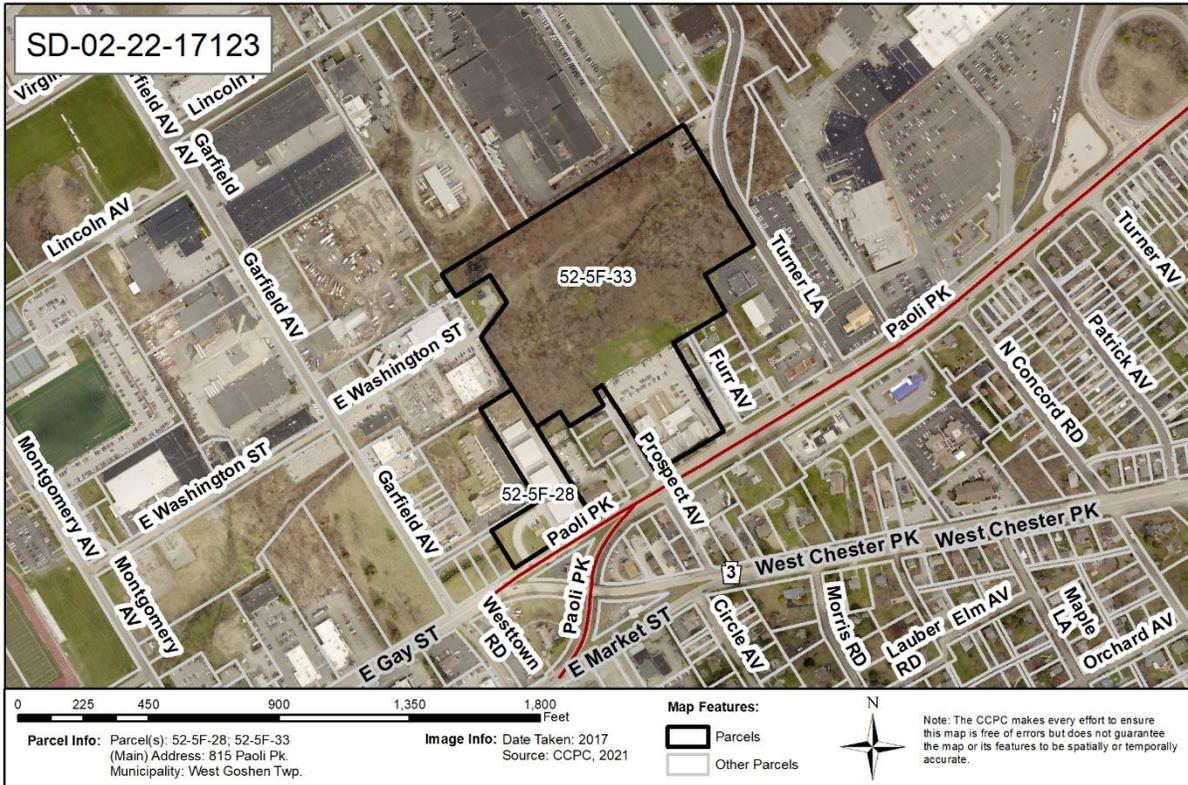
PROJECT SUMMARY:

Location:	northwest side of Paoli Pike, east of Garfield Avenue
Site Acreage:	2.89 (portion of 19.15 acre tract)
Non-Res. Square Footage:	0
Proposed Land Use:	2.89 acre commercial lot
New Parking Spaces:	0
Municipal Land Use Plan Designation:	Paoli Pike Corridor Mixed-Use/Redevelopment Area, and Existing Institutional Use
UPI#:	52-5F-33, 52-5F-28

PROPOSAL:

The applicant proposes to combine “Lot D,” a 15,073 square foot portion of UPI# 52-5-33, with UPI# 52-5F-28. No development activity is proposed as part of the current plan submission. The project site is located in the C-1 Neighborhood Commercial and C-2 Commercial Shopping Center zoning districts.

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



Site Plan Detail, Sheet 1: Final Subdivision - Perfect Self Storage, L.P.

BACKGROUND:

1. The County Planning Commission recently reviewed two subdivision and land development plans for the “Stanberry West Goshen, LLC” development, which included UPI# 52-5F-33 as part of the project site. The latest of these two submissions, CCPC# SD-08-21-16844 and LD-08-21-16855, dated September 3, 2021, addressed the consolidation of four existing parcels (UPI# 52-5F-22, 52-5F-23, 52-5F-24, and 52-5F-33) into a 16.98 acre parcel, along with the construction of three commercial buildings totaling 26,396 square feet, and 144 parking spaces. As of March 25, 2022, we have no record that the Township has taken action on this plan. Based on our copy of the plan reviewed on September 3, 2021, it does not appear that any development activity proposed as part of the Stanberry West Goshen development will be located within the area that that is proposed to be combined with UPI# 52-5F-28.

COUNTY POLICY:

LANDSCAPES:

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

PRIMARY ISSUES:

3. While we acknowledge that no development activity is proposed as part of the current plan submission, we recommend that the applicant provide landscaping, including street trees, along the Paoli Pike corridor.

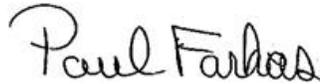
ADMINISTRATIVE ISSUES:

4. For clarity purposes, the applicant should identify the proposed use(s) of the area to be combined with the existing self-storage facility site.
5. Prior to granting final plan approval, the Township should determine if any waivers are required from final plan submission requirements set forth in Section 72-18 of the Township Subdivision and Land Development Ordinance. We note that only a portion of UPI# 52-5F-33 is depicted on the current plan submission.
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.

Page: 4
Re: Final Subdivision - Perfect Self Storage, L.P.
West Goshen Township – SD-02-22-17123

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

Sincerely,

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

Paul Farkas
Senior Review Planner

cc: Perfect Self Storage, L.P.
InLand Design, LLC



THE COUNTY OF CHESTER



COMMISSIONERS
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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

April 1, 2022

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

Re: Final Subdivision - Sandra Germain
West Nottingham Township - SD-02-22-17122

Dear Ms. Dugan:

A final subdivision plan entitled "Sandra Germain", prepared by Concord Land Planners and Surveyors, Inc., and dated December 28, 2021, was received by this office on March 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: westside of Stony Lane, south of E Christine Road
Site Acreage: 10.96
Lots/Units: 1 lot
Proposed Land Use: Single Family Residential, Farm/Pasture Land
Municipal Land Use Plan Designation: Commerce
UPI#: 68-2-98.3, 68-2-102

PROPOSAL:

The applicant proposes the creation of two lots into an 8.95 acre agricultural parcel and a 1.003 acre single-family residential parcel. The project site, which is served by onsite water and onsite sewer, is located in the I-Industrial zoning district.

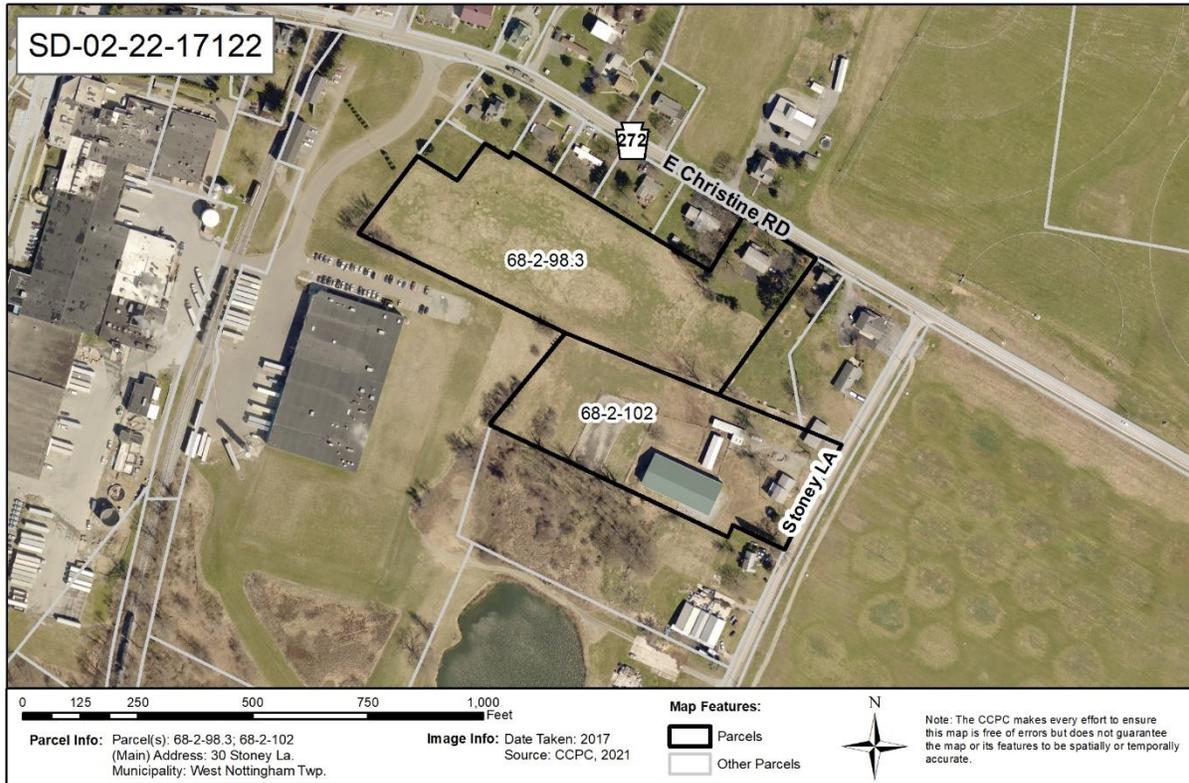
RECOMMENDATION: The County Planning Commission recommends that the issues raised in this letter should be addressed and all Township issues should be resolved before action is taken on this subdivision plan.

COUNTY POLICY:

LANDSCAPES:

1. The project site is located within the **Rural Landscape** designation of [Landscapes3](#), the 2018 County Comprehensive Plan. The vision for the **Rural Landscape** is the

preservation of significant areas of open space, critical natural areas, and cultural resources with a limited amount of context sensitive development permitted to accommodate residential and farm needs. The proposed subdivision is consistent with the objectives of the **Rural Landscape**.

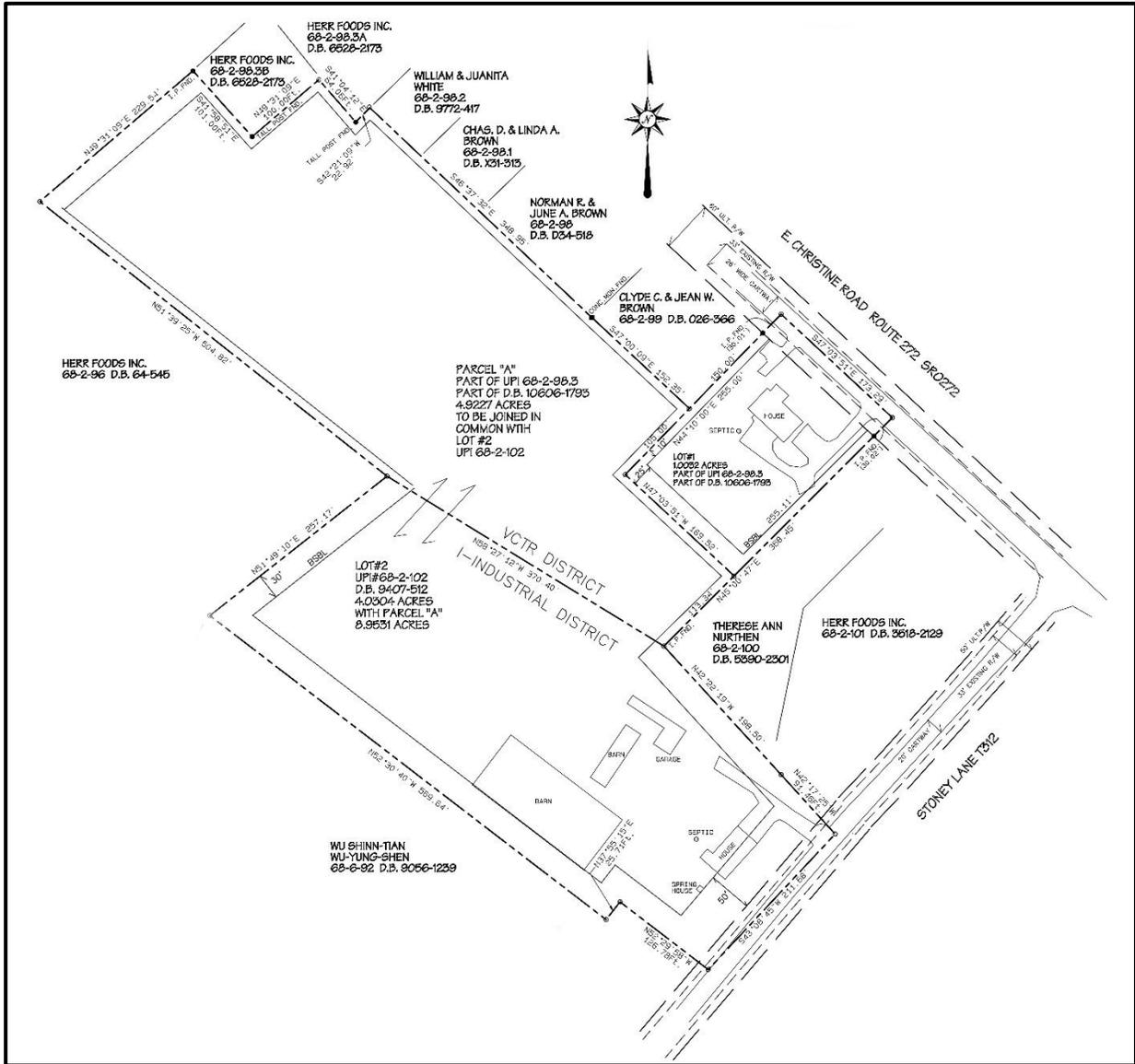


PRIMARY ISSUES:

2. If development is being considered for this site, we encourage the applicant to submit a sketch plan for any proposed 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.

ADMINISTRATIVE ISSUES:

3. We acknowledge and endorse the offer of dedication of lands within the right-of-way of Stoney Lane.
4. 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.



Detail of the Subdivision Plan

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

Glenn Bentley
Senior Review Planner

cc: Sandra Germain
Concord Land Planners and Surveyors, Inc.
Chester County Health Department



THE COUNTY OF CHESTER



COMMISSIONERS
Marian D. Moskowitz
Josh Maxwell
Michelle Kichline

Brian N. O’Leary, AICP
Executive Director

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

March 18, 2022

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

Re: Preliminary/Final Land Development - West Whiteland Township Public Works
West Whiteland Township – LD-02-22-17111

Dear Mr. Weller:

A Preliminary/Final Land Development Plan entitled "West Whiteland Township Public Works," prepared by JMR Engineering LLC, and dated February 15, 2022, was received by this office on February 17, 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.

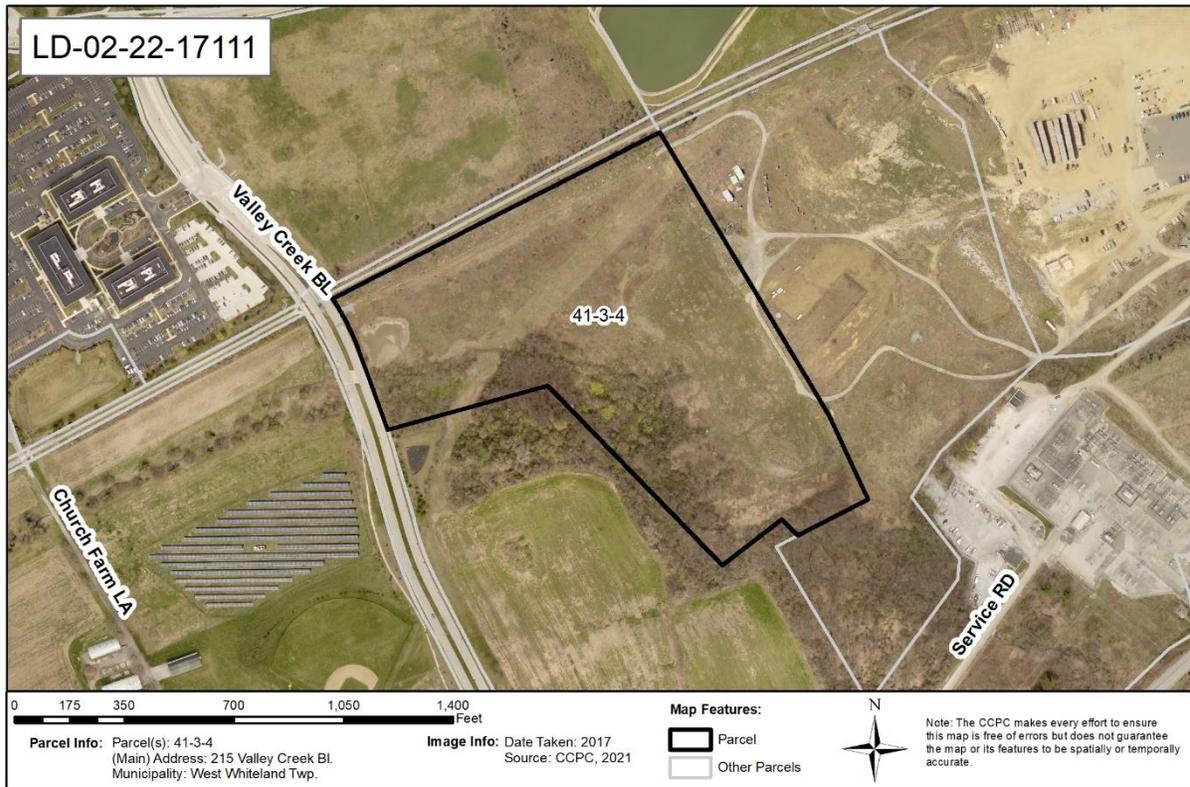
PROJECT SUMMARY:

Location:	east side of Valley Creek Boulevard, south of Swedesford Road
Site Acreage:	25.07
Lots/Units:	1 Lot
Non-Res. Square Footage:	39,200
Proposed Land Use:	Institutional (Township Public Works Facility)
Municipal Land Use Plan Designation:	OS Parks, Permanent Open Space & Resource Conservation, adjoining BP Business Park
UPI#:	41-3-4

PROPOSAL:

The applicant proposes the construction of a 39,200 square foot public works facility. The project site, which will be served by public water and public sewer, is located in the O/L Office/Laboratory zoning district. The project site adjoins East Whiteland Township.

RECOMMENDATION: The County Planning Commission recommends that the issues raised in this letter should be addressed, particularly the issues related to the Chester Valley Trail discussed in comments #4 through #8, and all Township issues should be resolved before action is taken on this land development plan.



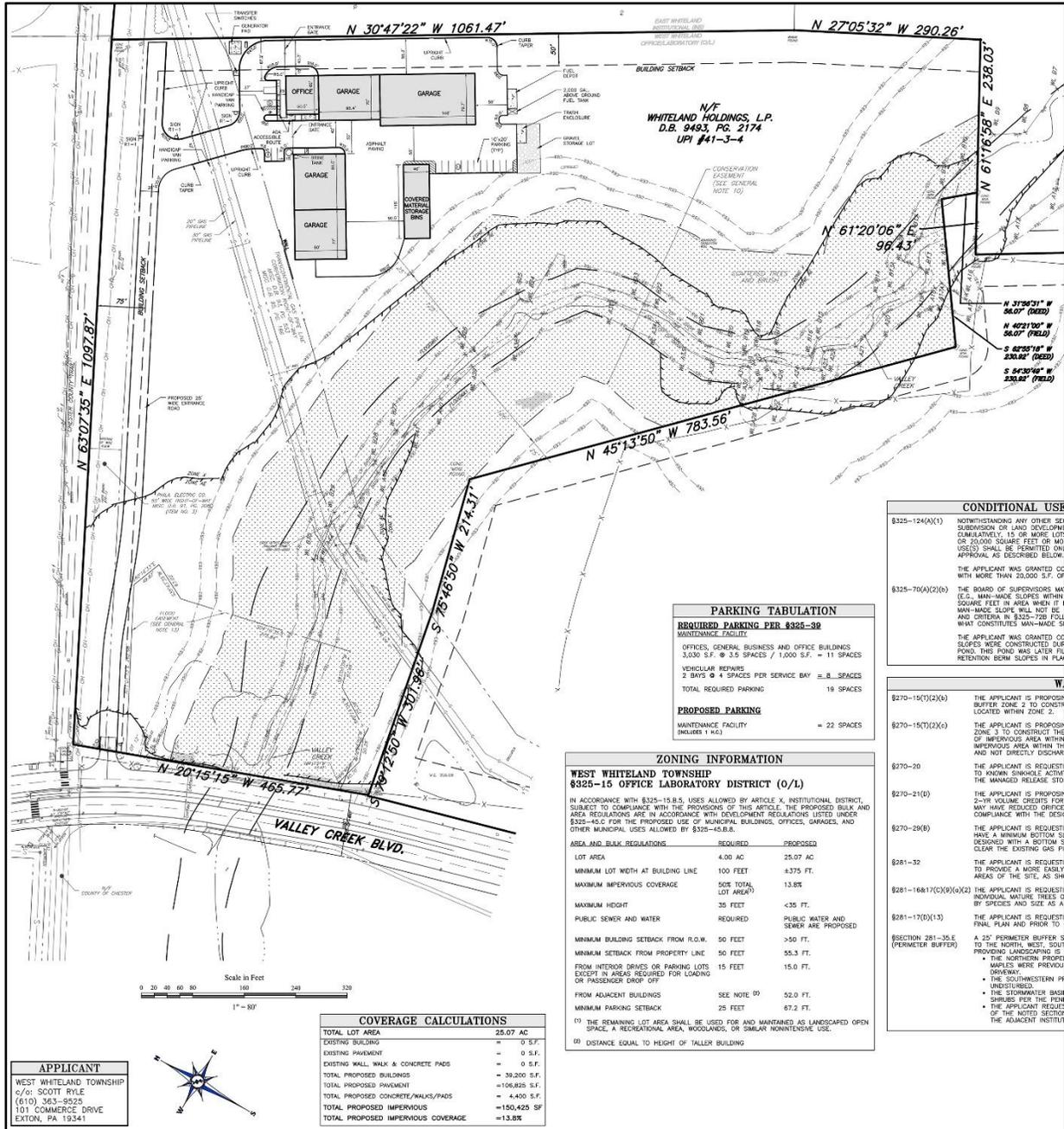
BACKGROUND:

1. The Chester County Planning Commission previously reviewed a land development plan for this site. That review, CCPC# LD-5-13-7922, dated June 3, 2013, which addressed the removal of an existing stormwater basin, was approved by the Township on October 23, 2013.

COUNTY POLICY:

LANDSCAPES:

2. The project site is located within the **Suburban Landscape** and **Natural Landscape** designations of [Landscapes3](#), the 2018 County Comprehensive Plan. The vision for the **Suburban Landscape** is predominantly residential communities with locally-oriented commercial uses and facilities, accommodating growth at a medium density that retains a focus on residential neighborhoods, with enhancements in housing diversity and affordability. Additionally, roads, sidewalks and paths with convenient access to parks and community facilities should be provided. As an overlay of all other landscapes, the county's **Natural Landscapes** consist of a network of streams, wetlands, floodplains, and forests that are protected by regulations or should be subject to limited disturbance. Conservation practices should protect and restore these natural resources. While a public works facility is appropriately located in a **Suburban Landscape** designation, careful consideration of the proposed development activity is required due to careful consideration of the proposed development activity is required due to its existing environmental and physical characteristics.



Site Plan Detail, Sheet 2: Preliminary/Final Land Development - West Whiteland Township Public Works

WATERSHEDS:

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

PRIMARY ISSUES:

Chester Valley Trail:

4. The project site adjoins the Chester Valley Trail to the north. Any development activity in proximity to the Chester Valley Trail corridor should be reviewed by the Chester County Department of Parks and Preservation (telephone # 610-344-5656) prior to the Township taking official action on the land development plan submission. One specific area that will need to be coordinated with the Parks and Preservation Department is the proposed sanitary sewer force main connection which may impact the Chester Valley Trail, and the County's trail right-of-way on the west side of Valley Creek Boulevard.
5. The Township should clarify if the proposed sanitary sewer force main connection will be open cut or subsurface boring.
6. A note should be included in the plans stating that the County's Facilities Department is to be notified in advance of the start of work to the proposed sanitary sewer force main connection.
7. With respect to any necessary trail closures, the Township should provide notice of at least two weeks in advance to the County's Facilities Department in order to coordinate the closure.
8. A note should be included in the plans stating that any features relating to the trail that are impacted during construction will be replaced in kind after the completion of construction, e.g., signs, gates, asphalt pavement, asphalt markings, etc. If asphalt pavement is to be disturbed, the County will provide specifications for repairs.

Transmission Pipeline:

9. The site plan indicates that a portion of the proposed driveway will be located within a Transcontinental Gas Pipeline Corporation pipeline corridor right-of-way. The pipeline operator should be contacted regarding the proposed development.

Applicants should be aware that the actual location of the pipeline may not always be within the center of the easement or right-of-way. To minimize risks before and during construction, the project designer should contact the Pennsylvania One Call Center at 811 or <http://www.pa1call.org/pa811>, consistent with the provisions of Section 4(2) of Act 287 (Underground Utility Protection Act), prior to finalizing the design. The PA One Call Center should also be contacted at least 3 business days, but not more than 10 days, prior to any excavation. More information about pipeline safety can be found at the Chester County Pipeline Information Center at: <http://www.chescoplanning.org/pic/introduction.cfm>.

Natural Features Protection:

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

11. The site is underlain by carbonate geology in which the presence or potential may exist for formation and/or expansion of solution channels, sinkholes, and other potentially dangerous karst features and the associated risk of groundwater contamination. These features present significant risks and challenges that often can be overcome and avoided with careful stormwater management design. The location, type, and design of stormwater facilities and best management practices (BMPs) should be based on a site evaluation conducted by a qualified licensed professional that ascertains the subsurface soil, rock and groundwater conditions that are relevant to formation of karst features, and the PA BMP Manual or other design guidance acceptable to the Municipal Engineer. Where site conditions preclude achieving the required stormwater infiltration or water quality volume, other conservation development design techniques and BMPs should be used to reduce as much as possible the total volume and pollutant load of stormwater released to streams.
12. The Existing Conditions Plan shows that several monitoring wells and an abandoned production well are located on the parcel. Data from the Chester County Health Department indicate that this parcel is located within the approximate groundwater contamination plume from the Foote Mineral Company. The applicant should clarify the purpose of these wells and note if any or all will be completely removed. If the wells will be removed or filled, the applicant should ensure that this activity is done in accordance with Chester County Health Department Standards.

Additionally, the applicant should note if there is any need for additional long term groundwater monitoring at this site, and should specify if recent monitoring has shown if residual subsurface contamination is present. Furthermore, the applicant should note if the installation of any additional wells will be needed for long-term groundwater monitoring.

Stormwater Management:

13. 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.
14. Given the construction of material storage structures in close proximity to Valley Creek and its floodplain, the applicant should take extra precautions to minimize the volume of de-icing chemicals and pollutants that will directly infiltrate to groundwater or runoff to local streams. Monitoring results throughout Chester County have shown rapid increases in baseline chloride concentrations, and pronounced spikes in chloride levels are often observed after winter precipitation events. Reducing salt runoff from all pavement sources as well as roads is increasingly needed to minimize impacts to water resources. The following should be considered:
 - a. Any salt mixtures should be stored under cover at all times; if storage will occur within three-sided buildings or open-face material storage areas, the exposed salt at the open end should be covered.
 - b. Building floors and storage pads should be sloped to prevent ponding and to allow any water to drain away from salt storage areas.
 - c. A plan for preventing or reducing material spillage should be considered. All salt spilled around the material storage area loading zones or other impervious areas should either be returned to the covered storage piles or be removed from the site after winter de-icing events.
 - d. Care should be taken to remove and properly dispose of as much salt from spreaders as feasible prior to washing.
 - e. Annual inspections of storage areas and storage structures should be carried out each fall, prior to winter de-icing activities.

- f. The applicant should consider collecting runoff from de-icing, loading, and storage areas and using this for pre-wetting activities or sending it to a location for proper disposal.
15. The applicant should consider using naturalized basin designs for the planned stormwater basin. Features of naturalized basins, including naturalized low-flow channels and seeding with native plant species, can increase water storage, facilitate greater evapotranspiration, increase nutrient uptake and sediment reduction, and provide additional wildlife habitat.
16. Given the proposed construction of vehicle maintenance and storage garages, the applicant should consider installing catch basin hoods in each stormwater inlet located in areas draining pavement around the garage facilities to capture floating debris and hydrophobic organic compounds. If inlet hoods are incorporated into the stormwater management system, a schedule for routine operation and maintenance should be included in the Post Construction Stormwater Management (PCSM) Operation and Maintenance Plan.

ADMINISTRATIVE ISSUES:

17. The plan (Sheet 21) indicates that conditional use approval was granted for this project on January 12, 2022, with five conditions of approval. We note that one of the conditions of approval is that the median in Valley Creek Boulevard shall be reconfigured to allow vehicles to turn left to enter and to exit the property (condition #4). Prior to granting final plan approval, the Township should verify that all applicable conditions of approval are incorporated into the final plan.
18. According to the Waiver Requests Table on Sheet 2, the applicant is requesting four waivers from the provisions of the Township Subdivision and Land Development Ordinance, and five waivers from Chapter 270-Stormwater Management of the Township Code. Waiver requests should only be granted following the determination that the proposed project either meets the purpose of these requirements or does not create the impacts that these provisions are intended to manage.
19. 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>.
20. While the Parking Tabulation table on Sheet 2 indicates that 22 parking spaces will be provided, only 20 parking spaces are shown on the site plan. This should be clarified by the applicant.
21. A minimum of four (4) copies of the plan should be presented at the Chester County Planning Commission for endorsement to permit recording of the final plan in accord with the procedures of Act 247, the Pennsylvania Municipalities Planning Code, and to meet the requirements of the Recorder of Deeds and the Assessment Office.

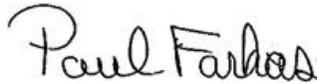
Page: 7

Re: Preliminary/Final Land Development - West Whiteland Township Public Works

West Whiteland Township – LD-02-22-17111

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

Sincerely,

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

Paul Farkas
Senior Review Planner

cc: JMR Engineering LLC
Whiteland Holdings, LP
Chester County Conservation District
Zachary Barner, AICP, Director of Planning & Development, East Whiteland Township
Chester County Water Resources Authority
David Stauffer, Director, Chester County Department of Parks and Preservation
Jameka Smith, Capital Projects Coordinator, Chester County Department of Facilities
Robert J. Kagel, County Administrator, County of Chester



THE COUNTY OF CHESTER



COMMISSIONERS
Marian D. Moskowitz
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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

March 10, 2022

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

Re: Preliminary Subdivision - 314 South Valley Road
Willistown Township – SD-02-22-17089

Dear Ms. Slook:

A Preliminary Subdivision Plan entitled "314 South Valley Road", prepared by Yohn Engineering, and dated January 26, 2022, was received by this office on February 8, 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.

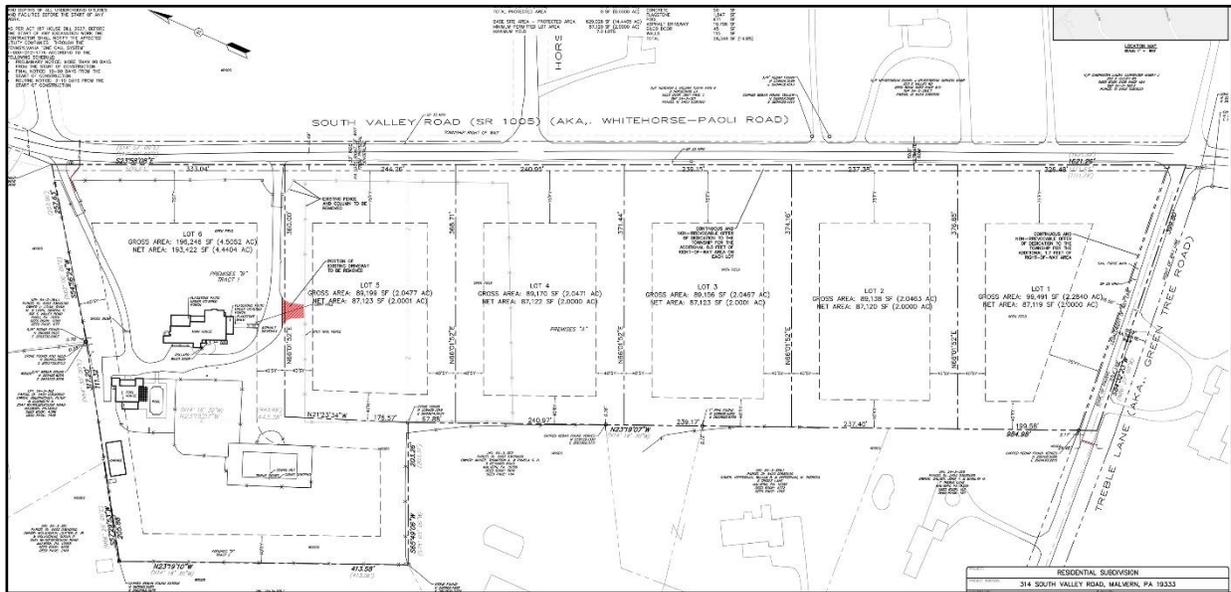
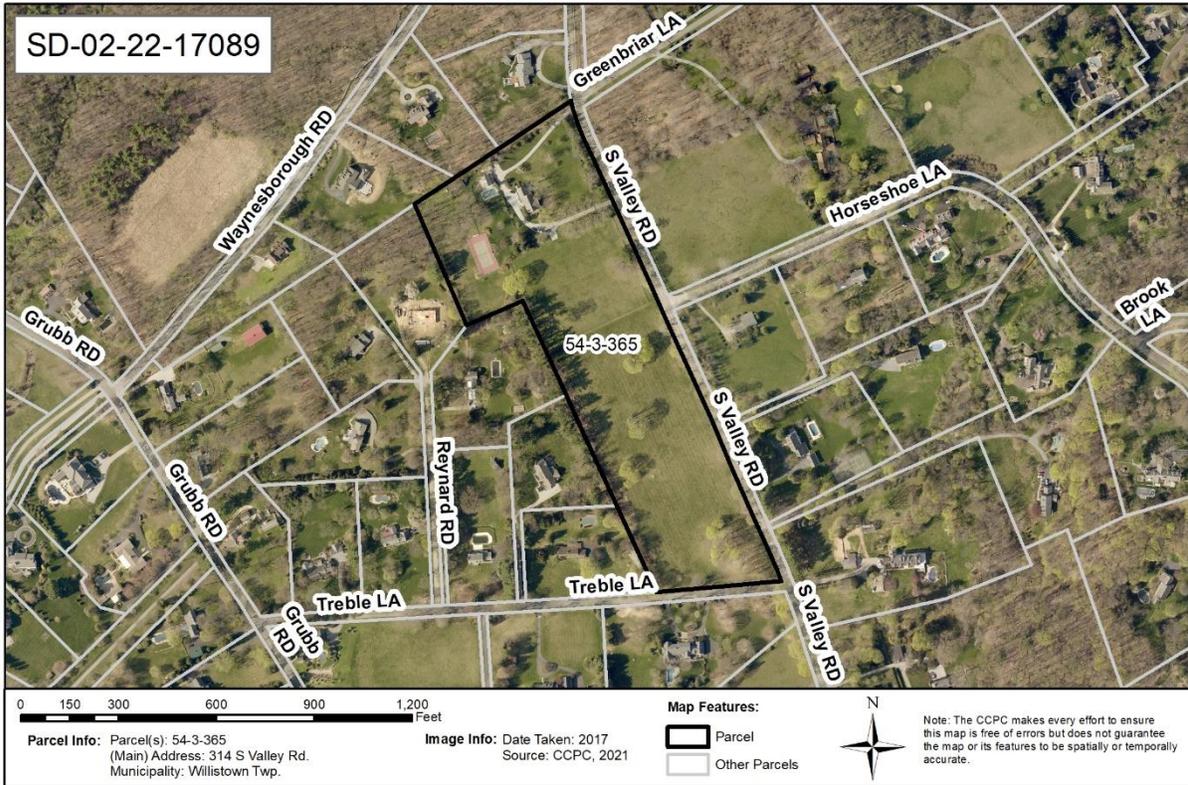
PROJECT SUMMARY:

Location: west side of South Valley Road, south of Waynesborough Road
Site Acreage: 14.98
Proposed Land Use: 6 Single Family Residential Lots
Municipal Land Use Plan Designation: Suburban (Low-Medium Density)
UPI#: 54-3-365

PROPOSAL:

The applicant proposes the creation of 6 single family residential lots. The existing residence will remain on Lot 6. The project site, which will be served by onsite water and public sewer, is located in the RA Residence zoning district.

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



Plan Detail, Sheet 1: Preliminary Subdivision - 314 South Valley Road

COUNTY POLICY:

LANDSCAPES:

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

WATERSHEDS:

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

PRIMARY ISSUES:

3. Prior to granting preliminary plan approval, the Township should ensure that this proposal fully complies with the plan submission requirements set forth in Article V – Plan Requirements and Procedures of the Township Subdivision and Land Development Ordinance, in particular, the Improvements to construction plan standards set forth in Section 123-17.B.(4). No information is provided pertaining to conceptual building location, driveway, on-site well and on-site stormwater management facilities. Well locations should be provided, in order to verify that minimum isolation distances between wells and other features can be achieved.
4. The site plan, which depicts an existing 33 foot wide right-of-way on South Valley Road (SR 1005), contains a plan note stating that a continuous and non-irrevocable offer of dedication to the Township for the additional 8.5 feet of right-of-way area on each lot. The County Planning Commission's [Multimodal Circulation Handbook](#) (2016 Update), which is available online at www.chescoplanning.org/resources/PubsTransportation.cfm, classifies South Valley Road as a minor collector road. The Handbook (page 183) recommends an 80 foot-wide right-of-way for minor collector roads to accommodate future road and infrastructure improvements. We recommend that the applicant and the Township contact PennDOT to determine the appropriate right-of-way to be reserved for this section of South Valley Road, which should be offered for dedication to the appropriate agency.
5. We suggest that the applicant and the Township consider the use of shared driveways. Shared driveways can reduce the number of new access points on public roads, limit impervious coverage, reduce earth disturbance and lower construction costs.
6. We suggest that the applicant and Township consider preserving as many of the existing trees along South Valley Road as possible, as they add to the visual and scenic nature of this corridor. Assuming these trees are healthy, they should be protected and remain as long as the road remains in its current geometry.

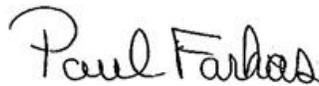
Page: 4
Re: Preliminary Subdivision - 314 South Valley Road
Willistown Township – SD-02-22-17089

ADMINISTRATIVE ISSUES:

7. Land disturbance and land development activities that occur within Chester County must comply with the *County-wide Act 167 Stormwater Management Plan for Chester County, PA* (July 2013) and the associated Act 167 stormwater management ordinance standards adopted by each municipality.
8. The project is located in an area designated by the PaDEP as a Special Protection Watershed. Chester County's High Quality and Exceptional Value Watersheds are especially sensitive to degradation and pollution that could result from development. Therefore, stricter DEP or municipal limitations to wastewater and stormwater discharges may apply in this watershed. A map of Special Protection Watersheds in Chester County, PA may be viewed here: www.chesco.org/DocumentCenter/View/17339.
9. A Pennsylvania Department of Transportation (PennDOT) permit is required for new or revised access and should be identified on the final plan as required by Section 508(6) of the Municipalities Planning Code.
10. A minimum of five (5) copies of the plan should be presented at the Chester County Planning Commission for endorsement to permit recording of the final plan in accord with the procedures of Act 247, the Pennsylvania Municipalities Planning Code, and to meet the requirements of the Recorder of Deeds, the Assessment Office, and the Health Department.

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

Sincerely,



Paul Farkas
Senior Review Planner

cc: Holmes Partners, LP
Yohn Engineering
Edward & Cheryl Morris
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

3/1/2022 to 3/31/2022

The staff reviewed proposals for:	Total
Comprehensive Plans	1
Subdivision and Land Development Ordinance (SLDO) Amendments	1
Zoning Map Amendments	1
Zoning Ordinance Amendments	8
TOTAL REVIEWS	11

MUNICIPALITY	FILE NO.	REVIEW DATE	TOPIC	LANDSCAPES3 CONSISTENCY
Easttown Township	ZA-03-22-17127	3/30/2022	<p>Proposed - Zoning Ordinance Amendment</p> <p>The Township proposes to reduce the maximum density for multifamily dwellings in the VB Village Business District from 28 to 16 dwelling units per acre of net lot area, and reduce the maximum density for multifamily dwellings, including townhouses, in the VT Village Transition District from 16 to 12 dwelling units per acre of net lot area.</p>	Consistent
London Grove Township	ZA-03-22-17134	3/28/2022	<p>Proposed - Zoning Ordinance Amendment</p> <p>The proposed zoning ordinance amendment addresses convenience stores, other retail uses and outdoor seating at restaurants and other uses.</p>	Consistent
New Garden Township	SA-02-22-17106	3/18/2022	<p>Proposed - SLDO Amendment</p> <p>A new subsection is added to Article VI Design and Improvement Standards addressing Planned Commercial Development, Mixed Use Development and Streetscape Enhancements on Route 7, Route 41 and Old Baltimore Pike Corridors for the UD and H/C zoning districts. These reference the Manual of Design Standards that are Appendices to the SLDO and the ZO.</p>	Consistent

MUNICIPALITY	FILE NO.	REVIEW DATE	TOPIC	LANDSCAPES3 CONSISTENCY
New Garden Township	ZA-02-22-17105	3/18/2022	Proposed - Zoning Ordinance Amendment Adding 14 new definitions, revising 4 existing definitions and removing and replacing the district provisions for the H/C Highway Commercial and UD-Unified Development zoning districts.	Consistent
New Garden Township	ZM-02-22-17099	3/18/2022	Proposed - Zoning Map Amendment The proposed map amendment revises the zoning for 97 parcels to UD-Unified Development from R-1 Residential, H/C Highway Commercial and R-4 Residential.	Consistent
Phoenixville Borough	ZA-02-22-17121	3/28/2022	Proposed - Zoning Ordinance Amendment The amendment removes and replaces Attachment 1 of Section 27-105, revises definitions of Adaptive Reuse (A.R.), adds a series of definitions pertaining to different types of Dwellings, changes how A.R. is permitted, proposed by Conditional Use, currently it is permitted by right. Adds conditional use standards applicable to A.R. The provisions relating to Building Placement and Access of Section 27-403 and Parking 27-405 are removed and replaced.	Consistent
West Bradford Township	ZA-03-22-17137	3/23/2022	Proposed - Zoning Ordinance Amendment Amending the definition of Design Review Committee, amending the design guideline for the width of a building in the TND-2 District, and amending the procedures for review in the TND-2 District, to delete a portion of the Manual of General Design Guidelines (which is only available at the Township Office), and amending conditional use procedures and zoning hearing board procedures.	Consistent
West Nantmeal Township	ZA-03-22-17145	3/24/2022	Proposed - Zoning Ordinance Amendment Signs amendment - property protection, no trespassing, no hunting, no trespassing signs less than two square feet.	Not Relevant
West Whiteland Township	CP-01-22-17078	3/11/2022	Proposed - Comprehensive Plan The Township proposes to amend Chapter Three – Section 3: Land Use Plan of its Comprehensive Plan. This amendment includes an updated Future Land Use Map.	Consistent
Westtown Township	ZA-02-22-17109	3/2/2022	Proposed - Zoning Ordinance Amendment 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. The Commission reviewed an earlier version of this amendment on February 16, 2022 (CCPC# ZA-01-22-17061)	Consistent

MUNICIPALITY	FILE NO.	REVIEW DATE	TOPIC	LANDSCAPES3 CONSISTENCY
Westtown Township	ZA-02-22-17110	3/2/2022	<p data-bbox="919 126 1451 159">Proposed - Zoning Ordinance Amendment</p> <p data-bbox="919 175 1682 321">The Township proposes to adopt updated wireless communications facilities standards, which include regulations for small wireless facilities pursuant to PA Act 50 of 2021. The Commission reviewed an earlier version of this amendment on February 15, 2022 (CCPC# ZA-01-22-17062).</p>	Consistent

TOTAL NUMBER OF ORDINANCE PROPOSALS WITH RELEVANCE TO LANDSCAPES3: 10

TOTAL NUMBER OF ORDINANCE PROPOSALS CONSISTENT WITH LANDSCAPES3: 10

Ordinance Review Letters





THE COUNTY OF CHESTER



COMMISSIONERS
Marian D. Moskowitz
Josh Maxwell
Michelle Kichline

Brian N. O'Leary, AICP
Executive Director

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

March 30, 2022

Eugene C. Briggs, AICP, CZO, Township Manager
Easttown Township
566 Beaumont Road
Devon, PA 19333

Re: Zoning Ordinance Amendment – Maximum Density for Multifamily Dwellings, VB Village
Business and VT Village Transition Zoning Districts
Easttown Township – ZA-03-22-17127

Dear Mr. Briggs:

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 March 2, 2022. We offer the following comments to assist in your review of the proposed amendment.

DESCRIPTION:

1. The Township proposes the following amendments to Section 455-24.K of its Zoning Ordinance:
 - A. Reduce the maximum density for multifamily dwellings in the VB Village Business District from 28 to 16 dwelling units per acre of net lot area; and
 - B. Reduce the maximum density for multifamily dwellings, including townhouses, in the VT Village Transition District from 16 to 12 dwelling units per acre of net lot area.

It is our understanding that these amended maximum density standards are based upon the research and recommendations provided to the Township by Thomas Comitta Associates, Inc.

BACKGROUND:

2. The County Planning Commission previously reviewed a zoning amendment which addressed the standards for multifamily buildings in the VB and VT districts, including the addition of the existing maximum density standards in Section 455-24.K (CCPC# ZA-02-21-16650, dated March 26, 2021). According to our records, this zoning amendment was adopted by the Township on April 5, 2021.

COMMENTS:

3. As stated in our previous review, amended maximum building height and upper story stepback standards are design issues the Township should consider, in addition to maximum density standards, to more fully address the Township's concerns about scale and massing in the Village of Berwyn, as noted in Chapter 5 of the Township's Comprehensive Plan.

Page: 2

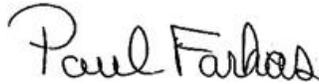
Re: Zoning Ordinance Amendment – Maximum Density for Multifamily Dwellings, VB Village
Business and VT Village Transition Zoning Districts

Easttown Township – ZA-03-22-17127

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

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

Sincerely,

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

Paul Farkas
Senior Review Planner



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March 28, 2022

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

Re: Zoning Ordinance Amendment – Convenience Stores & Outdoor Seating
London Grove Township - ZA-03-22-17134

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 March 8, 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 definition of “Convenience store” is revised, the definitions of “Use, retail products” and “Use-retail service” are deleted and a new definition of “Personal service establishment” is added to Section 27-202 Definitions.
 - B. Retail store and Personal service establishment are added to those uses permitted by conditional use in the Chatham Overlay zoning district.
 - C. Convenience store is added to those uses permitted by conditional use in the Chatham Overlay zoning district.
 - D. The provision of Section 27-1002.1.C is revised to add outdoor seating as an accessory use to Restaurants and fast food restaurants providing indoor seating and service.
 - E. Convenience store is added as a by right use to the C-Commercial zoning district.
 - F. Outdoor activities associated with all permitted commercial uses including, but not limited to, seating, special events and play areas is deleted as a use permitted by conditional use in the C-Commercial zoning district, and the section number is reserved.
 - G. The provisions of Section 27-1002.2.E are revised, to indicate that Outdoor seating at restaurants and fast food restaurants is not considered an Outdoor activity.
 - H. Convenience store is added as a by right use to the I-Industrial zoning district.
 - I. A new subsection 27-1844 is added to the General Design and Performance Standards addressing Convenience stores. The provisions address canopies over the gas pumps, location of the gas pumps, ingress and egress from the facility and internal circulation, outdoor display of products, on-site trash storage, parking and facility lighting.

Page: 2

Re: Zoning Ordinance Amendment – Convenience Stores & Outdoor Seating

London Grove Township - ZA-03-22-17134

COMMENTS:

2. The minimum lot size in the C-Commercial zoning district is 1 acre and in the I-Industrial zoning district it is 2 acres. The Township should consider requiring a larger minimum lot size for Convenience stores with fuel pumps in the C-Commercial zoning district. While a larger lot size often has the effect of creating a larger footprint and potentially more fuel pumps, it also reduces the potential for pedestrian and vehicular accidents. Local Convenience stores could serve as examples of how safe and functional the internal circulation is for the various lot sizes they occupy.
3. The Township should consider requiring that under canopy lighting at Convenience stores be recessed into canopy structure to prevent light trespass.
4. The Township should also consider requirements that promote increased sight distances at the access points of Convenience stores and to avoid signage or landscaping being placed in the wrong location.

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

March 17, 2022

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

Re: Subdivision and Land Development Ordinance Amendment – Design and Improvement Standards for the UD and H/C districts
New Garden Township - SA-02-22-17106

Dear Ms. Reiner:

The Chester County Planning Commission has reviewed the proposed Subdivision and Land Development Ordinance Amendment as submitted pursuant to the provisions of the Pennsylvania Municipalities Planning Code, Section 505(a). The referral for review was received by this office on February 15, 2022. We offer the following comments to assist in your review of the proposed Subdivision and Land Development Ordinance Amendment.

DESCRIPTION:

1. The Township proposes the following amendments to its Subdivision and Land Development Ordinance:
 - A. A new subsection is proposed to be added to Article VI Design and Improvement Standards addressing Planned Commercial Development, Mixed Use Development and Streetscape Enhancements on Route 7, Route 41 and Old Baltimore Pike Corridors for the UD and H/C zoning districts. It also references proposed Manuals of Design Standards that are Appendices to the Subdivision and Land Development and Zoning Ordinances.
 - B. A Manual of Design Standards for Mixed Use Development and Streetscape Enhancements Along Route 41 and Route 7 in the UD District and along Old Baltimore Pike in the H/C District is proposed as Appendix F to the SLDO.

COMMENTS:

2. The proposed design standard for on-street parking spaces of Section 170.49.2.A.(2)(g) requires a 7' x 22' parking space, parallel to and adjoining the curb line. The 7' depth measurement of a parking space is unusually shallow. While this depth would accommodate most small cars and sedans, larger SUVs and trucks, will be partially parked in active traffic lanes. The Township should review its, street cross-section standards for Planned Commercial and Mixed Use developments to ensure safe on-street parking for these types of development.

Page: 2

Re: Subdivision and Land Development Ordinance Amendment – Design and Improvement Standards for the UD and H/C districts
New Garden Township - SA-02-22-17106

3. In the Legislative Intent standard of Section 170-49.2.A.(3)(a) the wording of the standard should be revised to read: “Pedestrian Gathering Areas are intended to enhance...”
4. The Pedestrian Connectivity standard of Section 170-49.2.A.(3)(f) should include movement to and from parking facilities.
5. The standards of the Pier-Fence Hedge are very specific regarding dimensions, materials and colors. The Township should consider having a more flexible standard that provides more options while meeting the need for screening and creating a barrier. Access for emergency service vehicles should also be taken into consideration.
6. The design standards pertaining to Street Trees should indicate if the trees are to be planted inside or outside the road right-of-way. The Township should consider decreasing the tree spacing measurement of one tree for every 100 linear feet of road to one tree for every 50 or 60 feet, which would create a greater density of shaded area for pedestrians and parked vehicles. Properly designed tree wells will help to ensure health and longevity of street trees. A guarantee for all landscaping should also be considered.
7. The Street Lighting standards mention a specific model and manufacturer of streetlight, we suggest that Township provide a variety of examples in the images used and perhaps a list of manufacturers that produce acceptable models of streetlight. We agree that street lighting should be “pedestrian scaled”, however the proposed 25 foot height would be more applicable for an extensive parking lot, the higher end pedestrian scaled street lighting would be approximately 15 feet depending on factors like street tree spacing and sidewalk placement.
8. The minimum sidewalk width should be increased to 5 feet. This is the minimum recommended width of sidewalk for Minor Collector or Local roads in the 2016 Chester County Planning Commission Multi-Modal Handbook.
9. For additional information and ideas on *Landscapes3* planning principles and design elements, the Suburban and Suburban Centers Landscape guides may be viewed here: <https://www.chescoplanning.org/MuniCorner/Planning Guides.cfm>

RECOMMENDATION: The Commission recommends that the issues raised in this letter be addressed before action is taken on this proposed Subdivision and Land Development Ordinance amendment.

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

Sincerely,



Glenn Bentley
Senior Review Planner



THE COUNTY OF CHESTER



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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

March 17, 2022

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

Re: Zoning Ordinance Amendment – Definitions and new district provisions for the H/C and UD zoning districts.
New Garden Township - ZA-02-22-17105

Dear Ms. Reiner:

The Chester County Planning Commission has reviewed the proposed Zoning Ordinance Amendment as submitted pursuant to the provisions of the Pennsylvania Municipalities Planning Code, Section 609(e). The referral for review was received by this office on February 15, 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. Adding 14 new definitions to Section 200-9.
 - B. Revising the definitions of 4 existing terms listed in Section 200-9.
 - C. Removing and replacing the existing provisions pertaining to the H/C - Highway Commercial zoning district and
 - D. Removing and replacing the existing provisions pertaining to the UD – Unified Development zoning district.

LANDSCAPES:

2. The areas of the Township involved in these amendments are located along the Route 41 and Old Baltimore Pike corridors which are primarily in the **Suburban and Suburban Center Landscapes** 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 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.

Page: 2

Re: Zoning Ordinance Amendment – Definitions and New district provisions for the H/C and UD zoning districts.

New Garden Township - ZA-02-22-17105

The proposed land uses included in this amendment are consistent with the objectives of the **Suburban and Suburban Center Landscapes**, however, as described in the comments below, we believe additional revisions could bring the proposed amendment into greater consistency with the planning principles and design elements for those landscapes. We also note that the extent and distribution of the proposed Unified Development district in particular, as described in our Zoning Map Amendment review CCPC# ZM-02-22-17099, that there are consistency issues with the **Natural Landscape** overlay and the Township's adopted policies unless strong resource protection standards are in place.

GENERAL COMMENTS:

3. The proposed UD-Unified Development provisions will primarily be applicable to parcels in the Route 41 corridor. For many years Route 41 has been the subject of major studies that have proposed realignments, by-passes, alternate routing for the truck traffic etcetera, with minimal improvement in how the road functions. In this same time frame the level of traffic has increased to “an average of 19,000 vehicles a day, including over 2,500 trucks.” as stated in the Township's 2018 Comprehensive Plan. The Township should ensure that any proposed land use changes in the Route 41 corridor do not have negative effects on safety and traffic movement on the highway. The Township should consider including an access management component to the proposed zoning amendments. Properly instituted access management could offset increases in the intensity of land use in the corridor, while permitting the mixed use, planned commercial or other incentivized economic development proposed by the amendment.
4. The proposed amendments to the HC-Highway Commercial district should be crafted to improve safety and traffic flow on Old Baltimore Pike. While Old Baltimore Pike is not an interstate highway, it also has significant truck traffic and experiences peak hour congestion.
5. The Township should review the definition of the term “CAFÉ”, which is very similar to the definition of the term “RESTAURANT”. A maximum square footage figure could be added to the definition of “CAFÉ” to clearly specify what is a small dining establishment.
6. The proposed definition of the term “COURTYARD” does not include an unroofed area surrounded by a building, which are common in apartment buildings and assisted living facilities. The Township should revise the definition to include such designs.
7. The Township should consider revising the definition of the term “MAIN STREET ENVIRONMENT”. The proposed definition includes subjective attributes such as “attractive and functional” and “enhanced quality of life” they are a matter of opinion rather than an objective requirement.
8. There is a word missing in the definition of the term “STREETSCAPE”.
9. The two definitions pertaining to steep and precautionary slopes should indicate if the terms are applicable to man-made slopes or natural slopes only.

Page: 3

Re: Zoning Ordinance Amendment – Definitions and New district provisions for the H/C and UD zoning districts.

New Garden Township - ZA-02-22-17105

HIGHWAY COMMERCIAL DISTRICT COMMENTS:

10. In Section 200-33.E Statement of Intent, we suggest that the Main Street Environment approach should be considered for Newark Road as well as Old Baltimore Pike in Toughkenamon.
11. We agree with the criteria of Section 200-34.C regarding, not adversely impacting abutting agricultural and residential uses in the HC District. The ordinance language could incorporate wider side or rear yards for these parcels with requirements for additional landscaping to act as a buffer between these uses.
12. The minimum gross lot area for a planned commercial development in Section 200-35.C(1)(d)[1] is listed as 10 acres, the Area and Bulk requirements in the following subsection 200-36.A indicates that the minimum lot area is 5 acres. This inconsistency should be resolved prior to adoption of the proposed amendment.
13. The Township should consider the potential for the creation of flag lots because of the area and bulk provisions of Section 200-36. The combination of a minimum lot width of 50 feet and minimum side yards of 25 feet could be construed to yield interior or flag lots, with 50 foot frontages.

UNIFIED DEVELOPMENT DISTRICT COMMENTS:

14. In our review of the Township's proposed zoning map amendment (ZM-02-22-17099), we recommend that development in the Route 41 corridor should be concentrated at the intersections with Limestone, Newark and Penn Green Roads, consistent with the recommendations in the Township's 2018 Comprehensive Plan. "The future land use vision for Route 41 consists of three hubs of economic development, each with its own character: Penn Green Road, Newark Road and Limestone Road, interspersed with agricultural and residential uses." One way this pattern could be achieved would be to require retail or commercial uses be sited within a specific distance of these intersections.
15. We recommend that the Statement of intent for the Unified Development District include an additional purpose regarding multimodal transportation connection of the uses proposed in the district with residential uses and urban centers.
16. The wording of Section 200-54.H should be revised to read "Incentivize economic development..."
In support of this item in the Statement of Intent for the proposed Unified Development district, the Township should consider creating bonuses in the ordinance for developers that incorporate design features that: preserve historic resources in their context, include affordable housing units in residential developments, preserve and enhance natural resources by integrating them into the plan or other measures that would improve their plan. The bonuses could take the form of increased density or square footage of structures, relief from certain requirements, etcetera.
17. The Qualifying Conditions of Section 200-55.G should include woodlands and riparian buffers in the natural features to be considered in the planning and design of future development.

Page: 4

Re: Zoning Ordinance Amendment – Definitions and New district provisions for the H/C and UD zoning districts.

New Garden Township - ZA-02-22-17105

18. Two of the by right uses listed in Section 200-56.A(1) Restaurants with Drive-Through and Convenience stores with gasoline pumps have the potential to be very intensive land uses. The Township should consider either specific design standards such as siting the gasoline pumps in the rear or side yards of the facility. Alternately, these uses could be permitted by conditional use to address site specific issues.
19. Medical Marijuana Dispensaries are proposed to be permitted by conditional use on lots of 5 – 9.99 acres in the UD district. We note that the existing zoning ordinance does not regulate this use. The Township should ensure that inclusion of this use is consistent with the provisions of PA Act 16 of 2016. We recommend that the Township review the CCPC’s eTool on this subject at: <https://www.chescoplanning.org/MuniCorner/eTools/57-MedicalMarijuana.cfm>
20. It appears that in Sections 200-57.A, .B and .C the area and bulk regulations pertain to by right uses and that Section 200-57.D is the area and bulk regulations that apply to conditional uses, unless the use is otherwise specifically regulated in the ordinance. If this is the case, we suggest that the wording of the introductory sentence of Section 200-57 be revised to indicate that circumstance.
21. We suggest that a reference to the Design Standards related to Pedestrian Gathering Areas of Section 200-58.N(7) be added to Section 200-57.B(9).
22. The provisions about Pedestrian Gathering Areas (PGA) should be more specific. For example: how does a PGA relate to required Open Space and Buffer areas, and can these areas overlap or are they exclusive of each other. As outlined in Section 200-57.B, a Mixed Use Development, has a minimum lot size of 10 acres, the maximum PGA (10%) would be 1 acre, the minimum PGA (2%) would be 8,712 square feet, while the Design Standards of Section 200-58.N(7), states that PGAs shall be at least 3,000 square feet in size. The parameters of the PGA should be reviewed, any discrepancies resolved and the use of these spaces further refined.
23. The Buffer provisions of Section 200-58.A should be reviewed for internal consistency and ease of use.
24. In Section 200-58.N(1)(b) we recommend that consolidation of access drives to unified development projects should be required to reduce the number of new access points and promote access management principles.
25. The landscaping provisions of Section 200-58.N(8) should encourage or require the use of native species to help ensure survival of all plantings. The Township should consider language requiring the prompt replacement of all dead or diseased plant materials. We endorse the utilization of existing on-site trees and shrubs into the overall landscaping plan as indicated in Section 200-58.N(8)(c).
26. The Township should consider performing a build-out analysis for the proposed UD-Unified Development district. This should give the Township an idea of the ramifications of full scale development utilizing the proposed development provisions and design standards.

Page: 5

Re: Zoning Ordinance Amendment – Definitions and New district provisions for the H/C and UD zoning districts.

New Garden Township - ZA-02-22-17105

27. The Township should work with PennDOT to consider the need for additional right-of-way on Route 41, Route 7 and Newark and Penn Green Roads, to accommodate improvements such as a center lane and turn lanes at intersections, upgraded intersections, pedestrian facilities and utilities.
28. Proposed Appendix A appears only to include the Legislative Intent of the Design Guidelines that are actually located in the Subdivision and Land Development Ordinance as Appendix F of that document.

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



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March 17, 2022

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

Re: Zoning Map Amendment – Rezoning 97 parcels to the UD-Unified Development district
New Garden Township - ZM-02-22-17099

Dear Ms. Reiner:

The Chester County Planning Commission has reviewed the proposed Zoning Map Amendment as submitted pursuant to the provisions of the Pennsylvania Municipalities Planning Code, Section 609(e). The referral for review was received by this office on February 15, 2022. We offer the following comments to assist in your review of the proposed Zoning Map Amendment.

DESCRIPTION:

1. The Township proposes the following amendments to its Zoning Map:

Rezoning 97 parcels that are currently zoned H/C-Highway Commercial, R-1 Residential and R-4 Residential to UD-Unified Development. This rezoning would extend the UD district to the north along the Route 41 corridor to Avondale Borough. No mapping of the rezoned parcels was included with the submission.

LANDSCAPES:

2. The parcels involved in this rezoning are primarily located in the Route 41 corridor which is in 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. As an overlay of all other landscapes, the county's **Natural Landscapes** consist of a network of streams, wetlands, floodplains, and forests that are protected by regulations or should be subject to limited disturbance.

The overlay area of **Natural Landscapes** crosses Route 41 at two locations outside Avondale Borough and in the area of New Garden Road. Conservation practices should protect and restore these natural resources. The proposed extent and location of the revised Unified Development district has inconsistency issues with the **Natural Landscape** overlay unless strong resource protection standards are in place. As noted in comment 4 below, there are also inconsistencies with the Township's resource protection corridor. While the proposed land uses

permitted by this rezoning are consistent with the objectives of the **Suburban Landscape**, and the Township’s adopted policies, we have concerns with the zoning district promoting strip development as noted in comment 3 below. Additional provisions could be included in the accompanying zoning amendment text to prevent this situation (please see review ZA-02-22-17099 for additional discussion).

COMMENTS:

3. In the Overview of the chapter addressing the Route 41 Corridor in the Township’s 2018 Comprehensive Plan the corridor issues are concisely presented. The first Tier 1 Recommendation for addressing the Route 41 issues states, “The future land use vision for Route 41 consists of three hubs of economic development, each with its own character: Penn Green Road, Newark Road and Limestone Road, interspersed with agricultural and residential uses.” The proposed extension of the UD-Unified Development zoning district from its current limits north to Avondale Borough on both sides of Route 41 would appear to be inconsistent with this Tier 1 Recommendation and instead promote strip commercial type development. We suggest that proposed district configuration has the potential to exacerbate the issues associated with Route 41, by permitting more intensive uses, both commercial and residential, along the entire Route 41 corridor. We recommend that the course of action in the Tier 1 Recommendation in the Comprehensive Plan would be more appropriate and consistent with other Recommendations in the Comprehensive Plan.
4. Another inconsistency between the Land Use Plan map in the Township’s Comprehensive Plan and the proposed zoning involves a resource protection corridor that crosses Route 41 east of Penn Green Road at the intersection of New Garden Road. This “green” corridor extends to the Township Line with London Britain in the south and extends east to Kennett Township. A significant number of tax parcels that are designated Resource Protection are proposed to be rezoned Unified Development.

The first Priority Focus Area listed and presented in the Comprehensive Plan is Open Space and Natural Resources. The Overview of the Open Space and Natural Resources Priority Area states: “While New Garden’s success in permanently protecting open space in the Township since 2005 should be applauded, many opportunities still exist within the Township to protect additional acreage that can help build a more cohesive and interconnected network of Open Space, while also protecting critical natural resources and productive farmland.” The configuration of the rezoned parcels along both sides of Route 41 to Avondale creates the potential for development to disrupt the interconnected network of open space mentioned above. We suggest that the UD zoning is inconsistent with the Resource Protection category and that these parcels should not be rezoned.

5. There are three historic sites on New Garden Road west of Newark Road and while those particular parcels are not proposed to be rezoned, the surrounding land, the context for these resources, is proposed to be rezoned. We note that Historic Resources is another of the Comprehensive Plan’s Priority Focus Areas. The area around New Garden Road, Newark Road and Route 41 is on the route used by British troops headed to Kennett Square where they camped on September 10th, 1777, the night before the Battle of the Brandywine. All three roads were present in 1777 and New Garden Road and Newark Road still represent a historic setting. Both roads and their setting are significant to Battlefield history as discussed in “The Army Marched at Dawn Plan. The roads and their historic context should be addressed through the ordinance amendments and any subsequent development.

Page: 3

Re: Zoning Map Amendment – Rezoning 97 parcels to the UD-Unified Development district
New Garden Township - ZM-02-22-17099

6. The third tax parcel on the list of parcels included in the zoning map amendment, should be identified as tax parcel number 60-3-28.1, the parcel number shown does not exist according to County tax records. The twelfth parcel on the list is listed as tax parcel number 603-3-32, this should be corrected prior to the Township taking action on the map amendment. The Township should verify if parcel 60-4-59 should be added to the list of parcels to be rezoned and we note that parcel 60-6-43 is listed twice in the submission.

RECOMMENDATION: The Township should consider the recommendations in the 2018 Comprehensive Plan related to development along the Route 41 corridor, specifically to concentrate future development in the vicinity of the intersections of Limestone, Newark and Penn Green Roads to be interspersed with residential, agricultural and the historic roads and settings. We believe that this pattern would permit the type of development envisaged by the revised UD district provisions while minimizing traffic impacts along the corridor.

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

March 28, 2022

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

Re: Zoning Ordinance Amendment – Adaptive Reuse, Building Placement and Access & Parking
Phoenixville Borough - ZA-02-22-17121

Dear Mr. Krack:

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 28, 2022. We offer the following comments to assist in your review of the proposed Zoning Ordinance Amendment.

DESCRIPTION:

1. The Borough proposes the following amendments to its Zoning Ordinance:
 - A. Remove and replace Attachment 1 – District Specifications of Section 27-105, which add the new dwelling types to the Residential Infill district specifications.
 - B. Revise the definition of Adaptive Reuse and add a series of definitions pertaining to different types of Dwellings.
 - C. Revise how Adaptive Reuse is permitted: currently it is permitted by right and is proposed to be by Conditional Use.
 - D. New conditional use standards applicable to Adaptive Reuse are added as Section 27-301.2A(2).
 - E. The provisions relating to Building Placement and Access of Section 27-403 are removed and replaced and,
 - F. The Parking provisions of 27-405 are removed and replaced.

COMMENTS:

2. The Borough should reconsider use of the term “building envelope” in the definitions of various Dwelling types as a common use of the term refers to the area within the front, rear and side yards setbacks where a structure can be erected, i.e., where you can legally build on the lot.
3. We endorse the change in how Adaptive Reuse submissions are permitted within the Borough. While the conditional use process is more time intensive, it allows the Borough more latitude and input into how a submission is ultimately designed often resulting in a better design.

Page: 2

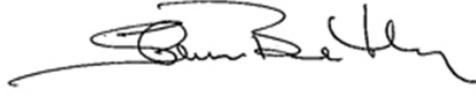
Re: Zoning Ordinance Amendment – Adaptive Reuse, Building Placement and Access & Parking
Phoenixville Borough - ZA-02-22-17121

4. We suggest two additions, the first in Section 27-403(4), another reason to permit civic and institutional building to be set back from the build-to line is to create a forecourt for the building. The second suggestion is related to 27-403(6), which is that any air conditioning and heating units located outside the structure should be screened from public view.

RECOMMENDATION: The Borough 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



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

March 23, 2022

Justin Yaich, Manager
West Bradford Township
1385 Campus Drive
Downingtown, PA 19335

Re: Zoning Ordinance Amendment - Definition of Design Review Committee, Building Width in the TND-2, Procedures for TND-2 Review, Delete a Portion of The Manual of General Design Guidelines, Conditional Use and Zoning Hearing Board Procedures
West Bradford Township - ZA-03-22-17137

Dear Mr. Yaich:

The Chester County Planning Commission has reviewed the proposed West Bradford Township Zoning Ordinance amendment as submitted pursuant to the provisions of the Pennsylvania Municipalities Planning Code, Section 609(e). The referral for review was received by this office on March 9, 2022. We offer the following comments to assist in your review of the proposed Township Zoning Ordinance amendment.

DESCRIPTION:

1. West Bradford Township proposes the following amendments to its Zoning Ordinance:
 - A. Change the required membership composition of the Design Review Committee (current references to membership by an architectural consultant and the Town Planner are revised to broaden the range of persons who may qualify as members);
 - B. The total width of a building in the TND-2 district is changed from a maximum of 40 feet to 60 feet (an amendment to the Manual of General Design Guidelines limiting buildings to not more than 60 feet in width along the primary facades is related);
 - C. The procedures for the review of plans in the TND-2 district are revised to specify that the provisions relate to the Village of Marshallton, and a reference to the Design Review Committee is removed;
 - D. References to the Town Planner are removed and other specified responsibilities of the Design Review Committee are expanded, but applicants are required to "consider" suggestions by the Design Review Committee instead of such suggestions being mandatory;
 - E. Other design-related provisions in the Section are eliminated;
 - F. A portion of the Manual of General Design Guidelines limiting building width to not more than 60 feet is deleted;
 - G. Conditional use procedures are revised; and
 - H. Zoning Hearing Board procedures are revised.

Page: 2

Re: Zoning Ordinance Amendment - Definition of Design Review Committee, Building Width in the TND-2, Procedures for TND-2 Review, Delete a Portion of The Manual of General Design Guidelines, Conditional Use and Zoning Hearing Board Procedures
West Bradford Township - ZA-03-22-17137

LANDSCAPES:

2. The TND-2 Traditional Neighborhood Development 2 district in West Bradford Township is designated 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 Village of Marshallton is also recognized by *Landscapes3* as a significant historic landscape overlay area on the *Landscapes* map. Overlay areas do not replace the underlying landscape categories, but they identify areas where continued preservation of these resources is a high priority. Development within or adjacent to historic resources should apply context-sensitive design to integrate with distinctive cultural features. The proposed amendment consistent with the objectives of the **Rural Landscape** and the historic landscape overlay.

COMMENTS:

3. The revisions generally appear to be appropriate. We agree with the revisions in Section 450-52.B. that require the Design Review Committee to be involved throughout the TND design and approvals process, including when existing buildings are altered or enlarged. The Township may wish to exempt changes to buildings that involve only interior changes or exterior changes that are not visible from public areas.
4. The Township should clarify that the Design Review Committee's involvement in the design and approvals process must be conducted within the review periods established by Section 508 of the Pennsylvania Municipalities Code. The Township should also consider how the Design Review Committee's review responsibilities will be conducted when an applicant requires a building permit issued under the provisions of the Pennsylvania Uniform Construction Code, but not a subdivision or land development (or special exception or conditional use) approval.
5. Section 450-64.C. requires conditional use applicants to send written notification of the filing to all property owners whose land abuts the subject property. This practice will generally help potentially interested persons to be made aware of upcoming hearings. However, this requirement exceeds the requirements for "public notice" in Section 107 of the Pennsylvania Municipalities Planning Code. If an applicant does not completely comply with the Township's notice requirements in this Section, then the public hearing may be delayed. This same concern may apply to the zoning hearing board requirements on Section 450-81.A.(5).
6. The remaining provisions in Section 450-64 (i.e., the conditional use regulations) are appropriate because they can help ensure that proposed conditional uses will not create any adverse effects in the area.
7. We recommend that the Township's historic commission be requested to review this amendment.

Page: 3

Re: Zoning Ordinance Amendment - Definition of Design Review Committee, Building Width in the TND-2, Procedures for TND-2 Review, Delete a Portion of The Manual of General Design Guidelines, Conditional Use and Zoning Hearing Board Procedures

West Bradford Township - ZA-03-22-17137

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

Sincerely,

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

Wes Bruckno, AICP
Senior Review Planner



THE COUNTY OF CHESTER



COMMISSIONERS
Marian D. Moskowitz
Josh Maxwell
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

March 24, 2022

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

Re: Zoning Ordinance Amendment - Property Control or Restriction Signs
West Nantmeal Township - ZA-03-22-17145

Dear Ms. Kolpak:

The Chester County Planning Commission has reviewed the proposed West Nantmeal Township Zoning Ordinance amendment as submitted pursuant to the provisions of the Pennsylvania Municipalities Planning Code, Section 609(e). The referral for review was received by this office on March 16, 2022. We offer the following comments to assist in your review of the proposed Zoning Ordinance Amendment.

DESCRIPTION:

The West Nantmeal Township proposes amend its Zoning Ordinance relating to property control or restriction signs, such as no trespassing, no hunting, no trespassing and similar signs if they are less than two square feet.

RECOMMENDATION: The Chester County Planning Commission has no planning issues with this Zoning Ordinance amendment.

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

Sincerely,

Wes Bruckno, AICP
Senior Review Planner



THE COUNTY OF CHESTER



COMMISSIONERS
Marian D. Moskowitz
Josh Maxwell
Michelle Kichline

Brian N. O'Leary, AICP
Executive Director

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

March 11, 2022

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

Re: Comprehensive Plan Amendment - Land Use Plan
West Whiteland Township – CP-01-22-17078

Dear Mr. Weller:

The Chester County Planning Commission has reviewed the proposed Comprehensive Plan amendment (January 21, 2022 draft) as submitted pursuant to the provisions of the Pennsylvania Municipalities Planning Code, Section 301.3. 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 amendment.

DESCRIPTION:

1. West Whiteland Township proposes to amend Chapter Three – Section 3: Land Use Plan of its Comprehensive Plan. This amendment includes an updated Future Land Use Map. We note that, as stated on page 1, the updated Land Use Plan is based upon the policies established in its existing 1995 Comprehensive Plan, which was updated by the Lincoln Highway and Whitford Road Corridors Plan adopted as a Comprehensive Plan amendment in 2015, and augmented by a study of the Exton Crossroads area conducted by the Urban Land Institute in October 2020.

BACKGROUND:

2. The County Planning Commission previously reviewed an amendment to the Township's Land Use Plan Map which proposed changing the BP Business Park designation situated on the east and west side of Dunwoody Drive, north of King Road, from BP Business Park to LDR Low Density Residential (CCPC# CP-2-15-11370, dated March 20, 2015). According to our records, this amendment was adopted by the Township on April 8, 2015.

LANDSCAPES:

3. The project site is located within the **Suburban Landscape, Suburban Center, and Natural Landscape** designations of [Landscapes3](#), the 2018 County Comprehensive Plan. The vision for the **Suburban Landscape** designation 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 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. As an overlay of all

other landscapes, the county's **Natural Landscapes** consist of a network of streams, wetlands, floodplains, and forests that are protected by regulations or should be subject to limited disturbance. Conservation practices should protect and restore these natural resources. The proposed amendment is consistent with the objectives of *Landscapes3*.

COMMENTS:

4. The future land use designation for the two parcels situated on the northeast corner of the Lincoln Highway/Ship Road intersection owned by STS Philip & James Roman Catholic Parish, which contains a Class III historic resource identified in the Township's 2020 Historic Resources Map & Sites Table, will remain Institutional. However, the land use designation for the parcel on the southwest corner of this intersection (UPI# 41-5-178-E), which contains a Class I historic resource, the St. Mary's Chapel, will be changed from Institutional to Office Residential. Additionally, the parcel on the northwest corner of this intersection (UPI# 41-5-75), which also contains a Class I historic resource, the Ship Inn, will be changed from Neighborhood Commercial to Office Residential.

Consideration should be provided for maintaining the current land use designation for the parcels on the southwest and northwest corners of this intersection, particularly the Institutional designation for the St. Mary's Chapel site. As an alternative approach, the Township should also consider whether the Neighborhood Commercial designation would be more appropriate for this intersection (excluding the school site on the northeast corner), which would include the site of the Wawa convenience store that is being proposed as part of Phase 2 of the Ship Run development. The County Planning Commission reviewed a land development plan for Phase 2 of this development, which addressed the construction of a 5,590 square foot convenience store with automotive fuel service, and 68 townhouse units, on an 18.94 acre site (CCPC# LD-07-21-16836, dated August 26, 2021). As of March 4, 2022, we have no record of the Township granting final plan approval for Phase 2 of this development.

5. While page 4 identifies the 1974 Land Use Map from the 1974 Comprehensive Plan as Figure 3.3.2, we note that Figure 3.3.2 is the number utilized for the Land Use map in the Township's existing (1995) plan. This should be clarified by the Township. Our copy of the 1995 Plan does not include the Land Use Map from the prior (1974) plan mentioned in the document text.
6. While the text on pages 1, 5, 6, and 9 appear to identify the new Future Land Use Map as Figure 3.3.3, we note that the draft Future Land Use Map provided for our review is not numbered.
7. The Open Space and Recreation paragraph on page 12 identifies the Township's Open Space Map as Figure 3.3.4, however we note that the Open Space Map is identified as Figure 3.6.1 in the Township's existing Comprehensive Plan. This should be clarified by the Township. An updated copy of the Open Space Map was not included with the amendment submission received by the County Planning Commission on January 27, 2022.
8. For ease of use purposes, we suggest that the Township consider utilizing the Future Land Use codes (e.g., LDR, MDR, etc.) as labels on the Future Land Use Map itself. We note that the Land Use codes are utilized as labels on the existing Land Use Plan map.
9. For readability purposes, we suggest that the Township consider other means (e.g., another color, or the use of a pattern) in depicting the location of naturally constrained lands. In certain instances, particularly when located in the same areas as the OSR Open Space & Recreation designation, the location of naturally constrained lands can be difficult to interpret.

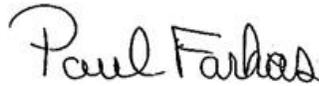
Page: 3
Re: Comprehensive Plan Amendment - Land Use Plan
West Whiteland Township – CP-01-22-17078

10. For readability purposes, we suggest that the Township refrain from using abbreviations within the document text (e.g., “Hwy.” should be “Highway”).
11. To assist in the Plan’s implementation, we recommend that all members of the Board of Supervisors, the Township Planning Commission, and Zoning Hearing Board, be provided with official copies after adoption.
12. If this amendment is adopted, the Township’s Comprehensive Plan will consist of several documents adopted over a 25+ year period. In addition to the Lincoln Highway and Whitford Road Corridors Plan adopted on March 31, 2015, our records indicate that the Township also adopted their Bicycle and Pedestrian Plan as an amendment to its Comprehensive Plan on June 12, 2019. We suggest that the Township consider scheduling a full update of its Comprehensive Plan.

RECOMMENDATION: The Township should consider the comments contained in this review prior to taking action on this Comprehensive Plan amendment.

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

Sincerely,



Paul Farkas
Senior Review Planner



THE COUNTY OF CHESTER



COMMISSIONERS
Marian D. Moskowitz
Josh Maxwell
Michelle Kichline

Brian N. O'Leary, AICP
Executive Director

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

March 2, 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-02-22-17109

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 February 16, 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, Schedule of Required Parking, including Section 170-1705.C(2), the parking standards for medical or dental offices.

Page: 2
Re: Zoning Ordinance Amendment - Medical Uses
Westtown Township – ZA-02-22-17109

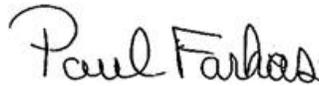
COMMENTS:

2. The County Planning Commission reviewed an earlier version of this zoning amendment on February 16, 2022 (CCPC# ZA-01-22-17061). We acknowledge, and endorse, that the proposed definition of the term kennel has been revised to include “pet day care,” as suggested in comment #3 of our previous review letter. We have no additional comments on the proposed ordinance language.

RECOMMENDATION: The County Planning Commission supports the adoption of the proposed 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,

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



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

March 2, 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-02-22-17110

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 February 16, 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;
 - 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.
 - D. Amend the exception to height limitation standards in Section 170-1504.A and Section 170-1504.B, by deleting the existing sentence in Section 170-1504.B that the height limitations of this chapter shall not apply to a barn or a silo, and incorporating similar language into Section 170-1504.A; and
 - E. Amend Section 170-1504.B and Section 170-1505.J, by replacing references to the existing wireless communications facilities standards in Section 170-1404 with references to the proposed standards in Article XXV.

Page: 2
Re: Zoning Ordinance Amendment - Wireless Communications Facilities
Westtown Township – ZA-02-22-17110

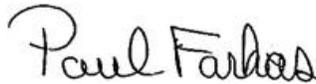
COMMENTS:

2. The County Planning Commission reviewed an earlier version of this amendment on February 15, 2022 (CCPC# ZA-01-22-17062). We acknowledge, and endorse, that the Township has provided updated references in Sections 170-1504.B and 170-1505.J to the proposed wireless communications facilities standards in Article XXV, which addresses the concerns identified in comment #3 of our previous review letter. We have no additional comments on the proposed ordinance language.

RECOMMENDATION: The County Planning Commission supports the adoption of the proposed zoning amendment in accordance with the recommendations of the Township 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,



Paul Farkas
Senior Review Planner

Act 537 Reviews

Act 537 Reviews for Chester County

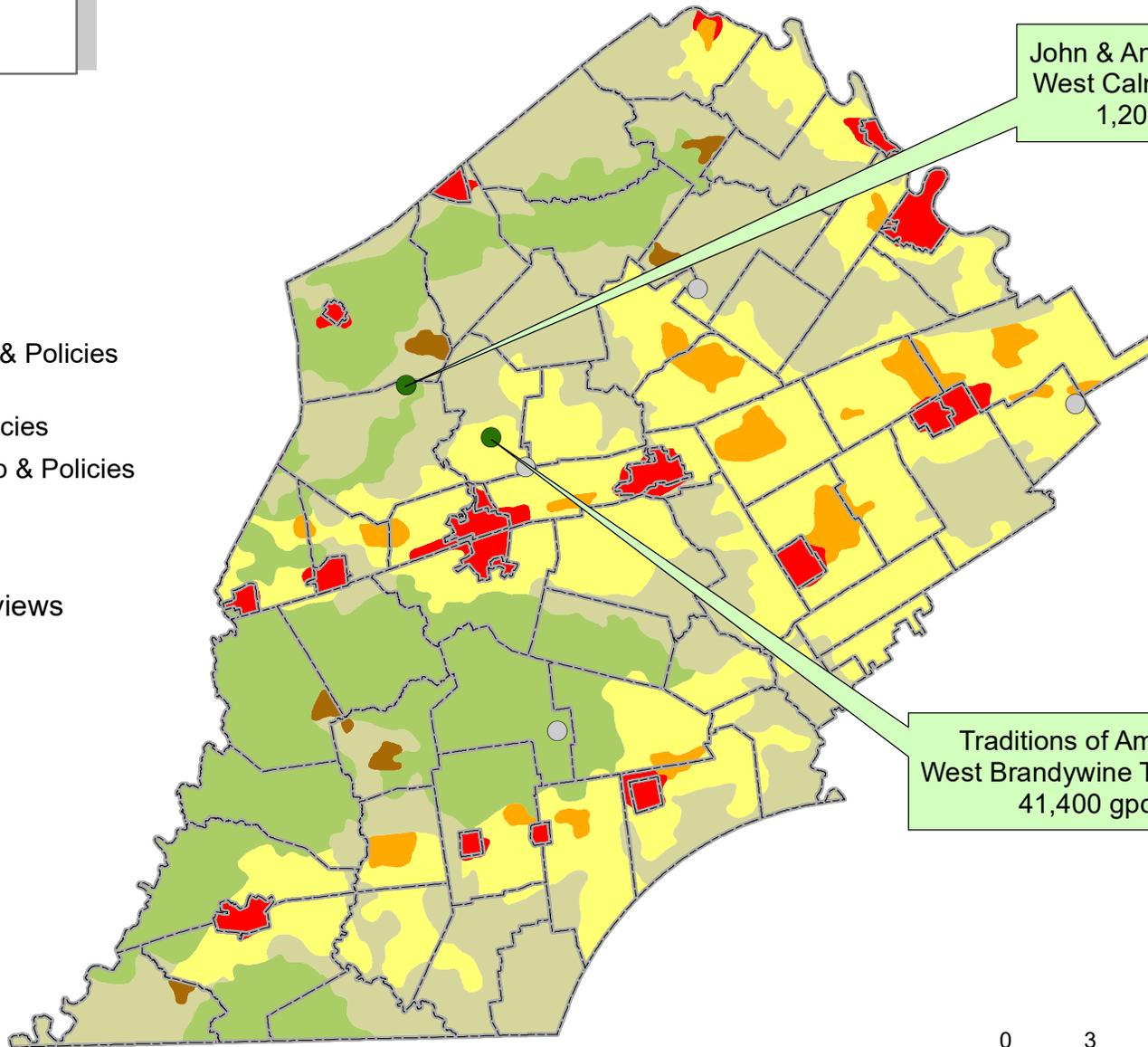
March 2022



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

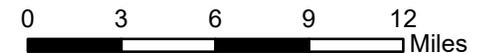
Legend

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



John & Ammon Zook
West Caln Township
1,200 gpd

Traditions of America
West Brandywine Township
41,400 gpd



Map prepared April 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
April 13, 2022

ENVIRONMENTAL PLANNING ACTIVITIES

Sewage Facilities Planning

MAJOR REVISIONS TO MUNICIPAL PLANS:

None

MINOR REVISIONS TO MUNICIPAL PLANS:

West Brandywine Township, Traditions of America

The applicant is proposing a residential development of 184 lots on 190 acres. The site is located on Swinehart Road, at the intersection with Reeceville Road. The amount of wastewater for the project is 41,400 gpd. The project is to be served by a public sewage disposal system, managed by the Pennsylvania American Water Company. This project is designated as a Suburban Landscape and is consistent with *Landscapes3*.

West Caln Township, John & Ammon Zook

The applicant is proposing a residential development of 2 lots on 40.74 acres. The site is located on Birdell Road, between Hill and Telegraph Roads. The amount of wastewater to be generated for the project is 1,200 gpd. The project is to be served by individual on-lot sewage disposal systems. This project is designated as a Rural and Natural Landscape and is consistent with *Landscapes3*.

Action Requested

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

4/13/2022

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 Traditions of America, West Brandywine Township

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

1. Date plan received by county planning agency. January 07, 2022
2. Date plan received by planning agency with areawide jurisdiction N/A Agency name N/A
3. Date review completed by agency February 28, 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 checked="" type="checkbox"/> | <input type="checkbox"/> | 6. Does this project propose encroachments, obstructions, or dams that will affect wetlands?
If yes, describe impact: <u>Landscapes3 Protect Objective B supports comprehensive protection and restoration of the county's ecosystems, including wetlands. The project site contains delineated wetlands, and it appears there may be development activities encroaching upon them. Prior to construction occurring on this site, the applicant should contact both the U.S. Army Corps of Engineers and the PA DEP to determine if the proposed activity will require a permit.</u> |
| <input type="checkbox"/> | <input type="checkbox"/> | 7. Will any known historical or archaeological resources be impacted by this project? Not Known.
If yes, describe impacts |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 8. Will any known endangered or threatened species of plant or animal be impacted by the development project? |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 9. Is there a county or areawide zoning ordinance? |
| <input type="checkbox"/> | <input type="checkbox"/> | 10. Does this proposal meet the zoning requirements of the ordinance? N/A |

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

- | | | |
|-------------------------------------|-------------------------------------|--|
| <input type="checkbox"/> | <input type="checkbox"/> | 11. Have all applicable zoning approvals been obtained? N/A |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 12. Is there a county or areawide subdivision and land development ordinance? No |
| <input type="checkbox"/> | <input type="checkbox"/> | 13. Does this proposal meet the requirements of the ordinance? N/A
If no, describe which requirements are not met |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 14. Is this proposal consistent with the municipal Act 537 Official Sewage Facilities Plan?
If no, describe inconsistency <u>As proposed, this project is inconsistent with the West Brandywine Township Act 537 Plan which designates this area for on-lot sewage disposal.</u> |
| <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: Environmental PlannerDate: 2/28/2022

Signature: _____

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

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

This project was reviewed under Act 247 as Case Number LD-07-21-16824 and SD-07-21-16825, and found to be consistent with the Suburban Landscape.

PC53-02-22-17118

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

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

cc: Elizabeth Mahoney, PaDEP
Chester County Health Department
David Biddsom, Traditions of America
Dale Barnett, West Brandywine Township
Eric Brinser, Rettew Associates Inc



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

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

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

Project Name & Municipality John & Ammon Zook, West Caln Township

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

1. Date plan received by county planning agency. January 31, 2022
2. Date plan received by planning agency with areawide jurisdiction N/A Agency name N/A
3. Date review completed by agency March 11, 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 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. Additionally, a portion of the property is located in the county's Natural Landscapes, which is an overlay of all other landscapes and consists of a network of streams, wetlands, floodplains, and forests that are protected by regulations or should be subject to limited disturbance. Conservation practices should protect and restore these natural resources. Sewage facility impacts should be minimized in this landscape, and natural resources should be preserved or restored.</u>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	3. Does this proposal meet the goals and objectives of the plan? If no, describe goals and objectives that are not met
<input checked="" type="checkbox"/>	<input type="checkbox"/>	4. Is this proposal consistent with the use, development, and protection of water resources? If no, describe inconsistency <u>Landscapes3 Protect Objective A states: "Guide development away from sensitive natural resources and toward areas appropriate for accommodating growth." According to PA Code Title 25, Chapter 93, this proposal is located in a watershed or sub-watershed that has a stream use designated as High Quality Waters, the West Branch Brandywine 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: <u>*Landscapes3 Protect Objective B supports comprehensive protection and restoration of the county's ecosystems, including wetlands. The project site contains delineated wetlands, although it does not appear that any proposed development activity will encroach upon them. The applicant should be aware that placement of fill in wetlands is regulated by Section 404 of the Clean Water Act (1977) and PA DEP Chapter 105 Rules and Regulations.</u>
<input type="checkbox"/>	<input type="checkbox"/>	7. Will any known historical or archaeological resources be impacted by this project? Not Known. If yes, describe impacts
<input type="checkbox"/>	<input checked="" type="checkbox"/>	8. Will any known endangered or threatened species of plant or animal be impacted by the development project?
<input type="checkbox"/>	<input checked="" type="checkbox"/>	9. Is there a county or areawide zoning ordinance?
<input type="checkbox"/>	<input type="checkbox"/>	10. Does this proposal meet the zoning requirements of the ordinance? N/A

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

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

18.

Name, Title and signature of person completing this section:

Name: Carrie J. Conwell, AICPTitle: Senior Environmental PlannerSignature: Date: 3/11/2022Name of County or Areawide Planning Agency: Chester County Planning CommissionAddress: Government Services Center, Suite 270601 Westtown RoadP.O. Box 2747West Chester, PA 19380-0990Telephone Number: (610) 344-6285**SECTION D. ADDITIONAL COMMENTS (See Section D of instructions)**

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

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

PC53-03-22-17138

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 & Ammon Zook, Site Contact
Tom Siedenbuehl, West Caln Township
Jason Shaner, Impact Engineering Group

Bylaws Amendment

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 APRIL 13, 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 (1), with no more than three (3) total consecutive terms in either one of the positions. 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 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

Michael Heaberg, Chairman

Discussion and Information Items



Multimodal Transportation Planning Division



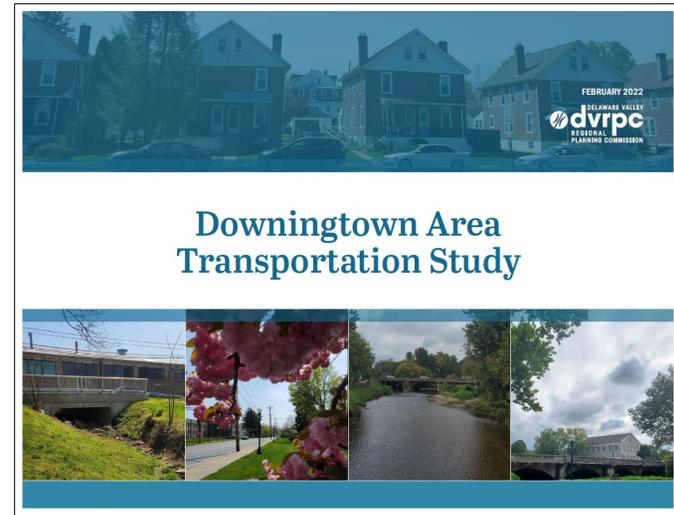
Multimodal Transportation Planning Division

March 2022

Downingtown Area Transportation Study

The final report for the Downingtown Area Transportation Study, a two-year effort completed by DVRPC staff through the DVRPC Unified Planning Work Program for Chester County was released in early March. This study is the result of a request from the Downingtown Borough Planning Commission who approached CCPC in early 2018 looking for assistance to address a significant increase in growth and traffic congestion toward future conditions.

The study considered several large residential developments planned for the area and the relocation of the Downingtown Train Station and in creation of the model used to evaluate select critical intersections within the study area that included adjacent municipalities. This evaluation resulted in a series of recommended modifications to these intersections along with other recommendations including bicycle network improvements, and to address stormwater runoff at the modeled intersections. The final report may be downloaded [here](#).



Schuylkill River Passenger Rail Authority

The Chester County Board of Commissioners, along with their counterparts in Berks and Montgomery Counties are proposing to form the Schuylkill River Passenger Rail Authority (SRPRA). This new Authority would replace the current Tri-County Passenger Rail Committee, which has spent the past year exploring the most efficient manner to restore passenger rail service to the region, and be supported with representation and funding from all three counties.

In Chester County a public hearing on the SRPRA proposal will be held during their Board of Commissioners meeting on Wednesday, April 27. More info may be found at chesco.org/passengerrail





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

Date: April 13, 2022
To: Chester County Planning Commission
From: Jake Michael, Planning Commission
Cc: David Stauffer, Department of Parks and Preservation
Geoffrey Shillington, Agricultural Land Preservation Board
Rachael Griffith, Planning Commission
Brian O'Leary, Planning Commission
Re: *Annual Report for Open Space Protected during 2021*

The Planning Commission has collected information summarizing the amount of open space protected in Chester County each year since 2000. Since 2011, the Planning Commission has used the Protected Open Space Tracking (POST) system to map and assess open space. POST is a web-based database and mapping program designed to record protected open space and link that data to the County's existing tax assessment records.

The data entered into POST is submitted by municipalities, land trusts, and various other state and county agencies. Because the Planning Commission relies on outside sources for the base data, the accuracy of the original data, such as the ground-surveyed area of a protected open space, cannot be guaranteed. Therefore, all calculated results generated by POST must be regarded as estimates.

According to POST, 147,000 acres of protected open space, or 30.2% of the County, was preserved as of December 31, 2021. This calculation is based on a total Chester County area of 485,845 acres, as measured by the POST system. An estimated 2,930 acres of open spaces were protected in 2021, making it a typical annual increase relative to recent years.

As set forth in *Landscapes3*, the "How We Preserve" Objective A. states: "Protect a significant portion of Chester County as preserved farms, open space, forests, public parks or nature preserves." The protection of open space is further supported by the growth goals of the Chester County Strategic Plan, by 2023 "32% of county land area will be preserved as open space."

The following table presents a compilation of protected open space over the past ten years through a combination of County funded and non-County funded efforts.

Estimated Total Protected Open Space as of December 31, 2021

	<u>Yr 0</u> <u>2011</u>	<u>Yr 1</u> 2012	<u>Yr 2</u> 2013	<u>Yr 3</u> 2014	<u>Yr 4</u> 2015	<u>Yr 5</u> 2016	<u>Yr 6</u> 2017	<u>Yr 7</u> 2018	<u>Yr 8</u> 2019	<u>Yr 9</u> 2020	<u>Yr 10</u> 2021
Federal Park	1,307	1,307.0	1,307.0	1,307.0	1,307.0	1,307.0	1,307.0	1,307.0	1,307.0	1,307.0	1,307.0
State Park	4,948	4,947.6	4,947.6	4,947.6	4,947.6	4,973.3	5,227.8	5,666.4	5,666.4	6,003.8	6,003.8
ALPB Easements	29,020	30,557.1	32,050.7	34,658.1	36,138.4	37,133.5	38,460.4	40,033.7	41,280.9	41,894.1	43,317.9
County Park	4,097	4,097.0	4,097.0	4,097.0	4,110.8	4,110.8	4,324.1	4,361.4	4,441.6	4,441.6	4,441.6
Municipal Recreational Park	7,324	7,380.0	7,492.4	7,522.9	7,584.8	7,675.9	7,748.6	7,923.8	8,174.2	8,216.7	8,390.4
Municipally Protected Open Space	3,637	3,724.0	3,919.8	4,016.2	4,081.3	4,100.0	4,179.4	4,200.6	4,200.6	4,200.9	4,255.9
Municipal Purchase of Development Rights	0	22.4	45.6	45.6	128.1	149.0	190.6	190.6	190.6	190.6	190.6
Municipal Transferable Development Rights	954	954.2	1,002.7	1,002.7	1,002.7	1,002.7	1,002.7	1,002.7	1,002.7	1,002.7	1,002.7
Land Trust Owned in-Fee	6,929	6,928.8	6,998.7	7,012.7	7,232.2	7,279.7	8,000.1	8,235.5	8,369.1	8,392.3	8,497.7
Land Trust Easement	45,129	46,053.1	46,848.0	47,289.2	47,768.9	48,233.5	49,985.7	50,658.9	51,288.9	51,671.9	52,810.7
Managed Lands Owned in-fee	5,125	5,181.7	5,181.7	5,181.7	5,181.7	5,192.1	5,192.1	5,476.9	5,622.2	6,199.2	6,199.2
Managed Lands with Public Sector Easements	379	403.3	403.3	403.3	403.3	405.2	405.2	405.2	405.2	405.2	405.2
Home Owner Association POS	15,502	15,719.6	15,750.0	15,779.3	15,904.4	16,296.9	16,325.0	16,692.8	16,903.7	17,044.6	17,428.8
Subtotal		127,275.6	130,044.4	133,263.1	135,791.0	137,859.4	142,348.5	146,155.4	148,853.0	150,970.6	154,251.5
Twice Protected Parcels	-5,676.2	-6,017.2	-6,076.9	-6,082.1	-6,146.0	-6,347.7	-6,654.8	-6,726.1	-6,933.3	-6,937.5	-7,287.2
Total (Subtotal minus Twice Protected)		121,258.4	123,967.5	127,181.0	129,645.0	131,511.7	135,693.7	139,429.4	141,919.7	144,033.1	146,964.3
Total - as Percent of Chester County [485,845 Acres]		25.0	25.5	26.2	26.7	27.1	27.9	28.7	29.2	29.6	30.2

This is an unofficial report and does not represent the yearly Annual POST report.

Estimated Change in Protected Open Space as of December 31, 2021

<u>Protected Open Space Type</u>	<u>'11-'12</u>	<u>'12-'13</u>	<u>'13-'14</u>	<u>'14-'15</u>	<u>'15-'16</u>	<u>'16-'17</u>	<u>'17-'18</u>	<u>'18-'19</u>	<u>'19-'20</u>	<u>'20-'21</u>
Federal Park	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
State Park	0.00	0.00	0.00	0.00	25.76	254.45	438.64	0.00	337.37	0.00
ALPB Easements	1,537.58	1,493.59	2,607.38	1,480.29	995.09	1,326.98	1,573.26	1,247.16	613.27	1,423.81
County Park	0.00	0.00	0.00	13.75	0.00	213.31	37.33	80.16	0.00	0.00
Municipal Recreational Park	55.55	112.39	30.46	61.94	91.05	72.69	175.18	250.42	42.57	173.67
Municipally Protected Open Space	87.45	195.80	96.43	65.11	18.67	79.37	21.22	0.00	0.37	54.93
Municipal Purchase of Development Rights	22.35	23.20	0.00	82.50	20.90	41.63	0.00	0.00	0.00	0.00
Municipal Transferable Development Rights	0.00	48.50	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Land Trust Owned in-Fee	0.00	69.93	13.94	219.49	47.56	720.34	235.42	133.67	23.15	105.44
Land Trust Easement	923.95	794.93	441.20	479.67	464.67	1,752.18	673.21	629.98	383.04	1,138.75
Managed Lands Owned in-fee	56.25	0.00	0.00	0.00	10.40	0.00	284.81	145.31	577.01	0.00
Managed Lands with Public Sector Easements	24.45	0.00	0.00	0.00	1.90	0.00	0.00	0.00	0.00	0.00
Other Dept. of Open Space Easements	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Home Owner Association POS	217.89	30.46	29.28	125.13	392.44	28.16	367.81	210.87	140.86	384.26
<i>Subtotal</i>	2,925.47	2,768.80	3,218.69	2,527.88	2,068.44	4,489.11	3,806.88	2,697.57	2,117.64	3,280.86
Twice Protected Parcels	-340.98	-59.70	-5.25	-63.88	-201.69	-307.10	-71.25	-207.23	-4.23	-349.67
Total (Subtotal minus Twice Protected)	2,584.49	2,709.10	3,213.44	2,464.00	1,866.75	4,182.01	3,735.63	2,490.34	2,113.41	2,931.19
Total as % of Chester County [485,845 Acres]	0.53	0.56	0.66	0.51	0.38	0.86	0.77	0.51	0.43	0.60

This is an unofficial report and does not represent the yearly Annual POST report.

Estimated POST Protected Open Space 2012 through 2021

Year	Estimated Acres Protected Annually	Estimated Aggregate Total Acres Protected	Estimated % of the County Protected Annually
2012	2,570	121,920	25.1
2013	2,710	124,620	25.7
2014	3,210	127,840	26.3
2015	2,430	130,260	26.8
2016	1,870	132,130	27.2
2017	4,190	136,310	28.1
2018	3,680	140,000	28.8
2019	2,410	142,000	29.3
2020	2,100	144,000	29.7
2021	2,930	147,000	30.2

The following trends were observed for the year 2021:

- The increase in preserved open space in Chester County was consistent with that of past years. It was the largest increase since 2018. There were substantial challenges administering the preservation of parcels during the 2020 pandemic, and many of the parcels protected in 2021 represent 2020 initiatives that had to be delayed until 2021.
- In 2021, county-funded Agricultural Conservation Easements accounted for 1,424 acres of protected open space, which is a typical annual accumulation. Such easements are often finalized in December due to end-of-year tax considerations. Even though COVID infections peaked during the winter, the protection of agricultural land proceeded much as it did in the years prior to the pandemic.
- Land trusts preserved 105 acres in-fee, which is a typical annual acreage. Land trusts preserved 1,139 acres through conservation easements which is the highest its been since 2017.
- Homeowner association (HOA) open space protected over 380 acres, which is a high acreage relative to recent years. HOA open space commonly gets preserved when larger scale developments are built.
- For the foreseeable future, the largest contribution for protection will most likely be agricultural easements located in the western half of the county.

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: March 31, 2022
Re: Planning Commission Board Meeting Monthly Report

For the month of March, 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 and a new eTool also occurred.

The GIS staff continued to assist Community Planning's mapping requests, historic atlas updates, and work program projects. Maps for county partners were also produced.

The Graphics team assisted with various work program projects. In addition, staff took photographs of recently completed projects around the county.

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

April 2022

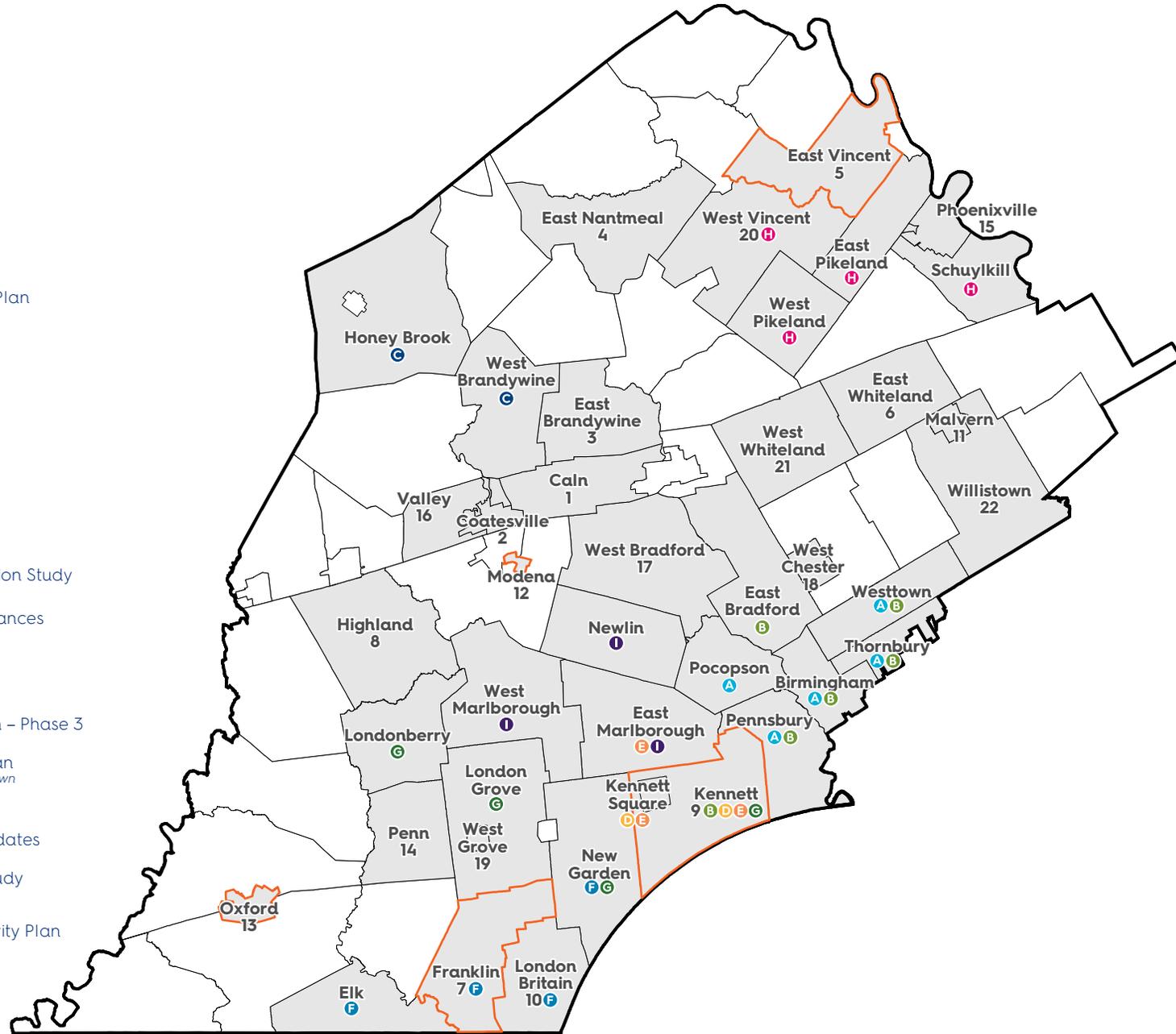
- Ongoing VPP Project
- County Consulting Project

Single-Municipality Projects

1. Caln Zoning Ordinance
2. Coatesville Zoning Ordinance
3. East Brandywine Comp Plan & Official Map
4. East Nantmeal Historic Resource Survey
5. East Vincent Zoning Ordinance (New)
6. East Whiteland Open Space, Parks, & Recreation Plan
7. Franklin Comprehensive Plan
8. Highland Comprehensive Plan
9. Kennett Zoning Ordinance
10. London Britain SLDO
11. Malvern Comprehensive Plan
12. Modena Comprehensive Plan
13. Oxford Comprehensive Plan
14. Penn Comprehensive Plan
15. Phoenixville Comprehensive Plan
16. Valley – W. Lincoln Highway Corridor Master Plan
17. West Bradford Open Space, Recreation, & Environmental Resources Plan
18. West Chester – Economic Benefits of Rail Restoration Study
19. West Grove Comprehensive Plan
20. West Vincent Forest/Woodlands Protection Ordinances
21. West Whiteland Historic Resources Survey
22. Willistown Comprehensive Plan

Multi-Municipal Projects

- A Brandywine Battlefield Strategic Landscapes Plan – Phase 3
Birmingham, Pocopson, Pennsbury, Thornbury, Westtown
- B Brandywine Battlefield Heritage Interpretation Plan
Birmingham, East Bradford, Kennett, Pennsbury, Thornbury, Westtown
- C Icedale Trail Feasibility Study
Honey Brook, West Brandywine
- D Kennett Square/Kennett Township Regulatory Updates
Kennett, Kennet Square
- E Longwood Gardens Connector Trail Feasibility Study
East Marlborough, Kennett, Kennett Square
- F Mason-Dixon Line/
Arc Corner Heritage Interpretation and Connectivity Plan
Elk, Franklin, London Britain, New Garden
- G Route 41 Corridor Improvement Study
Kennett, Londonberry, London Grove, New Garden
- H Clean Energy Transition Plan
East Pikeland, Schuylkill, West Pikeland, West Vincent
- I Unionville Area Regional Comprehensive Plan
East Marlborough, Newlin, West Marlborough



COMMUNITY PLANNING REPORT

April 2022 (Activities as of 3/31/22)

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

MUNICIPAL ASSISTANCE

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

SINGLE MUNICIPALITY

1. Caln Township – Zoning Ordinance Update

Percent Completed: 75% Contract Term: 8/20 – 7/22 Consultant: Ray Ott & Associates Monitor: Mark Gallant

The Township is updating their Zoning Ordinance, implementing recommendations from their 2017 comprehensive plan and creating a cohesive ordinance that encourages appropriate development. The consultant pulled together the full draft of the zoning ordinance and distributed it to the Task Force for review at their February meeting. *The next meeting of the Task Force is scheduled for May 3rd. In the meantime, the consultant and township administration have met to discuss the updated ZO. The Township will likely require a six-month extension to finalize the ZO and complete the adoption process.*

2. City of Coatesville – Zoning Ordinance Update

Percent Completed: 25% 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 and April meetings will focus on Signs.

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

Percent Completed: 35% Contract Term: 5/21 – 4/23 Consultant: Tom Comitta & Assoc./Brandywine Conservancy Monitor: Jeannine Speirs

The Township will be updating their existing comprehensive plan, which was adopted in 2009, and update their existing Official Map that dates from 2011. Recommendations in the existing plan have largely been completed, and the update will address Landscapes. 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. *Chapter drafts are anticipated to begin being reviewed in April or May.*

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. *Survey mapping is being completed, then a VPP grant review will be requested.*

5. East Vincent – Zoning Ordinance

Percent Completed: 0% Contract Term: 4/22 – 3/24 Consultant: Chester County Planning Commission Monitor: Kate Clark

The Township will be developing an updated zoning ordinance with the Planning Commission acting as the consultant through the county consulting services portion of the Vision Partnership Program. The kick-off meeting will be held in April 2022.

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

Percent Completed: 90% Contract Term: 12/18 – 5/22 Consultant: Natural Lands Monitor: Chris Patriarca

The Act 247 referral has been received and a public hearing to consider its adoption by the Board of Supervisors is scheduled for May.

7. 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 and being reviewed by the Township Planning Commission at public meetings as the beginnings of the 247 review process.* A 6-month extension has been approved to accommodate the 247 review process and adoption.

8. Highland Township – Comprehensive Plan Update

Percent Completed: 80% Contract Term: 2/21 – 1/23 Consultant: Brandywine Conservancy Monitor: Chris Patriarca

A full, draft plan will be presented for review and recommendation from the Task Force in May.

9. Kennett Township – Zoning Ordinance

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

Final draft review is nearly complete.

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

Percent Completed: 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 the Township Planning Commission. 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.

11. Malvern Borough – Comprehensive Plan

Percent Completed: 80% Contract Term: 9/20 – 8/22 Consultant: Brandywine Conservancy Monitor: Kevin Myers

The topics covered to date include: background data and mapping, community survey (500+ responses), community vision, natural resources, housing, historic resources, parks and recreation, future land use, economic development, and transportation. A full draft plan was provided which was discussed at the November 17, 2021 and January 19, 2022 meetings. The grant monitor provided written comments (via PDF). The April 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.

12. Modena Borough – Comprehensive Plan

Percent Completed: 75% Contract Term: 4/21 – 3/23 Consultant: Chester County Planning Commission Lead Planner: Chris Patriarca

The plan is being fully formatted, and a public information meeting is scheduled for late-April.

13. Oxford Borough – Comprehensive Plan

Percent Completed: 45% 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 few meetings of the Task Force (January, February, March) were focused on the review of draft objectives and plan recommendations. *The Borough will present the draft Plan Objectives and Actions at a public open house on April 28, 2022.*

14. 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.

15. Phoenixville Borough – Comprehensive Plan

Percent Completed: 90% Contract Term: 8/20 – 7/22 Consultant: Herbert, Rowland, and Grubic Monitor: Chris Patriarca

The Planning Commission will tentatively make their recommendation on the plan at their April meeting. A public hearing on the plan with Borough Council is tentatively scheduled for May.

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

Percent Completed: 20% Contract Term: 8/21-7/23 Consultant: Pennoni and Thomas Comitta Assoc. Monitor: Mark Gallant

Valley Township will be conducting a corridor master plan for West Lincoln Highway, a high priority recommendation from their recently adopted comprehensive plan. The plan would work to create a more cohesive corridor, addressing streetscaping, multi-modal network, mixed uses, access management, and stormwater management infrastructure from the perspective of both new development and redevelopment. The Township has selected a consultant team of Pennoni and Thomas Comitta Associates. The 2nd Task Force meeting was held on December 28th and the consultant presented an outline of their research findings. *At most recent Task Force meeting (March 22nd), the consultant presented results from a PennDOT coordination meeting, results from the SWOT (Strengths, Weaknesses, Opportunities, Threats) Analysis, Goals and Objectives, descriptions of the Character Areas, and plans for community engagement.*

17. 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 full draft plan will be reviewed at the next scheduled task force meeting. *A 6-month extension has been approved to accommodate the final township and county VPP review as well as municipal acceptance of the plan.*

18. West Chester Borough – Economic Benefits of Rail Restoration

Percent Completed: 85% 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 were made based on task force input prior to a final report being issued. *The draft report is awaiting presentation to Borough Council prior to authorization for VPP review.*

19. West Grove Borough – Comprehensive Plan

Percent Completed: 100% 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 was adopted in February. *Awaiting coordination for reimbursement from the Borough.*

20. 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. *The kickoff meeting is scheduled for April 7, 2022.*

21. West Whiteland Township – Historic Resource Survey Update

Percent Completed: 100% Contract Term: 11/19 – 4/22 Consultant: Commonwealth Heritage Group Monitor: Jeannine Speirs

A VPP grant review of project materials has been completed. *Survey was presented to the Board of Supervisors in February.*

22. Willistown Township – Comprehensive Plan

Percent Completed: 35% Contract Term: 1/21-12/22 Consultant: Gaadt Perspectives Monitor: Kate Clark

The Task Force met in March to receive a project status update and to review introductory draft plan chapters. The next Task Force meeting will be held in May and will review additional draft plan chapters and mapping.

MULTI-MUNICIPAL

23. 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. *Technical report is being drafted.*

24. 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.

25. 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. A Public Information Meeting was held on November 17th where the consultant presented the preferred trail alignment, results of landowner outreach, trail surface options, and a conceptual sketch for Icedale Meadows Park 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 Study was accepted by West Brandywine in March and is expected to be accepted by Honey Brook Township on April 13th.*

26. 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.

27. 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: 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.

28. 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. *Scope of work is being prepared.*

29. 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.

30. 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. *Additional meetings have been held since the initial kickoff meeting that have focused on the results of interviews with municipal elected officials regarding energy usage and organizing community outreach strategies for the upcoming Spring and Summer seasons.*

31. Unionville Area Region – Comprehensive Plan Update

Percent Completed: 0%

Contract Term: 4/22 – 3/24

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.

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. Kennett Township (subdivision and land development ordinance)
3. West Sadsbury Township (comprehensive plan)
4. East Bradford Township (zoning ordinance)
5. Oxford Region (anticipated – regional comprehensive plan)
6. Spring City (comprehensive plan)
7. Kennett Square Borough (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)
- 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)
- 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: Bill Deguffroy, 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 completed, and tour brochure is currently being designed. Town Tours are to be 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 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: support from Nancy Shields and Jeannine Speirs.
External Partners: CPHN, PHMC
Status: *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: Jeannine Speirs (interim lead) 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: Jeannine Speirs serves 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 that involves proposed building demolition. 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: 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, NorthReed Road #134. Cultural Review reports are completed for Warwick Furnace Road #199 and Dutton Mill Road #157. 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: Various Staff
 - 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: Brian O’Leary 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 approved 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 were 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: Along with Marshallton Heritage Center, Kennett Heritage Center is now open, and plans are underway for one at Strode's Barn, as well as 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. *A regional Heritage Interpretive and Connectivity Plan is funded under VPP (Above #28) for the Mason-Dixon/Delaware Arc Corner area, which will identify possible places for Heritage Centers and Interpretive Sites along with connections between them and other amenities.*

- **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), Kennett (VPP).
- **Adaptive Reuse Design Guide** – development of a guide specific to adaptive reuse
Staff: Mark Gallant led with support from Jeannine Speirs and Joe Shanley
External Partners: Advisory Committee for the project
Status: A second Advisory Committee meeting was held in June 2021. 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
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 and Connectivity 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 CCPC is helping to lead) and Battlefield Heritage Centers and Interpretive Sites (*that were identified through CCPC's battlefield planning work and refined via the above referenced Heritage Interpretation and Connectivity Plan*).

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. *2021 report complete and being formatted for online publication.*
- **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 scheduled for May 3.*
- **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.
- **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. *2022 (2021 data) report drafted and under review.*
- **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 held in early March.
- **Presentations** – *A+ Homes presentations scheduled in April at Valley Township, May for Oxford Borough, and June for Kennett Township.*

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. *All 2022 UCII coordination is complete and the final 2022 UCII should be posted soon.*
- **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. *2022 CRP discussions are underway prior to the program getting underway later this year.*
- **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 provide 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. *Project review and scoring will begin after the April 27, 2022 submission deadline.*
- **Presentations:** Attended the Western Chester County COG 1/26/2022 and presented a CCPC overview on 2/23/2022

Agricultural Development Council Update



Sustainability Division



Sustainability Division

Monthly Activities Report – March 2022

Summary: The Sustainability Division was established on March 14 when Rachael Griffith moved into the position of Sustainability Director. Carrie Conwell, Senior Environmental Planner, joined the division as well. This month was spent getting familiar with the organizations, people, and policies in place that will impact our work.

The Environmental and Energy Advisory Board held their first subcommittee meetings this month (Clean Energy and Environment Subcommittees).

The Transco (Williams) Pipeline is proposing the Regional Energy Access Expansion Project, which will be part of their existing natural gas transmission system, which will enable additional capacity and ability to transport product from the Marcellus Shale production area to multiple delivery points along the existing infrastructure. The proposed activity in Chester County includes upgrades and modifications to the Compressor Station located in East Whiteland. The project information will be on the PIC shortly.

Our current work program:

- Planning for the 2022 Open Space Summit (May 10th at Springton Manor)
- Planning a series of tours of preserved farms (first three Saturdays in May)
- Municipal Open Space Outreach Initiative
- Updating CCPC's 2002 Cluster Subdivision Design Guide
- Outreach related to clean and sustainable energy
- Coordinating and promoting Chester County's C-PACE program
- Conducting an inventory of water and sewer service areas and related capacity
- Establishing a County Affiliate of Keep PA Beautiful
- Ongoing: Coordinating with the CC Environmental and Energy Advisory Board
- Ongoing: Monitoring Pipeline news and status
- Ongoing: Reviewing Act 67/68 submissions related to pipelines, planning modules, and providing grant support letters for open space and non-transportation infrastructure projects.

Director's Report

Public Comment