



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 351 East

Hybrid Meeting
December 14, 2022

AGENDA

- 2:00 p.m. 1. CALL TO ORDER
- A. Chairman’s Welcome *Chair*
2. PUBLIC COMMENT *Chair*
3. PRESENTATION
- B. West Vincent Township forest protection ordinances *Sara Shick, West Vincent Township
Board of Supervisors, Vice-Chair
John Granger, West Vincent Township Manager
Edward Theurkauf, Theurkauf Design & Planning*
- 2:25 p.m. 4. ACTION ITEMS
- C. Approval of Commission Meeting Minutes – November 9, 2022 *Commission*
- D. Approval of 2023 Planning Commission Meeting Schedule *Commission*
- E. Appointment of 2023 Officers Nominating Committee *Commission*
- F. Act 247 Reviews – November 2022 Applications *Act 247 Team*
- 1) Subdivision and Land Development Plan Reviews (19)
- 1. Caln Township CU-10-22-17411
 - 2. Caln Township LD-10-22-17412
 - 3. Charlestown Township SD-10-22-17434
 - 4. City of Coatesville SD-11-22-17448
 - 5. Honey Brook Township LD-10-22-17417
 - 6. Honey Brook Township LD-10-22-17421
 - 7. Lower Oxford Township SD-10-22-17431
 - 8. North Coventry Township LD-10-22-17416
 - 9. North Coventry Township SD-10-22-17415
 - 10. Oxford Borough CU-09-22-17386
 - 11. Pennsbury Township SD-10-22-17426
 - 12. Phoenixville Borough LD-10-22-17391
 - 13. Tredyffrin Township SD-10-22-17427
 - 14. West Brandywine Township LD-09-22-17372
 - 15. West Brandywine Township SD-09-22-17373
 - 16. West Goshen Township LD-10-22-17407
 - 17. West Goshen Township SD-09-22-17387
 - 18. West Goshen Township SD-10-22-17406
 - 19. West Whiteland Township SD-10-22-17399
- 2) Comprehensive Plan, Zoning and Subdivision Ordinance
Amendment, Miscellaneous Reviews (17)
- 1. Charlestown Township MA-10-22-17397
 - 2. Charlestown Township SA-10-22-17396
 - 3. Charlestown Township ZA-10-22-17394

- 4. Charlestown Township ZA-10-22-17395
- 5. City of Coatesville ZA-10-22-17435
- 6. East Caln Township ZA-10-22-17438
- 7. Oxford Borough SA-10-22-17425
- 8. Oxford Borough ZA-10-22-17418
- 9. Oxford Borough ZA-10-22-17419
- 10. Oxford Borough ZA-10-22-17424
- 11. Penn Township SA-10-22-17439
- 12. Tredyffrin Township ZA-10-22-17423
- 13. Tredyffrin Township ZA-10-22-17436
- 14. West Goshen Township ZA-10-22-17390
- 15. Willistown Township MA-10-22-17430
- 16. Willistown Township SA-10-22-17429
- 17. Willistown Township ZA-10-22-17428

G. Act 537 Reviews- November 2022 Applications

Carrie Conwell

- 1) Major Applications (1)
 - 1. Caln Township Act 537 Plan Update – consistent
- 2) Minor Applications (2)
 - 1. West Brandywine Township; Banquet Facility; 29-4-4; consistent
 - 2. Birmingham Township; Radley Run Country Club Improvements; 65-3-6.1A; consistent

H. Approval of 2023 Work Program and Communications Plan

Brian O’Leary

2:35 p.m. 5. DISCUSSION AND INFORMATION ITEMS

I. Agricultural Development Council Update

Ann Lane

J. Sustainability Division Update

Rachael Griffith

K. Multimodal Transportation Planning Division Update

Brian Styche

- 1) Understanding Social Equity webpages

Jake Michael

L. Design & Technology Division Update

Paul Fritz

M. Community Planning Division Update

Bill Deguffroy

N. Director’s Report

Brian O’Leary

4:00 p.m. 6. ADJOURNMENT

Action Items



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MINUTES: Regular Monthly Meeting
Chester County Planning Commission

Hybrid - GSC Suite 351 East
November 9, 2022

MEMBERS PRESENT IN PERSON: Michael Heaberg, Chair; Nate Cline, Vice Chair; Doug Fasick; Stephanie Duncan; Matt Hammond; Angie Thompson-Lobb; Molly Morrison.

MEMBERS PRESENT VIA ZOOM: None

STAFF PRESENT IN PERSON: Brian O'Leary, Executive Director; Carol Stauffer, Assistant Director; Beth Cunliffe; Mark Gallant; Kevin Myers; Chris Patriarca; Paul Fritz; Rachael Griffith; Gene Huller; Nancy Shields; Brian Styche; Elle Steinman; Carolyn Oakley.

STAFF PRESENT VIA ZOOM: Glenn Bentley; Chris Bittle; Wes Bruckno; Steve Buck; Carrie Conwell; Paul Farkas; Hillary Krummrich; Patty Quinn; Joe Shanley; Colin Murtoff; Diana Zak; Jake Michael.

VISITORS PRESENT IN PERSON: None

VISITORS PRESENT VIA ZOOM: None

CALL TO ORDER:

The regular monthly meeting of the Chester County Planning Commission held in person in the Government Services Center Suite 351 East and via Zoom audio/video on Wednesday, November 9, 2022 was called to order at 2:00 P.M. by Chair Michael Heaberg.

Public Comment: There were no public comments.

ACTION ITEMS:

Approval of Meeting Minutes:

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

Act 247 Reviews:

Subdivision and Land Development Reviews – October 2022:

There were twelve (12) Subdivision and Land Development Reviews prepared in October.

A MOTION TO APPROVE THE TWELVE (12) SUBDIVISION AND LAND DEVELOPMENT REVIEWS WAS MADE BY MR. HAMMOND, SECONDED BY MS. THOMPSON-LOBB, AND PASSED BY UNANIMOUS VOTE OF THE COMMISSION.

Mr. Cline recused himself from the following application: SD-09-22-17383.

Mr. Hammond recused himself from the following applications: LD-08-22-17341; SD-08-22-17340.

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

There were thirteen (13) Comprehensive Plan, Zoning and Subdivision Ordinance Amendment, and Miscellaneous Reviews prepared in October.

A MOTION TO APPROVE THE THIRTEEN (13) COMPREHENSIVE PLAN, ZONING AND SUBDIVISION ORDINANCE AMENDMENT, AND MISCELLANEOUS REVIEWS WAS MADE BY MS. MORRISON, SECONDED BY DR. FASICK, AND PASSED BY UNANIMOUS VOTE OF THE COMMISSION.

Mr. Cline recused himself from the following applications: MA-10-22-17398; ZA-09-22-17384.

Act 537 Reviews:

Ms. Conwell presented the Commission with one (1) minor Act 537 review for the month of October 2022.

A MOTION TO APPROVE THE ONE (1) MINOR ACT 537 REVIEW FOR OCTOBER 2022 WAS MADE BY DR. FASICK, SECONDED BY MS. MORRISON, AND PASSED BY UNANIMOUS VOTE OF THE COMMISSION.

VPP Round II 2022 Grants:

Mr. Patriarca presented the Commission with five VPP Round II 2022 Grants that were reviewed and recommended by the VPP Grants Sub Committee. The VPP Grants Sub Committee is made up of Mike Heaberg, Chair; Stephanie Duncan; and Molly Morrison.

A MOTION TO APPROVE THE FIVE (5) VPP ROUND II 2022 GRANTS WAS MADE BY DR. FASICK, SECONDED BY MS. DUNCAN, AND PASSED BY UNANIMOUS VOTE OF THE COMMISSION.

DISCUSSION AND INFORMATION ITEMS:

Community Planning Division Update:

Mr. Gallant reviewed the Municipal Assistance Projects map showing there are 16 Single-Municipal projects and six Multi-Municipal Projects. Mr. Gallant highlighted the following projects:

- Modena Borough Comprehensive Plan – adoption is anticipated by the end of November.
- East Brandywine Comprehensive Plan and Official Map – The Comprehensive Plan was recently adopted. The Official Map had revisions and will be resubmitted for VPP/Act 247 review.
- Kennett Township Zoning Ordinance – is in for Act 247 review.

- Oxford Borough Comprehensive Plan - The Borough is submitting their final chapter and anticipates adoption in the first quarter of 2023.
- Clean Energy Transition Plan – Municipalities are working through their stakeholder meetings.

Mr. Gallant asked Ms. Thompson-Lobb to speak about the historic grain separator moving from the Herr's property to Glenroy Preserve. Ms. Thompson-Lobb is hoping the Glenroy Preserve site becomes an Agricultural Heritage Site with interactive kiosks. A video was played that documented this move.

Mr. Myers highlighted the 2022 Urban Centers Forum that took place on October 25, 2022 at the Public Safety Training Campus. Eleven of the 16 Urban Centers participated by providing updates in their municipality followed by discussion on sidewalks, stormwater and flooding, measuring success, transit connections, EV infrastructure, community engagement and volunteers, comprehensive planning, and housing affordability. The 2023 Community Revitalization Program (CRP), the Department of Community Development's program for funding Urban Centers Capital Improvements, was announced at the end of the forum. Going forward, CRP is switching from an annual program to a program every other year. As a prelude to the CRP, Mr. Myers will undertake the Urban Centers Improvement Inventory process.

Mr. Patriarca reminded guests of the upcoming A+ Homes Housing Forum occurring next week, November 15, 2022 at Westminster Presbyterian Church. This forum will be geared towards our municipal partners. Speakers and panelists include: Ryan Bailey, Pennrose, LLC Senior Developer; Eli Kahn, Ekahn Development President and Founder; Tracy Patches, Church Housing Corporation Director of Development; and Kevin Gore, West Chester Borough Building and Housing Director.

Agricultural Development Council Update:

Ms. Krummrich thanked everyone for coming on this morning's tour at Herban Farms and offered to make this an annual event. Ms. Krummrich mentioned that there was great discussion about the municipal aspects of the Ag plan at last month's Planners' Forum. Finally, Ms. Krummrich announced that they are starting a new children's education outreach, working with a local farmer who is a retired teacher.

Administration and Communications Division Update:

Ms. Oakley reported on communications activity during the prior year. The eNewsletter currently has almost 2,000 subscribers, an 11% increase from last year. The average open rate is 41.3%, which is greater than the government industry standard of 38.3%. Ms. Oakley noted that the new Sustainability eNewsletter went out on September 29th to 190 subscribers. This eNewsletter will be emailed quarterly, and, as of November 1st, had 355 subscribers.

Social media has over 7,000 followers across all platforms (Facebook, Twitter, LinkedIn, Instagram), a 10% increase from November 1, 2021 through October 31, 2022. In addition, the planning commission recently started a Facebook, Twitter, and Instagram for Keep Chester County Beautiful.

Next, Ms. Oakley reported that the website had over 400,042 page views over the year, which is a 52% increase from the prior year. Ms. Oakley pulled up the website and noted the most popular page is about reducing waste and is located in the Utilities and Infrastructure section. In addition, the new homepage is more user friendly, focusing on products and what's happening. Websites currently under construction are the Schuylkill River Passenger Rail Authority and America250PA Chester County. Next year, Google Analytics will begin reporting numbers without spam referrals, which will cause the page view numbers to decrease.

Ms. Steinman reported on the Communications' 2022 accomplishments: staff sent out monthly eNewsletters, municipal emails, and press releases; collected and shared *Landscapes3* Success Stories; supported CCPC's eight annual events and 50 partner events; updated and promoted eTools; and posted daily to social media.

Ms. Steinman went on to describe the proposed 2023 Communications plan and reported on new initiatives for 2023: enhance the VPP section of the CCPC website with project examples; increase reach on social media by further engaging the audience; support the new Sustainability Division and the Keep Chester County Beautiful affiliate; and promote heritage tourism, the housing supply initiative, the county-wide trail master plan, and the public transportation plan.

Sustainability Division Update:

Ms. Griffith reported that the Keep Pennsylvania Beautiful affiliate has been launched. They held their first steering committee meeting, launched a website and social media platforms, and issued a press release announcing the new affiliate group. Ms. Griffith went on to report that C-PACE (Property Assessed Clean Energy), a finance program for energy related improvement, was activated in March. In July, the governor approved an expansion of the program to include multi-family building eligibility, indoor air quality projects, and resiliency projects.

Ms. Griffith reported that the Environmental and Energy Advisory Board held their quarterly meeting in October. A couple of major topics included plastic bag bans, the CCPC 2023 work program, and Climate Action Plan metrics.

Multimodal Transportation Division Update:

Mr. Styche reported on the two DCD Act 13 Awards (Marcellus Legacy Fund) which include the Greenways, Trails, Recreation Program (GTRP) and the Watershed Restoration and Protection Program (WRPP). Nearly \$840,000 was awarded across the county over 7 different projects.

Mr. Styche also announced SEPTA's Bus Revolution draft plan is available on their website at www.septabusrevolution.com. SEPTA is planning four new microtransit zones along with truncating some of the fixed route services.

Mr. Styche went on to report that the Borough of West Chester is discussing when and how often to hold their open-air market on Gay Street. West Chester now owns Gay Street, which will help them control when they can open and close the street. In order to gain ownership of Gay Street, West Chester had to swap ownership with Chestnut Street.

Design and Technology Division Update:

Mr. Fritz reported that planning submittals were around half of where they had been over the last couple of years in number of single-family homes and apartments. This decrease may be due to projects being hung up at the local level or a slow down in the economy. Mr. Fritz also announced that Benny Nein has left the County for the private sector.

Mr. Fritz gave an overview of the Rural Center Landscapes Design Guide, which is the fourth in a series. The first three design guides are: Urban Center Landscapes, Suburban Center Landscapes, and Suburban Landscapes. The county has six rural centers (Bucktown, Ludwig's Corner, Rockville, Cochranville, Daleville, and Nottingham) spanning eight communities. The purpose of this guide is to foster compatible development, protect residential neighborhoods, encourage walkability, protect and restore the environment, and guide appropriate development. The focus of this guide is on

underutilized developed land, villages with expansion or rehabilitation potential, infill sites that interconnect business areas, and developed land close to public utilities. The guide's audience includes developers, design professionals, engineers, planners, municipal attorneys, elected officials and admin staff, businesses, and the general public. This guide has a Planning Principles section and Design Elements section. CCPC will use this guide internally in 247 reviews, comprehensive plans, revitalization plans, and ordinance updates. The Rural Landscapes Design Guide is planned to be completed in 2023.

Director's Report:

Mr. O'Leary reported that last month's planners' forum, held in Coatesville at Nth Solutions, was successful, with nearly 90 attendees.

ADJOURNMENT

THERE BEING NO FURTHER BUSINESS, A MOTION TO ADJOURN AT 3:23 PM. WAS MADE BY MS. MORRISON, SECONDED BY MS. THOMPSON-LOBB, AND PASSED BY UNANIMOUS VOTE OF THE COMMISSION.

Respectfully submitted,

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

Brian N. O'Leary, AICP
Secretary

BNO/ncs



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CHESTER COUNTY PLANNING COMMISSION 2023 BOARD MEETING SCHEDULE

Second Wednesday of the month at 2:00 p.m., Government Services Center
unless otherwise noted

January 11th

February 8th

March 8th

April 12th

May 10th

June 13th (Tuesday **)

July 12th

August 9th

September 13th

October 11th

November 8th

December 13th

**Wednesday, June 14 is Flag Day

BNO /ncs

Appointment of 2023 Officers Nominating Committee



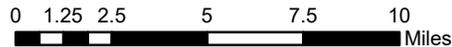
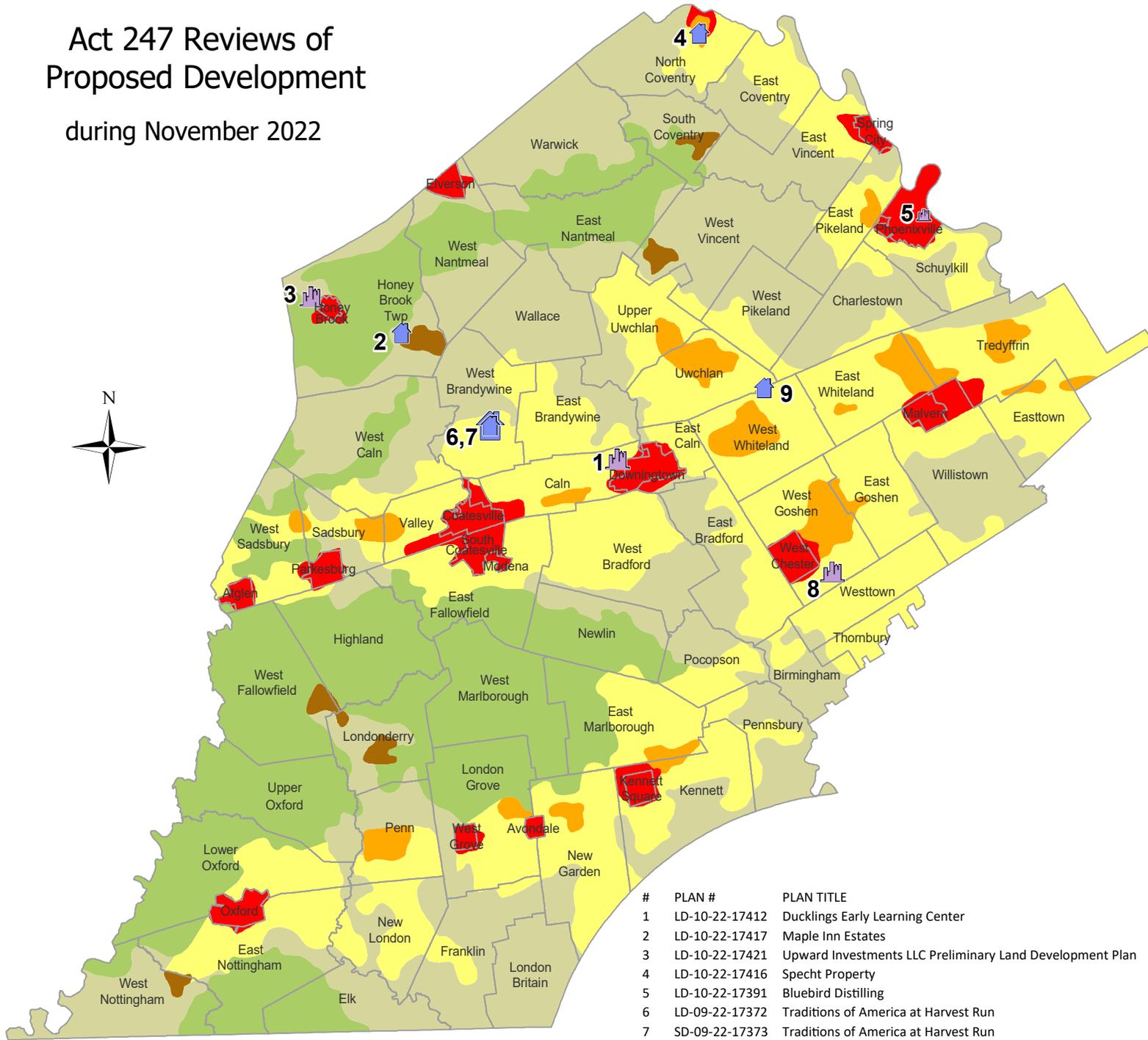
Act 247 Reviews



Subdivision & Land Development



Act 247 Reviews of Proposed Development during November 2022



Symbols

Residential Lots/Units

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

Non-Residential Square Feet

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

Other

- Mixed Use
- Not Consistent with Landscapes³

Landscapes³

Growth Areas

- Urban Center
- Suburban Center
- Suburban
- Rural Center

Rural Resource Areas

- Rural
- Agricultural

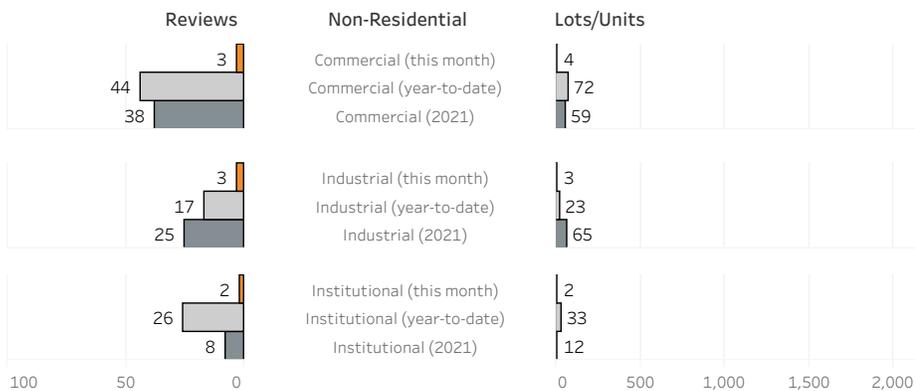
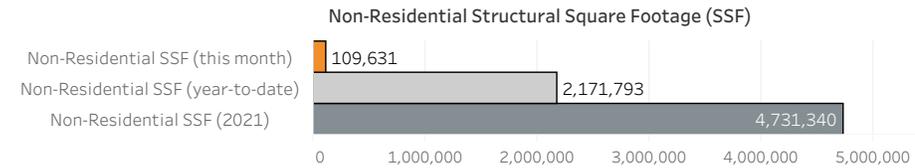
Note: Excludes lot line revisions, lot consolidations, second reviews, sketch plans, and surface parking, UNLESS those reviews cited unique or significant community impacts.

#	PLAN #	PLAN TITLE
1	LD-10-22-17412	Ducklings Early Learning Center
2	LD-10-22-17417	Maple Inn Estates
3	LD-10-22-17421	Upward Investments LLC Preliminary Land Development Plan
4	LD-10-22-17416	Specht Property
5	LD-10-22-17391	Bluebird Distilling
6	LD-09-22-17372	Traditions of America at Harvest Run
7	SD-09-22-17373	Traditions of America at Harvest Run
8	LD-10-22-17407	901 South Bolmar Street
9	SD-10-22-17399	430 Valley Hill Rd



Subdivision and Land Development Applications

November 2022



Subdivision and Land Development Reviews 11/1/2022 to 11/30/2022

Municipality	Plan #	Title	Review Date	Acreage	Land Use	Lots/Units	Non-Res. Sq. Footage	Structure Use	Non-Res. Bldgs.	Roads (L. Feet)	Landscapes ³ (Yes, No, N/R)
Caln Township	LD-10-22-17412	Ducklings Early Learning Center	11/10/2022	3.51	Institutional	1	11,990	Institutional Child Daycare	1		Yes
Charlestown Township	SD-10-22-17434	Alleva Lot Consolidation Plan	11/17/2022	20.05	Single Family Residential	1		Residential Single Family Residential		0	Yes
City of Coatesville	SD-11-22-17448	Coatesville Land Inc.	11/10/2022	1.22	Commercial	2		Commercial Lot Consolidation			Yes
Honey Brook Township	LD-10-22-17417	Maple Inn Estates	11/15/2022	4.13	Townhouse	24		Residential Townhouse		670	Yes
Honey Brook Township	LD-10-22-17421	Upward Investments LLC Preliminary Land Development Plan	11/17/2022	17.78	Industrial	1	35,170	Industrial Warehouse	1	0	Yes
Lower Oxford Township	SD-10-22-17431	Mitchell K. Glenn	11/15/2022	51.17	Single Family Residential Agricultural	2		Residential Single Family Residential Agricultural Farm/Pasture Land			Yes
North Coventry Township	LD-10-22-17416	Specht Property	11/22/2022	10.40	Townhouse	47		Residential Townhouse		1,590	Yes
North Coventry Township	SD-10-22-17415	Specht Property	11/22/2022	10.40	Townhouse	1		Residential Townhouse			Yes
Pennsbury Township	SD-10-22-17426	Gregory P Williams	11/14/2022	63.39	Single Family Residential	2		Residential Single Family Residential		0	Yes
Phoenixville Borough	LD-10-22-17391	Bluebird Distilling	11/3/2022	0.26	Commercial	1	4,071	Commercial Addition to Existing	1		Yes
Tredyffrin Township	SD-10-22-17427	Hardware Center Inc.	11/18/2022	2.09	Commercial Single Family Residential	2		Commercial Residential Single Family Residential			Yes
West Brandywine Township	LD-09-22-17372	Traditions of America at Harvest Run	11/4/2022	106.33	Townhouse	145		Residential Townhouse		0	Yes

Subdivision and Land Development Reviews 11/1/2022 to 11/30/2022

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 Brandywine Township	SD-09-22-17373	Traditions of America at Harvest Run	11/4/2022	106.33	Single Family Residential Townhouse Agricultural	39		Residential Single Family Residential Townhouse Agricultural Farm/Pasture Land		0	Yes
West Goshen Township	LD-10-22-17407	901 South Bolmar Street	11/9/2022	11.41	Industrial	1	58,400	Industrial Warehouse	3	0	Yes
West Goshen Township	SD-09-22-17387	Taylor Run Pump Station No.11	11/15/2022	1.29	Institutional Single Family Residential	2		Institutional Utility Residential Single Family Residential		0	Yes
West Goshen Township	SD-10-22-17406	901 South Bolmar Street	11/9/2022	11.41	Industrial	1		Industrial Warehouse		0	Yes
West Whiteland Township	SD-10-22-17399	430 Valley Hill Rd	11/10/2022	3.73	Single Family Residential	3		Residential Single Family Residential			Yes
Grand Totals of Subdivision and Land Development Reviews		17 Reviews		424.89 Acres		275 Lots/Units	109,631 Non-Res. Sq. Feet		6 Non-Res. Bldgs.	2,260 Linear Feet Roadway	

There are **17** plans consistent, **0** plans inconsistent, and **0** plans with no relevance to **Landscapes3**.

Unofficial Sketch Plan Evaluations 11/1/2022 to 11/30/2022

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 11/1/2022 to 11/30/2022

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)
Caln Township	CU-10-22-17411	Ducklings Early Learning Center	11/10/2022	3.51	Institutional	1	0	Institutional Child Daycare			Yes
Oxford Borough	CU-09-22-17386	Age-Restricted Residential Community - Moran Tract/Enox Land LP	11/1/2022	63.00	Single Family Residential	101	0	Residential Single Family Residential			Yes
Grand Totals of Conditional Use Reviews		2 Reviews		66.51 Acres		102 Lots/Units	0 Non-Res. Sq. Feet		Non-Res. Bldgs.	Linear Feet Roadway	

There are **2** Conditional Use consistent, **0** Conditional Use inconsistent, and **0** Conditional Use with no relevance to **Landscapes3**.

Subdivision & Land Development Letters





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November 10, 2022

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

Re: Conditional Use and Preliminary/Final Land Development - Ducklings Early Learning Center
Caln Township - CU-10-22-17411, LD-10-22-17412

Dear Ms. Denne:

A conditional use and preliminary/final land development plan entitled "Ducklings Early Learning Center", prepared by DL Howell and Assoc., and dated January 6, 2022, was received by this office on October 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 conditional use and land development for your consideration.

PROJECT SUMMARY:

Location:	The west side of Rock Raymond Road (State Route 4017)
Site Acreage:	3.51 acres
Lots/Units:	1 lot/1 structure
Non-Res. Square Footage:	11,990 square feet
Proposed Land Use:	Child daycare
New Parking Spaces:	50 spaces
Municipal Land Use Plan Designation:	Highway Commercial
UPI#:	39-2-26

PROPOSAL:

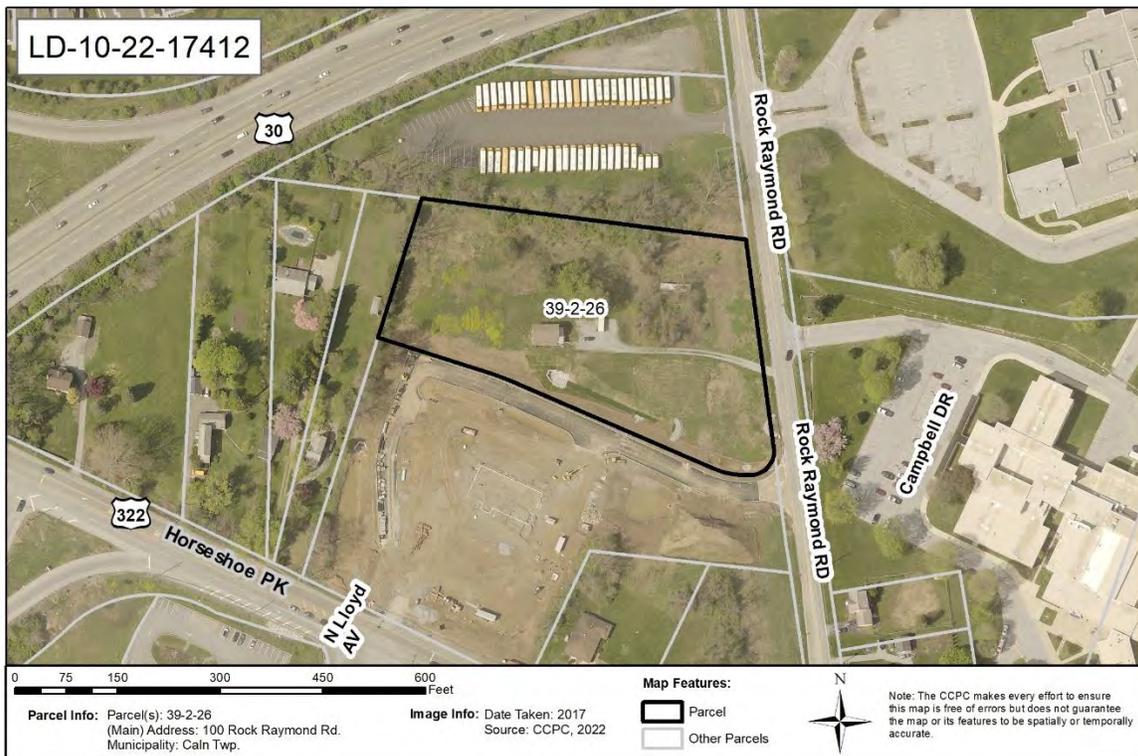
The applicant proposes the construction of a 11,990 square foot child daycare institutional building and 50 parking spaces. The site, which will be served by public water and public sewer facilities, is located in the Caln Township C-2 Regional Commercial - Route 30 Bypass Interchange Overlay Zoning District. Access will be from a commercial land use to the south. The daycare land use is regulated by conditional use.

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

COUNTY POLICY:

LANDSCAPES:

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



WATERSHEDS:

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

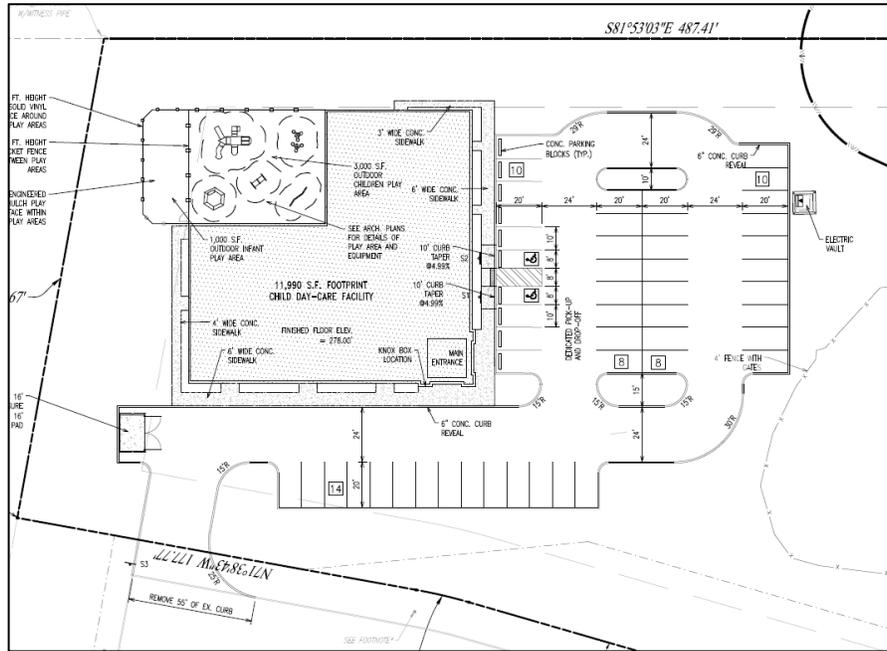
PRIMARY ISSUES:

4. The applicant has requested a waiver from the Caln Township Subdivision and Land Development Ordinance's requirements for sidewalks. Sidewalks are an essential design element for new construction in the **Urban Center Landscape**. "Connect" Objective C of *Landscapes3*, the 2018 County Comprehensive Plan, is to provide universally accessible sidewalks, trails, and public transit connections to create a continuous active transportation network within designated growth areas.

We suggest that the Township consider how this waiver will relate to safe pedestrian circulation, especially because the Royal Farms facility is located nearby, which may attract staff and parents. Therefore, we recommend that the applicant provide sidewalks as required by the Township Subdivision and Land Development Ordinance. The applicant and Township should refer to the Pedestrian Facilities Design Element of the County Planning Commission's Multimodal Circulation Handbook (2016 Update) in its design of the proposed pedestrian facilities. The Handbook is available online at: www.chesco.org/documentcenter/view/27042.

PennDOT's Design Manual 2-Chapter 6: Pedestrian Facilities and the Americans with Disabilities Act (ADA) recommend that sidewalks be a minimum of 5 feet in width. Additional information on this topic is provided in the Pedestrian Facilities Design Element of the County Planning Commission's Multimodal Circulation Handbook (2016 Update), which is available online at: www.chesco.org/MuniCorner/MultiModal/02-PedFacs.cfm.

5. The applicant should demonstrate how children will be safely dropped-off and picked-up at the facility, and should show how potential conflicts between vehicles and pedestrians will be avoided.
6. The plan shows 50 parking spaces while the plan indicates that 19 spaces are required. We suggest that the applicant and the Township evaluate the anticipated parking demand for this facility, and determine whether all of the proposed parking spaces will be necessary. If fewer spaces are required, we suggest that the extra spaces could be landscaped and held in reserve instead of being paved. The reserve spaces could be converted to paved spaces in the future if it becomes evident that they are actually needed. Reserving parking spaces in this manner can help to reduce initial construction costs, limit the creation of impervious surfaces, and increase opportunities for landscaping. The spaces farthest from the facility could be reserved.
7. We recommend the applicant and Township refer to the Emergency Access design element of the County Planning Commission's Multimodal Circulation Handbook (2016 Update) in its design of the emergency access connections. This design element is available online at: www.chesco.org/DocumentCenter/View/27034. The Township's emergency service providers should be requested to review the plan to ensure that safe access and egress is provided for this site.
8. Caln Township should verify that the proposed landscaping plan conforms to the Township's landscape and screening requirements. We suggest that the applicant consider maximizing the use of native tree, shrub, and herbaceous species in the planting areas. Additional street trees should be placed along Rock Raymond Road. We also suggest that the stormwater management facilities could serve as site amenities if additional landscaping was provided.



**Detail of Ducklings Early Learning Center
Conditional Use and Preliminary/Final Land Development Plan**

9. The proposed building includes roof areas that may offer opportunities to improve the facility’s long-term sustainability and reduce its reliance on energy from the grid, such as designs that incorporate “green roofs,” “white roofs” and solar photovoltaic energy systems. Green roofs can reduce a building’s stormwater runoff, improve insulation, increase the longevity of the roof system, and reduce heating and cooling costs. White roofs can help reflect solar radiation and also reduce cooling costs. Photovoltaic energy systems can improve the facility’s long-term sustainability and reduce its reliance on energy from the grid. Additional information on green roofs is available at: <https://www.chescoplanning.org/MuniCorner/eTools/05-GreenRoofs.cfm>. Additional information on alternative energy systems such as photovoltaic systems is available at: <https://www.dvrpc.org/EnergyClimate/AEOWG/>.
10. The plan indicates that a Columbia Gas Transmission easement is located in the site. The size and intensity of the proposed development and its proximity to a major transmission pipeline may result in designation or expansion of a High Consequence Area (HCA). The US Department of Transportation’s Pipelines and Hazardous Materials Safety Administration guidelines require pipeline operators to map HCAs for new pipelines and update existing HCAs. Location within an HCA requires that pipeline operators meet a higher standard of safety. For additional information about the implications of an HCA, see this page on the CCPC Pipeline Information Center: <https://www.chescoplanning.org/pic/HCA.cfm>.

We recommend that any habitable development be set back consistent with the guidelines provided in accordance with the “Potential Impact Radius” shown in the graph located at the Chester County Pipeline Information Center: www.chescoplanning.org/pic/introduction.cfm.

11. The Township should receive written confirmation that the applicant meets all licensing and registration requirements regulated by the Pennsylvania Department of Public Welfare - Office of Children, Youth and Families, and any other applicable state regulations pertaining to child daycare facilities.

Page: 5

Re: Conditional Use and Preliminary/Final Land Development - Ducklings Early Learning Center
Caln Township - CU-10-22-17411, LD-10-22-17412

12. The County Planning Commission's Multimodal Circulation Handbook (2016 Update), which is available online at: www.chescoplanning.org/resources/PubsTransportation.cfm, classifies Rock Raymond Road (State Route 4017) as a local distributor. The Handbook (page 183) recommends a 50 foot-wide right-of-way for local distributor roads to accommodate future road and infrastructure improvements. We recommend that the applicant and the Township contact PennDOT to determine the appropriate right-of-way to be reserved for this section of Rock Raymond Road. We suggest that this area be identified as a dedicated right-of-way, and be offered for dedication to PennDOT.
13. The Township Board of Commissioners should address the conditional use application prior to the consideration of the land development application. This will permit the Board of Supervisors to impose reasonable conditions on subsequent plan applications. The Board of Commissioners would also be permitted to "...attach such reasonable conditions and safeguards, in addition to those expressed in the ordinance, as it may deem necessary to implement the purposes of ...the zoning ordinance." (Pennsylvania Municipalities Planning Code, Section 913.2(a)).

ADMINISTRATIVE ISSUES:

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

Sincerely,



Wes Bruckno, AICP
Senior Review Planner

cc: DL Howell & Associates, Inc.
Chester County Conservation District
Newlin Homes, Inc., c/o Paul McLaughlin
Ducklings Early Learning Center



THE COUNTY OF CHESTER



COMMISSIONERS
Marian D. Moskowitz
Josh Maxwell
Michelle Kichline

Brian N. O’Leary, AICP
Executive Director

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

November 17, 2022

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

Re: Final Subdivision - Alleva Lot Consolidation Plan
Charlestown Township - SD-10-22-17434

Dear Ms. Csete:

A Final Subdivision Plan entitled "Alleva Lot Consolidation Plan", prepared by Chester Valley Engineers Inc., and dated October 7, 2022, was received by this office on October 25, 2022. This plan is reviewed by the Chester County Planning Commission in accord with the provisions of Section 502 of the Pennsylvania Municipalities Planning Code. We offer the following comments on the proposed Subdivision for your consideration.

PROJECT SUMMARY:

Location: north of Merlin Road, west of Church Road
Site Acreage: 20.05
Lots/Units: 1 lot
Proposed Land Use: Single Family Residential
Municipal Land Use Plan Designation: Rural
UPI#: 35-1-13.1, 35-1-13

PROPOSAL:

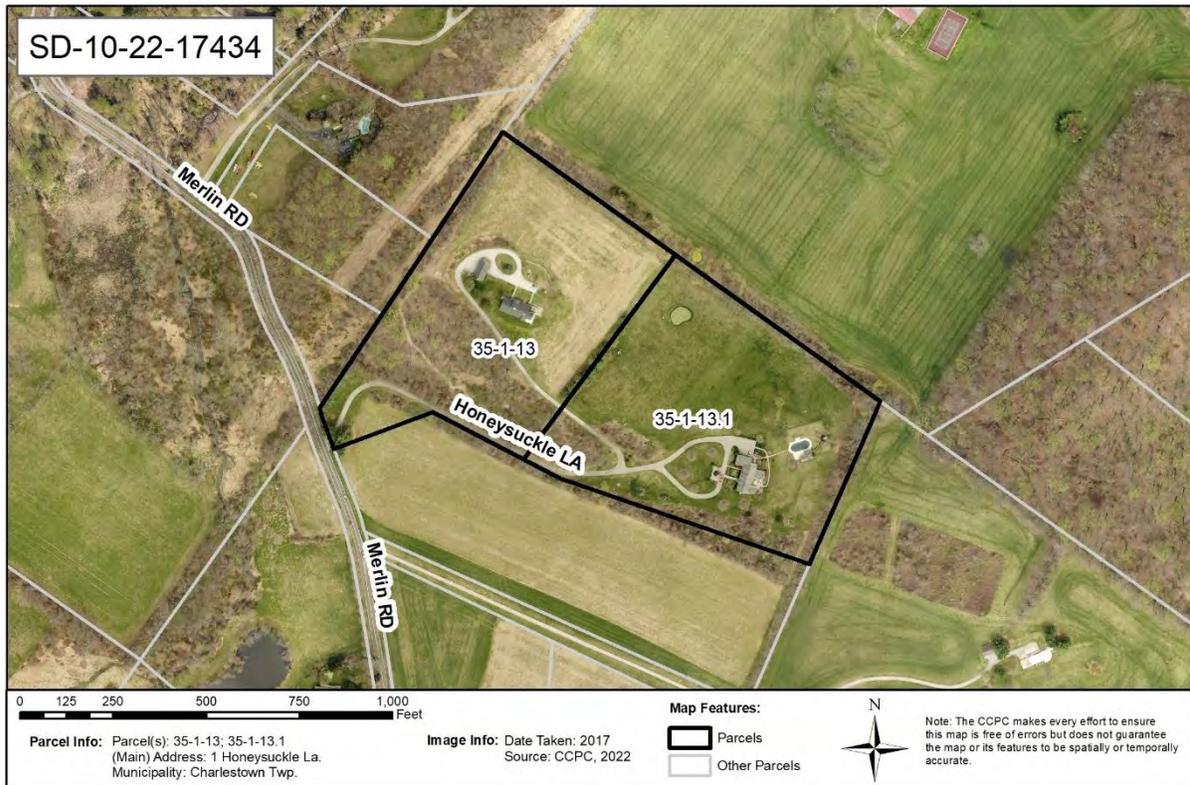
The applicant proposes the consolidation of two existing lots into a single 20.053 acre lot. The project site, which is served by on-site water and sewer facilities, is located in the FR-Farm Residential zoning district.

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.

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**.

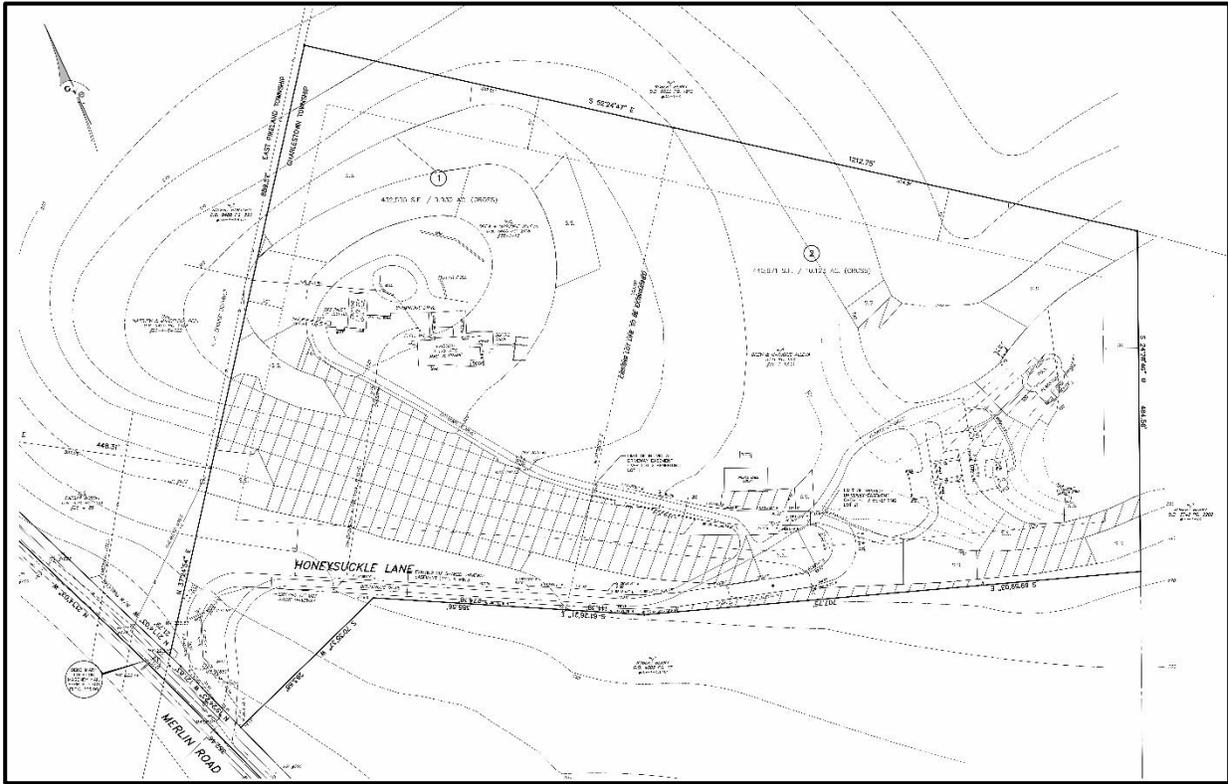


PRIMARY ISSUES:

2. The applicant should consider creating a cross access easement that would ensure perpetual access to both lots if either parcel were to change hands at some future time.

ADMINISTRATIVE ISSUES:

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



Detail of the proposed subdivision plan.

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

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

Glenn Bentley
Senior Review Planner

cc: Drew & Marjorie Alleva
Chester Valley Engineers, Inc.
Chester County Assessment Office



THE COUNTY OF CHESTER



COMMISSIONERS
Marian D. Moskowitz
Josh Maxwell
Michelle Kichline

Brian N. O’Leary, AICP
Executive Director

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

November 10, 2022

James Logan, Manager
Coatesville City
1 City Hall Place
Coatesville, PA 19320

Re: Minor Subdivision – Coatesville Land, Inc.
City of Coatesville - SD-11-22-17448

Dear Mr. Logan:

A subdivision plan entitled " Coatesville Land, Inc.", prepared by Blue Marsh Associates, Inc. and dated May 27, 2022, was received by this office on November 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:	North of East Lincoln Highway, (State Route 3070), south of East Diamond Street and west of North Ninth Avenue
Site Acreage:	1.22 acres
Lots:	2 lots to be merged into one
Proposed Land Use:	Commercial
Municipal Land Use Designation:	East End Revitalization Area
UPI#:	16-6-301, 16-6-300, 16-6-299

PROPOSAL:

The applicant proposes the merger of two lots into one lot. The site, which is served by public water and sewer facilities, is located in the City of Coatesville C-3 Commercial zoning district. The site contains two commercial facilities, and no additional development is proposed by this plan.

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

COUNTY POLICY:

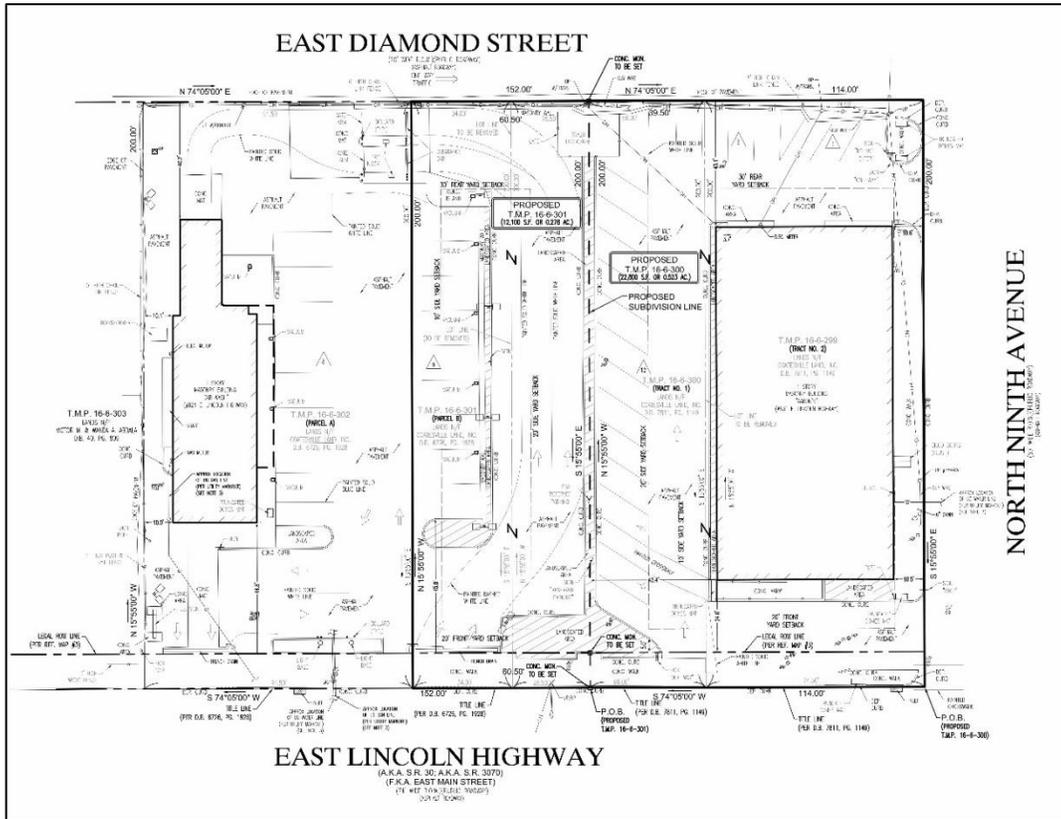
LANDSCAPES:

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



COMMENT:

2. In the future, we suggest that the applicant consider adding street landscaping and upgrades to the curbing to better define the parking areas.



*Detail of Coatesville Land, Inc.
Minor Subdivision Plan*

ADMINISTRATIVE ISSUE:

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.

This report does not review the plan for compliance to all aspects of your ordinance, as this is more appropriately done by agents of the City of Coatesville. 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: Blue Marsh Associates, Inc.
Coatesville Land, Inc.
Anthony Antonelli, District Permits Manager, PennDOT
Francis J. Hanney, PennDOT



THE COUNTY OF CHESTER



COMMISSIONERS
Marian D. Moskowitz
Josh Maxwell
Michelle Kichline

Brian N. O'Leary, AICP
Executive Director

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

November 15, 2022

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

Re: Final Land Development - Maple Inn Estates
Honey Brook Township - LD-10-22-17417

Dear Mr. Landes:

A final land development plan entitled "Maple Inn Estates", prepared by D.L. Howell Associates, dated April 16, 2021 and revised on October 6, 2022, was received by this office on October 18, 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 Horseshoe Pike (State Route 322), west of North Birdell Road
Site Acreage:	4.24 acres
Units:	24 dwellings
Proposed Land Use:	Townhouse
New Parking Spaces:	48 driveway spaces, 24 visitor spaces
Municipal Land Use Plan Designation:	Low Density Residential
UPI#:	22-8-6.1

PROPOSAL:

The applicant proposes the construction of 24 residential units. The site, which will be served by public water and public sewer facilities, is located in the Honey Brook Township MU-R Mixed Use Residential zoning district.

RECOMMENDATION: The County Planning Commission recommends that the issues raised in our previous review letter of May 26, 2022 (CCPC # 04-21-16735) should be addressed, and all Honey Brook Township issues should be resolved before action is taken on this land development plan.

BACKGROUND:

1. The Chester County Planning Commission has previously reviewed a land development proposal for this site, and our review, CCPC# 04-21-16735, was submitted to the Township in a letter dated May 26, 2021. We have no further comments on this land development.

COUNTY POLICY:

LANDSCAPES:

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



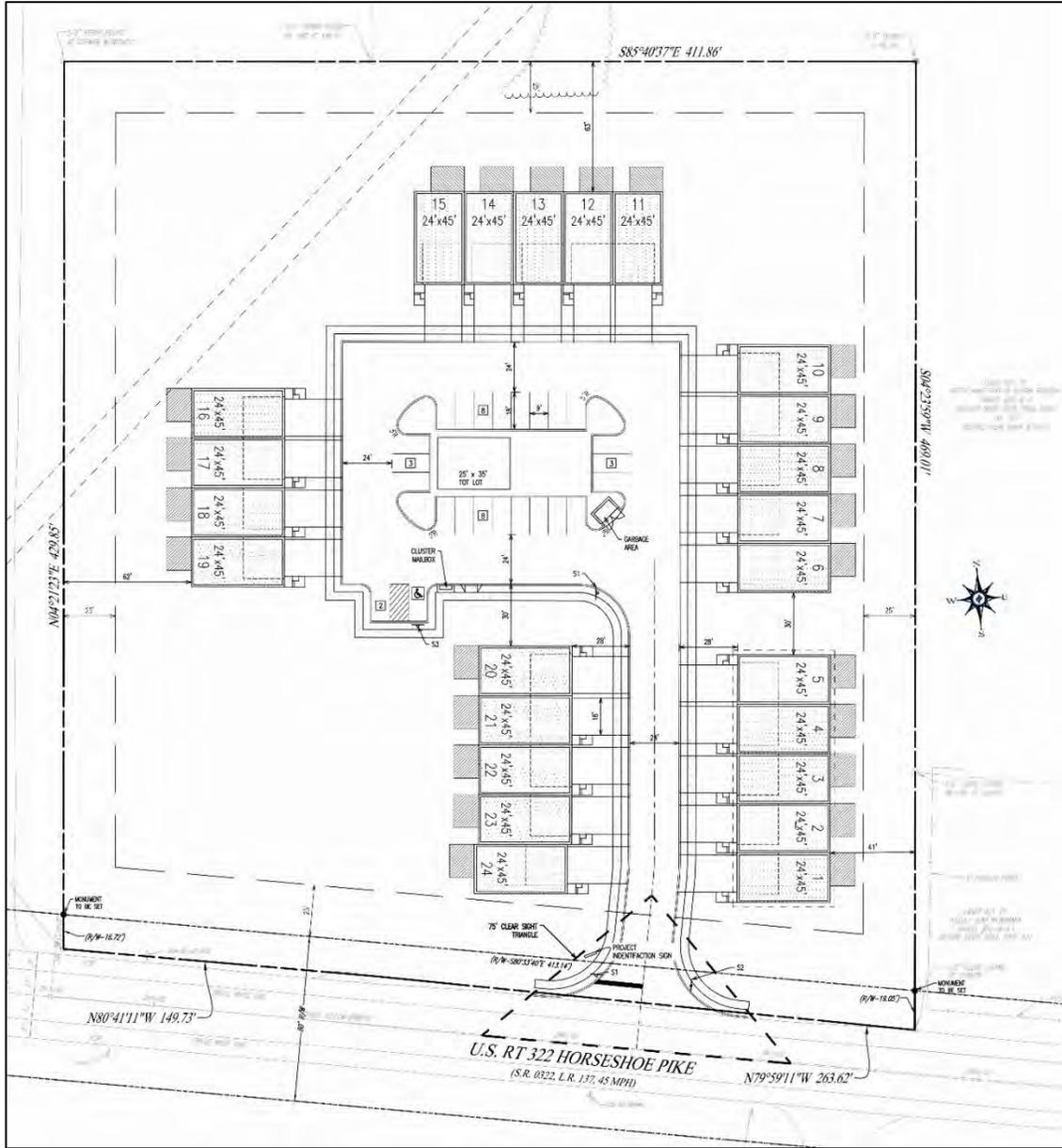
WATERSHEDS:

3. **Watersheds**, the water resources component of [Landscapes3](#), indicates the proposed development is located within the West Branch of the Brandywine Creek. **Watersheds'** highest priority land use objectives within this watershed are:

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

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

4. 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.



***Detail of Maple Inn Estates
 Final Land Development Plan***

ADMINISTRATIVE ISSUES:

5. A Pennsylvania Department of Transportation permit is required for new or revised access and should be identified on the final plan as required by Section 508(6) of the Municipalities Planning Code.
6. A minimum of four copies of the plan should be presented at the Chester County Planning Commission for endorsement to permit recording of the final plan in accord with the procedures of Act 247, the Pennsylvania Municipalities Planning Code, and to meet the requirements of the Recorder of Deeds, and the Assessment Office.

Page: 4
Re: Preliminary Land Development - Maple Inn Estates
Honey Brook Township - LD-10-22-17417

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

Sincerely,

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

Wes Bruckno, AICP
Senior Review Planner

cc: Anthony Antonelli, District Permits Manager, PennDOT
Francis J. Hanney, PennDOT
Chester County Conservation District
D.L. Howell Associates
Maple Inn Associates



THE COUNTY OF CHESTER



COMMISSIONERS
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Josh Maxwell
Michelle Kichline

Brian N. O'Leary, AICP
Executive Director

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

November 17, 2022

Warren Obenski, Township Manager/Secretary
Honey Brook Township
500 Suplee Road
Honey Brook, PA 19344

Re: Preliminary Land Development - Upward Investments LLC Preliminary Land Development Plan
Honey Brook Township - LD-10-22-17421

Dear Mr. Obenski:

A preliminary land development plan entitled "Upward Investments LLC Preliminary Land Development Plan", prepared by Commonwealth Engineers, and dated October 7, 2022, was received by this office on October 19, 2022. This plan is reviewed by the Chester County Planning Commission in accord with the provisions of Section 502 of the Pennsylvania Municipalities Planning Code. We offer the following comments on the proposed land development for your consideration.

PROJECT SUMMARY:

Location:	South side of Horseshoe Pike (State Route 322)
Site Acreage:	17.78 acres
Lots/Units:	1 lot/1 structure
Non-Res. Square Footage:	35,170 square feet
Proposed Land Use:	Warehouse
New Parking Spaces:	44 spaces
Municipal Land Use Plan Designation:	Mixed use - Employment/Industrial overlay
UPI#:	22-3-63

PROPOSAL:

The applicant proposes the construction of a 35,170 square foot building and 44 parking spaces. The site, which will be served by public water and public sewer, is located in the Honey Brook Township Business Industrial zoning district.

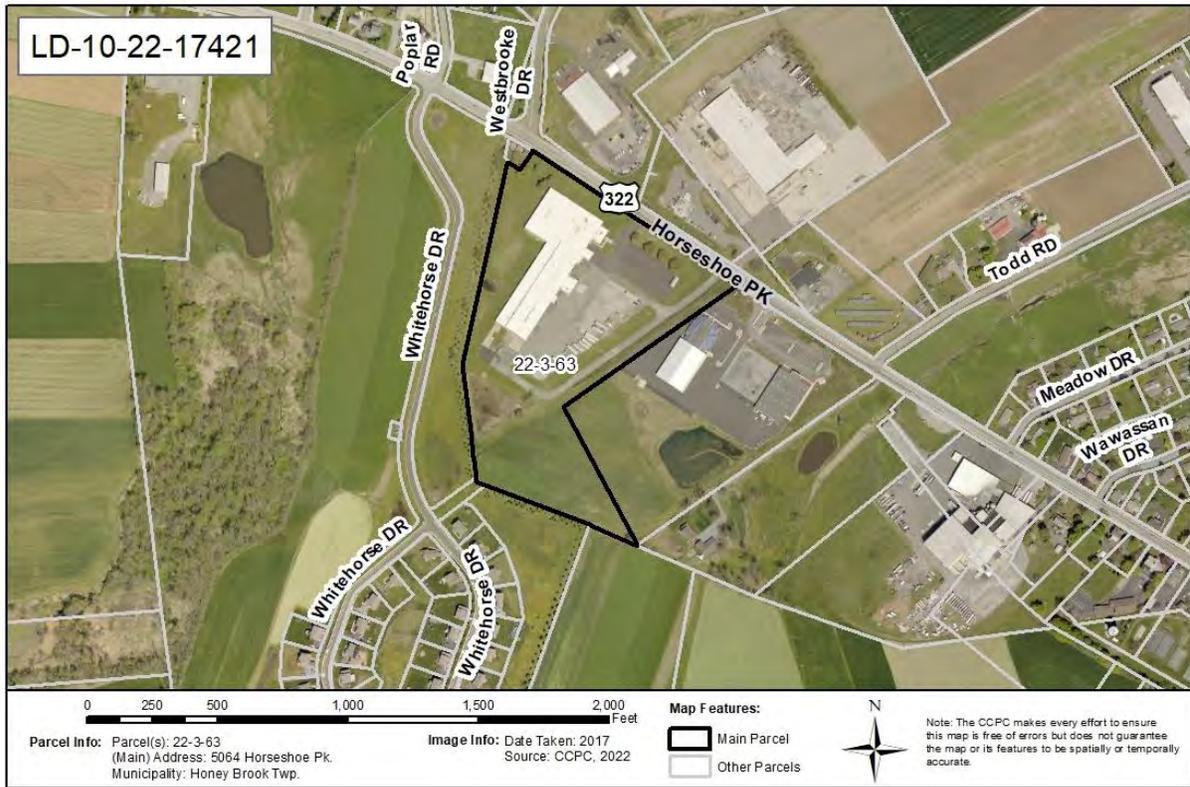
RECOMMENDATION: The County Planning Commission recommends that the issues raised in this letter should be addressed and all Honey Brook Township issues should be resolved before action is taken on this land development plan.

COUNTY POLICY:

LANDSCAPES:

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

An **Urban Center Landscape** designation is located to the east. 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 **Rural Landscape** because it is consistent with the land uses in the area and is also consistent with the nearby **Urban Center Landscape**.

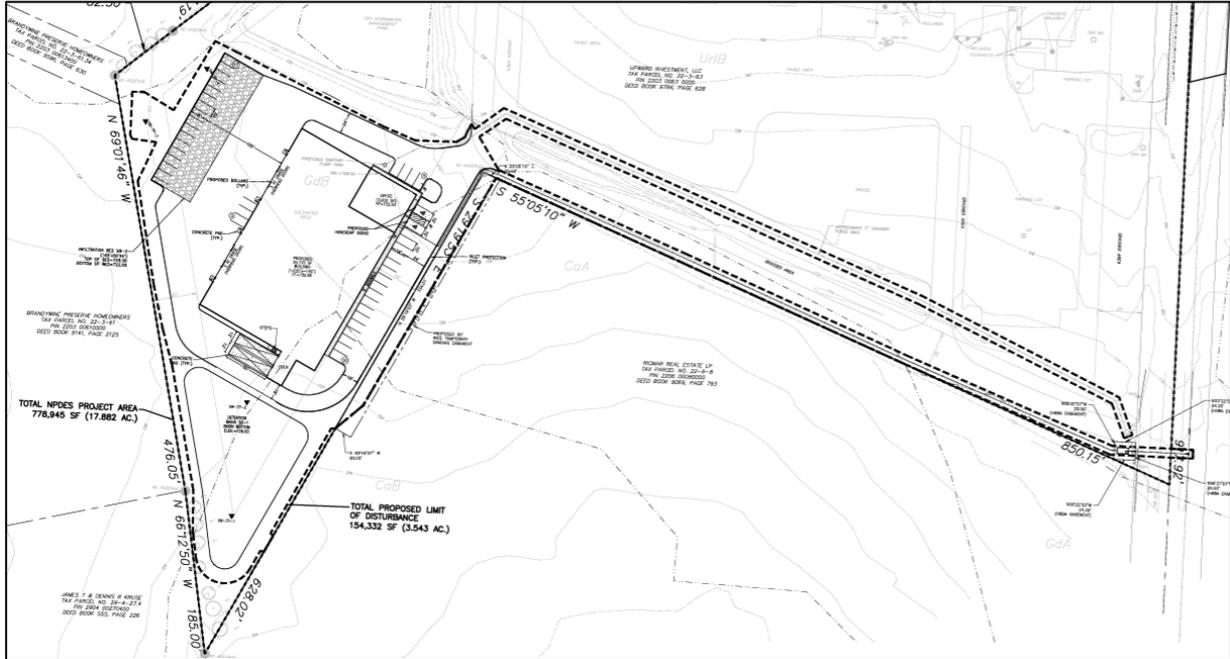


WATERSHEDS:

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

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

3. 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.



***Detail of Upward Investments LLC
Preliminary Land Development Plan***

PRIMARY ISSUES:

4. We suggest that the applicant and Township investigate the possibility of providing emergency access to this site. Additional information on this topic is available online at: www.chesco.org/DocumentCenter/View/27034.
5. The County Planning Commission's Multimodal Circulation Handbook (2016 Update), which is available online at www.chescoplanning.org/resources/PubsTransportation.cfm, classifies Horseshoe Pike (State Route 322) as a major arterial. The Handbook (page 183) recommends an 100 foot-wide right-of-way for major arterial roads to accommodate future road and infrastructure improvements. We recommend that the applicant and the Township contact PennDOT to determine the appropriate right-of-way to be reserved for this section of Horseshoe Pike. We suggest that this area be identified as a dedicated right-of-way, and be offered for dedication to PennDOT.
6. The plan shows 44 parking spaces. We suggest that the applicant and the Township evaluate the anticipated parking demand for this facility, and determine whether all of the proposed parking spaces will be necessary. If fewer spaces are required, we suggest that the extra spaces could be landscaped and held in reserve instead of being paved. The reserve spaces could be converted to paved spaces in the future if it becomes evident that they are actually needed. Reserving parking spaces in this manner can help to reduce initial construction costs, limit the creation of impervious surfaces, and increase opportunities for landscaping. We also suggest that additional landscaping could be provided along the eastern sides of the site.

Page: 4
Re: Preliminary Land Development - Upward Investments LLC Preliminary Land Development
Plan
Honey Brook Township - LD-10-22-17421

ADMINISTRATIVE ISSUES:

7. A Pennsylvania Department of Transportation permit is required for new or revised access and should be identified on the final plan as required by Section 508(6) of the Municipalities Planning Code.
8. A minimum of four copies of the plan should be presented at the Chester County Planning Commission for endorsement to permit recording of the final plan in accord with the procedures of Act 247, the Pennsylvania Municipalities Planning Code, and to meet the requirements of the Recorder of Deeds, and the Assessment Office.

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

Sincerely,



Wes Bruckno, AICP
Senior Review Planner

cc: Commonwealth Engineers
Anthony Antonelli, District Permits Manager, PennDOT
Francis J. Hanney, PennDOT
Upward Investments LLC
Chester County Conservation District



THE COUNTY OF CHESTER



COMMISSIONERS
Marian D. Moskowitz
Josh Maxwell
Michelle Kichline

Brian N. O’Leary, AICP
Executive Director

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

November 15, 2022

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

Re: Preliminary/Final Subdivision - Mitchell K. Glenn
Lower Oxford Township - SD-10-22-17431

Dear Ms. Kinney:

A Preliminary/Final Subdivision Plan entitled "Mitchell K. Glenn", prepared by Concord Land Planners & Surveyors, and dated May 3, 2022, was received by this office on October 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: on the east side of Forge Road, south of Fairview Road
Site Acreage: 51.17
Lots/Units: 2 lots
Proposed Land Use: Single Family Residential, Farm/Pasture Land
Municipal Land Use Plan Designation: Agricultural
UPI#: 56-7-46, 56-7-42.1

PROPOSAL:

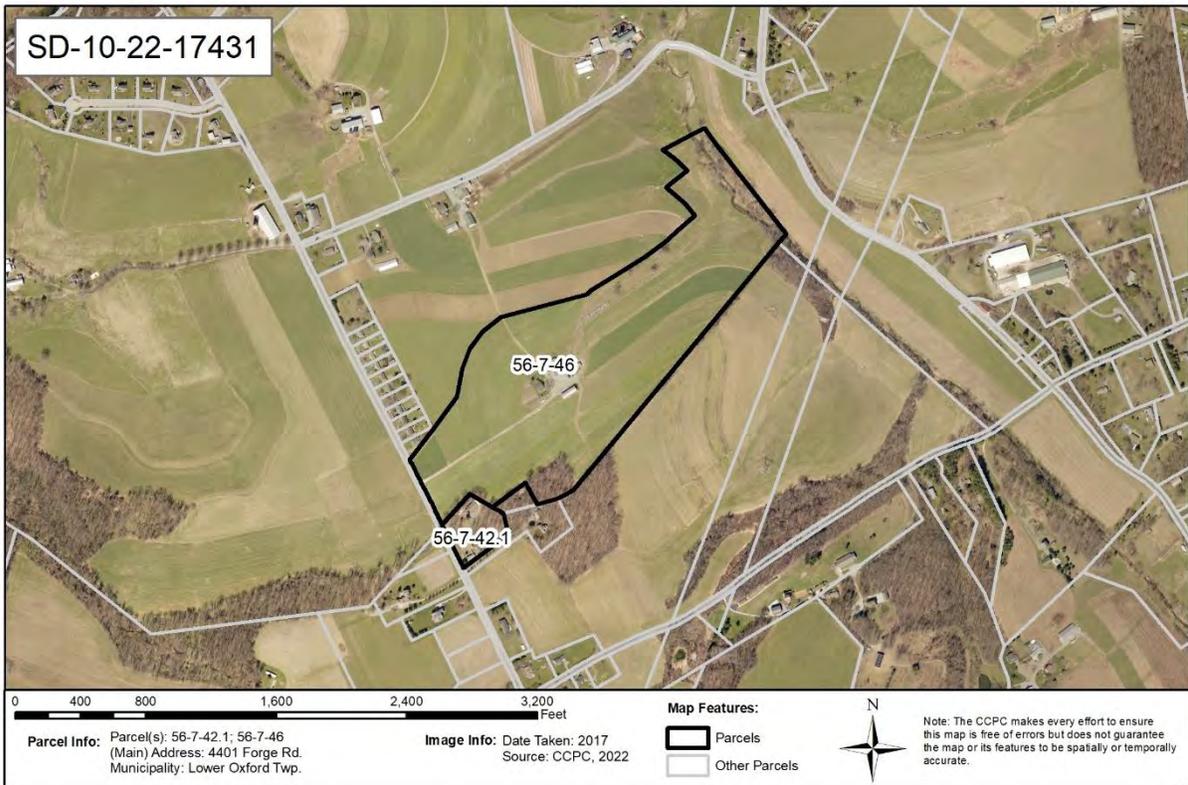
The applicant proposes the revision of the lot lines of two existing lots to create two residential lots and revising the lot line of the adjacent agricultural lot. The project site, which will be served by on-site water and sewer, is located in the R-1 Residential zoning district.

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:

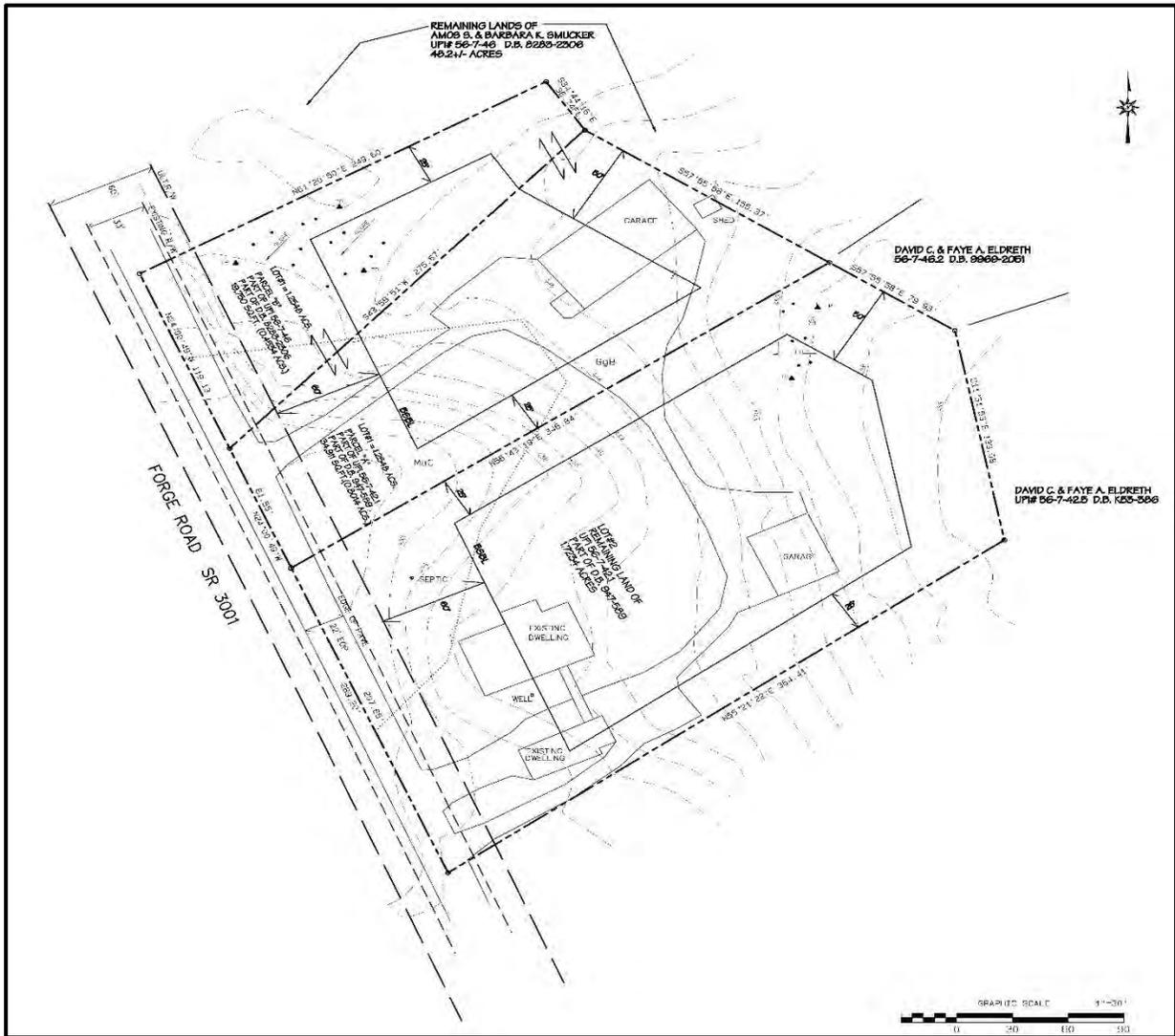
LANDSCAPES:

1. The project site is located within the **Agricultural Landscape** designation of [Landscapes3](#), the 2018 County Comprehensive Plan. The vision for the **Agricultural Landscape** is very limited development occurring at very low densities to preserve prime agricultural soils and farm operations. The proposed subdivision is consistent with the objectives of the **Agricultural Landscape**.



ADMINISTRATIVE ISSUES:

2. According to County Tax Assessment records, the larger Smucker parcel of the proposed subdivision appears to be subject to an Act 319 (Clean and Green) covenant. We advise the applicant to contact the Chester County Assessment Office (telephone #610-344-6105) regarding this subdivision. Additional information on this topic is provided online at: www.chesco.org/256/Act-319---Clean-Green.
3. We recommend that the area within the Ultimate Right-of-Way on the east side of Forge Road (S.R. 3001) be offered to PennDOT for dedication. The applicant should determine if the subdivision activity will require a revised Highway Occupancy Permit from PennDOT.
4. A minimum of four (4) copies of the plan should be presented at the Chester County Planning Commission for endorsement to permit recording of the final plan in accord with the procedures of Act 247, the Pennsylvania Municipalities Planning Code, and to meet the requirements of the Recorder of Deeds and the Assessment Office.



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

Sincerely,

Glenn Bentley
Senior Review Planner

cc: Mitchell K. Glenn
Concord Land Planners & Surveyors, Inc.
Chester County Assessment Office



THE COUNTY OF CHESTER



COMMISSIONERS
Marian D. Moskowitz
Josh Maxwell
Michelle Kichline

Brian N. O’Leary, AICP
Executive Director

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November 22, 2022

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

Re: Preliminary Subdivision and Land Development - Specht Property
North Coventry Township - SD-10-22-17415, LD-10-22-17416

Dear Ms. Batdorf:

A preliminary subdivision and land development plan entitled "Specht Property", prepared by DL Howell & Associates, Inc. and dated September 20, 2022, was received by this office on October 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 and land development plan for your consideration.

PROJECT SUMMARY:

Location:	North side of West Cedarville Road, east of Pottstown Pike (State Route 100), south of Schuylkill Road (State Route 724)
Site Acreage:	10.40 acres
Lots/Units:	3 lots; 47 townhouse units
Proposed Land Use:	Townhouse
New Parking Spaces:	188 spaces
Municipal Land Use Plan Designation:	Town Center
UPI#:	17-3-105, 17-3-103, 17-3-102

PROPOSAL:

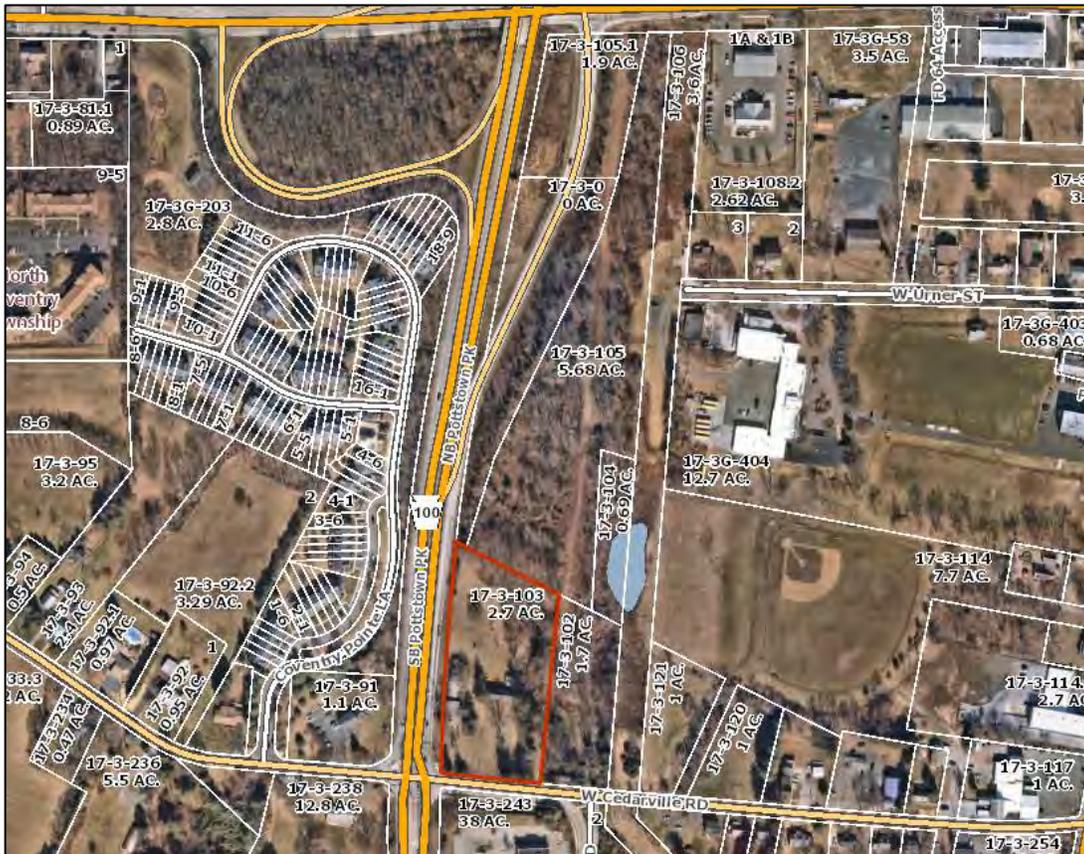
The applicant proposes the merger of three lots into one lot and the construction of 47 townhouses. The site, which will be served by public water and sewer facilities, is located in the North Coventry Township TC-2 Town Center Mixed Use zoning district.

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

COUNTY POLICY:

LANDSCAPES:

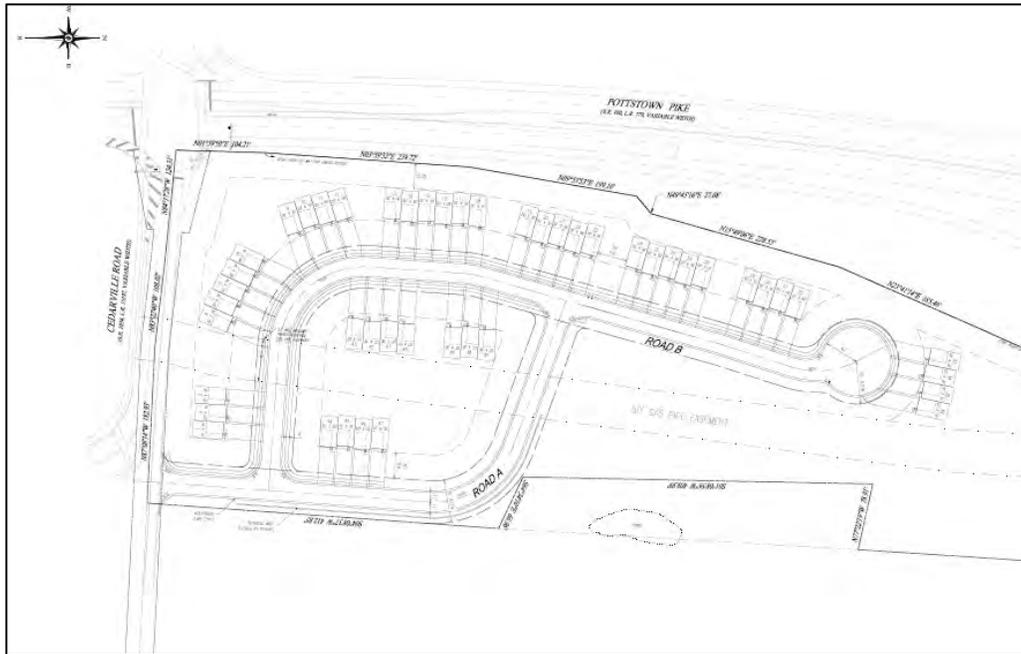
1. The site is located within the **Suburban Center Landscape** designation of [Landscapes3](#), the 2018 County Comprehensive Plan. The vision for the **Suburban Center Landscape** is regional economic, population and transportation centers with varying land uses, accommodating substantial future growth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



WATERSHEDS:

2. **Watersheds**, the water resources component of [Landscapes3](#), indicates the proposed development is located within the Schuylkill River watershed. **Watersheds'** highest priority land use objectives within this watershed are:
 - implement comprehensive stormwater management,
 - restore water quality of “impaired” streams, and
 - protect vegetated riparian corridors.**Watersheds** can be accessed at www.chesco.org/water.

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 Specht Property
Preliminary Subdivision and Land Development Plan***

PRIMARY ISSUES:

4. The plan indicates that a gas pipeline easement is located in the site (Williams Gas Pipeline-Transco). The size and intensity of the proposed development and its proximity to a major transmission pipeline may result in designation or expansion of a High Consequence Area (HCA). The US Department of Transportation’s Pipelines and Hazardous Materials Safety Administration guidelines require pipeline operators to map HCAs for new pipelines and update existing HCAs. Location within an HCA requires that pipeline operators meet a higher standard of safety. For additional information about the implications of an HCA, see this page on the CCPC Pipeline Information Center: <https://www.chescoplanning.org/pic/HCA.cfm>.

We recommend that any habitable development be set back consistent with the guidelines provided in accordance with the “Potential Impact Radius” shown in the graph located at the Chester County Pipeline Information Center: www.chescoplanning.org/pic/introduction.cfm.

5. This site’s location near roadways with heavy traffic volumes, its narrow shape and the location of the pipeline are all design limitations. We suggest that the applicant consider alternative designs for this site that can place the dwellings farther from the Pottstown Pike to reduce the perception of road noise, and which can provide more usable open space.

We recommend that the applicant consider a multi-family design that is permitted under Zoning Ordinance Section 370-20(B)(h), which can potentially result in a structure(s) farther from Pottstown

Pike. Alternatively, the applicant can consider the design scenario below, which can also result in more separation from Pottstown Pike and the creation of a central open space area.



FOR ILLUSTRATIVE PURPOSES ONLY

Base drawing from “Land Development Plan”, Sheet C01.3, DL Howell, 09/12/2022

The intent of the above illustration is to express opportunities to:

- A. **Deemphasize garage doors.** Ideally, garage doors should not directly face onto streets so the public streetscape emphasizes pedestrian scaled elements like porches, front doors, and landscaping.
- B. **Use alleys.** Rear alley access eliminates the need for a driveway entrance from the street, which allows for less disjointed frontages, space for street trees and greater walkability.
- C. **Include trails.** Trails provide recreational opportunities that encourage healthy lifestyles and enhance the quality of life within a community. In addition to an onsite trail loop, a trail connection to Schuylkill Road and the adjacent businesses is also recommended.
- D. **Maintain open space buffers.** Maximize buffer areas to protect existing open space character along roadways and minimize visual impacts of new development. A greater buffer area along Pottstown Pike would help minimize the impacts of roadway noise and increase privacy for the proposed development.
- E. **Centralize the common green space.** A central location of open space improves access to all residents of the development. In the illustration, all units front common open space. Amenities, such as a playground and gazebo, are also shown.

Page: 5

Re: Preliminary Subdivision and Land Development - Specht Property
North Coventry Township - SD-10-22-17415, LD-10-22-17416

6. We suggest that the stormwater management basins be provided with landscaping to help them serve as a site amenity. The applicant should consider using naturalized basin designs for the proposed 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.
7. Some of the wooded areas on the site will be removed during construction. The removal of wooded areas will significantly reduce infiltration and evapotranspiration of stormwater and will result in the generation of additional stormwater runoff that will need to be managed through the construction of the planned stormwater Best Management Practices. The applicant should minimize the removal of trees on the property to the greatest extent possible to reduce the volume of stormwater generated.
8. The County Planning Commission's Multimodal Circulation Handbook (2016 Update), which is available online at www.chescoplanning.org/resources/PubsTransportation.cfm, classifies Pottstown Pike (State Route 100) as a major arterial. The Handbook (page 183) recommends an 80 foot-wide right-of-way for major arterial roads to accommodate future road and infrastructure improvements. The Multimodal Circulation Handbook classifies Schuylkill Road (State Route 724) as a minor arterial with a recommended right-of-way of 100 feet. West Cedarville Road is classified as a minor collector with a right-of-way of 80 feet. We recommend that the applicant and the Township contact PennDOT to determine the appropriate rights-of-way to be reserved for these roads, and that they be offered for dedication to PennDOT.

ADMINISTRATIVE ISSUE:

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

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

Sincerely,



Wes Bruckno, AICP
Senior Review Planner

cc: DL Howell & Associates, Inc.,
Chester County Health Department
Anthony Antonelli, District Permits Manager, PennDOT
Francis J. Hanney, PennDOT
Chester County Conservation District



THE COUNTY OF CHESTER



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

November 1, 2022

Pauline Garcia-Allen, Manager
Oxford Borough
401 Market Street, P.O. Box 380
Oxford, PA 19363

Re: Conditional Use - Age-Restricted Residential Community - Moran Tract/Enox Land LP
Oxford Borough - CU-09-22-17386

Dear Ms. Garcia-Allen:

A Conditional Use Plan entitled "Conditional Use Plan", prepared by DL Howell & Associates, Inc., and dated August 5, 2022, was received by this office on September 28, 2022. Although our review is not required by Act 247, the Pennsylvania Municipalities Planning Code as amended, our comments are offered as a planning service at the request of Oxford Borough. This review does not replace the need for an official referral by Oxford Borough of a preliminary or final subdivision or land development plan, as required by the Pennsylvania Municipalities Planning Code.

PROJECT SUMMARY:

Location:	North side of West Locust Street east of the Borough Line
Site Acreage:	63 acres in Oxford Borough
Lots/Units:	101 units
Non-Res. Square Footage:	unknown - Community Center
Proposed Land Use:	Age Restricted Residential Community
New Parking Spaces:	269
Municipal Land Use Plan Designation:	TR-Town Residential
UPI#:	6-7-5

PROPOSAL:

The applicant proposes the creation of 101 single-family lots, 1 farm lot and 2 open space lots totaling 19.93 acres situated within Oxford Borough. The overall development includes an additional 43 single-family lots, a community center and associated parking and additional open space areas totaling 13.40 acres situated mostly in East Nottingham Township. A small area 0.32 acres of open space is situated in Lower Oxford Township. The project site, which will be served by public water and sewer, is located in the PD-1 Planned Development zoning district in the Borough.

RECOMMENDATION: The Borough should consider the comments in this letter before acting on the conditional use application.

Page: 2

Re: Conditional Use - Age-Restricted Residential Community - Moran Tract

Oxford Borough - CU-09-22-17386

BACKGROUND:

1. The County Planning Commission has recently reviewed two Zoning Ordinance amendments (ZA-08-22-17297 & ZA-08-22-17298) and an associated Subdivision and Land Development Ordinance amendment (SA-08-22-17299) that would permit the Age-Restricted Residential Community use by conditional use in the PD-1- Planned Development zoning district. It is our understanding that these amendments have not yet been adopted by the Borough.

LANDSCAPES:

2. The development 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 Age-Restricted Residential Community use is consistent with the objectives of the **Urban Center Landscape**.
3. Oxford Region - The proposed zoning ordinance amendment was submitted to the Oxford Region Planning Committee (ORPC) for review regarding land use and density as specified in the 2012 Oxford Region Multimunicipal Comprehensive Plan. The Borough's PD-1 District lies within two land use categories as identified in the Plan, Town Residential and Commerce, that are both considered growth areas. The ORPC membership discussed the proposed ordinance amendments at their August 2022 meeting, considered the recommended strategies of the Town Residential and Commerce land use areas, and deemed the proposed amendments generally consistent with the land use strategies of the 2012 Multimunicipal Comprehensive Plan.

WATERSHEDS:

4. **Watersheds**, the water resources component of [Landscapes3](#), indicates the proposed development is located within the Tweed Creek subbasin of the Octoraro Creek watershed. **Watersheds'** highest priority land use objectives within this watershed are: restoration of water quality of "impaired" streams and ground water, reduction of agricultural nonpoint source pollutants, and implementation of comprehensive stormwater management. **Watersheds** can be accessed at www.chesco.org/water.

PRIMARY ISSUES:

5. The lot configuration on the conditional use plan (following page) presents a very conventional development pattern. The layout has two access points from Locust Street which serves two pods of residences east and west of center of the site, with dead end cul-de-sacs extending to the north. These two pods are connected by a long straight road, which could present a monotonous streetscape and potentially lead to higher vehicle speeds. This street layout also limits many of the homes having a visual relationship with open space, orients the rear elevations (the more private side) of some of the homes to Locust Street, and minimizes the buffer between the proposed development and the existing homes fronting Locust Street. This layout also lacks a central green space for community recreation. The proposed open space shown between the cul-de-sacs is primarily for stormwater management and there is no direct public access to this area. An alternate approach to development of this site is shown on page 4 to illustrate how our concerns could be addressed.



Submitted Conditional Use Lot Layout

6. We encourage the use of smaller lots and opportunities for mixing up single-family detached and attached units, which may provide the opportunity for more affordable units.
7. In our review of the proposed ordinance language that would permit the Age-Restricted Residential Community use in the PD-1 District, we recommended that the Borough discuss the exterior appearance of the units with the applicant during the Conditional Use process. We encourage the Borough to pursue a more diverse streetscape than is suggested by the submitted plan.
8. The remaining farm parcel should be deed restricted from further subdivision.
9. We note that the plan interprets the one-side parking configuration as permitted to be placed on either side of the road. We suggest that all on-street parking be located on one side of the road to avoid drivers weaving from side to side around parked vehicles, this would also be an issue for large emergency service vehicles. Signage and pavement markings should be included so that it is obvious which side of the road on-street parking is permitted.
10. Sheet 1 of the plan indicates that the final unit count calculation for the site included a bonus density option yielding 1.6 dwelling units/acre for stream restoration of 100% of TDML of the Tweed Creek watershed. The Borough should verify that the plan includes necessary components to achieve that goal.



FOR ILLUSTRATIVE PURPOSES ONLY

Base drawing from “Existing Conditions Plan”, Sheet CU01.2, DL Howell, 08/05/2022

The intent of the above illustration is to express opportunities to:

- A. **Deemphasize garage doors.** Ideally, garage doors should not directly face onto streets, so the public streetscape emphasizes pedestrian scaled elements like porches, front doors, and landscaping.
- B. **Create a grid street pattern.** A rectilinear pattern of blocks and streets maximizes street connections and enhances the flow and accessibility of pedestrian, bicycle, and motor vehicle circulation (including delivery and trash service vehicles).
- C. **Use alleys.** Rear alley access eliminates the need for a driveway entrance from the street, which allows for less disjointed frontages and greater walkability.
- D. **Include sidewalks and trails.** Sidewalks and trails provide recreational opportunities that encourage healthy lifestyles and enhance the quality of life within a community.
- E. **Maintain open space buffers.** Maximize buffer areas to protect existing open space character along roadways and minimize visual impacts of new development. A greater

Page: 5

Re: Conditional Use - Age-Restricted Residential Community - Moran Tract

Oxford Borough - CU-09-22-17386

buffer area along US Route 1 would help minimize the impacts of roadway noise and increase privacy.

F. **Centralize the common green space.** A more central location of the community center space improves access to all residents of the development. A larger space for this use would allow for amenities such as a pool and/or small playground.

11. To aid discussion of the submitted plan, we recommend that some designation be added to the plan to identify each proposed street. A PennDOT Highway Occupancy Permit will be required for both accesses to Locust Street.

We appreciate the opportunity to comment on this proposal. Approval of this conditional use does not imply approval of the proposed subdivision/land development plan, nor release the requirement of the applicant to submit a subdivision/land development plan under other Borough ordinances and the Pennsylvania Municipalities Planning Code.

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: Stacey Fuller, Borough Solicitor



THE COUNTY OF CHESTER



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 Executive Director

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

November 14, 2022

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

Re: Preliminary/Final Subdivision - Gregory P. Williams
 # Pennsbury Township - SD-10-22-17426

Dear Ms. Howley:

A Preliminary/Final Subdivision Plan entitled "Gregory P. Williams", prepared by Register Associates, Inc., and dated October 11, 2022, was received by this office on October 25, 2022. This plan is reviewed by the Chester County Planning Commission in accord with the provisions of Section 502 of the Pennsylvania Municipalities Planning Code. We offer the following comments on the proposed Subdivision for your consideration.

PROJECT SUMMARY:

Location:	on the west side of Fairville Road, north of Cossart Road
Site Acreage:	63.39
Lots/Units:	2 lots
Proposed Land Use:	Single Family Residential
Municipal Land Use Plan Designation:	RC-Resource Conservation
UPI#:	64-5-29, 64-5-30

PROPOSAL:

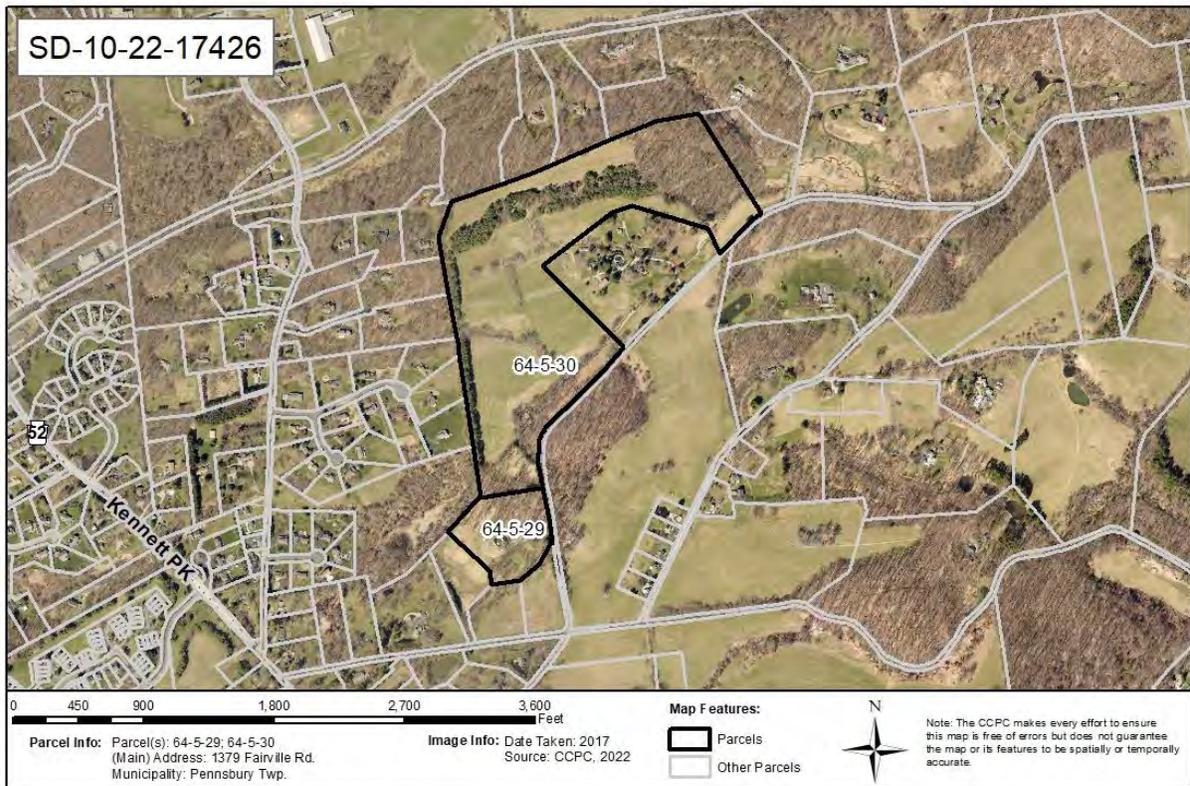
The applicant proposes the transfer of 15.22 acres between two adjoining lots. The project site is located in the R-1 & R-2 Residential zoning district. No new sewage disposal or water supply is proposed.

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

COUNTY POLICY:

LANDSCAPES:

1. The project site is located within the **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. It does not appear that either parcel of the proposed subdivision is part of the County Agricultural Land Preservation Program. We recommend that the applicant contact Chester County Parks & Preservation (telephone #610-344-5656) for information on the advantages of being in the program and how lands under the agricultural conservation easement are protected. If the applicant is interested in participating in the County Land Preservation Program, they should initially contact the Township to add the parcel to the Township's Agricultural Security Area Program; this is a prerequisite to participation in the County Program.

ADMINISTRATIVE ISSUES:

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

Page: 3
Re: Preliminary/Final Subdivision - Gregory P. Williams
Pennsbury Township - SD-10-22-17426

4. According to County Tax Assessment records, the land of the proposed subdivision appears to be subject to an Act 319 (Clean and Green) covenant. We advise the applicant to contact the Chester County Assessment Office (telephone #610-344-6105) regarding this subdivision. Additional information on this topic is provided online at: www.chesco.org/256/Act-319---Clean-Green.
5. A minimum of four (4) copies of the plan should be presented at the Chester County Planning Commission for endorsement to permit recording of the final plan in accord with the procedures of Act 247, the Pennsylvania Municipalities Planning Code, and to meet the requirements of the Recorder of Deeds and the Assessment Office.

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

Sincerely,

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: Gregory P. & Susanne M. Williams
Register Associates, Inc.
Chester County Assessment Office



THE COUNTY OF CHESTER



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Brian N. O'Leary, AICP
Executive Director

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November 3, 2022

Rocco Ianetta, Planning and Codes Assistant
Phoenixville Borough
351 Bridge Street, 2nd Floor
Phoenixville, PA 19460

Re: Preliminary/Final Land Development - Bluebird Distilling
Phoenixville Borough - LD-10-22-17391

Dear Mr. Ianetta:

A preliminary/final land development plan entitled "Bluebird Distilling", prepared by Hopkins and Scott Inc. and dated October 1, 2022, was received by this office on October 6, 2022. This plan is reviewed by the Chester County Planning Commission in accord with the provisions of Section 502 of the Pennsylvania Municipalities Planning Code. We offer the following comments on the proposed land development for your consideration.

PROJECT SUMMARY:

Location:	West side of Starr Street, between Bridge Street and Prospect Street
Site Acreage:	0.26 acre
Lots:	1 lot
Non-Res. Square Footage:	4,071 square feet
Proposed Land Use:	Addition
New Parking Spaces:	No new spaces
Municipal Land Use Plan Designation:	Mixed Use - PRCP
UPI#:	15-10-18

PROPOSAL:

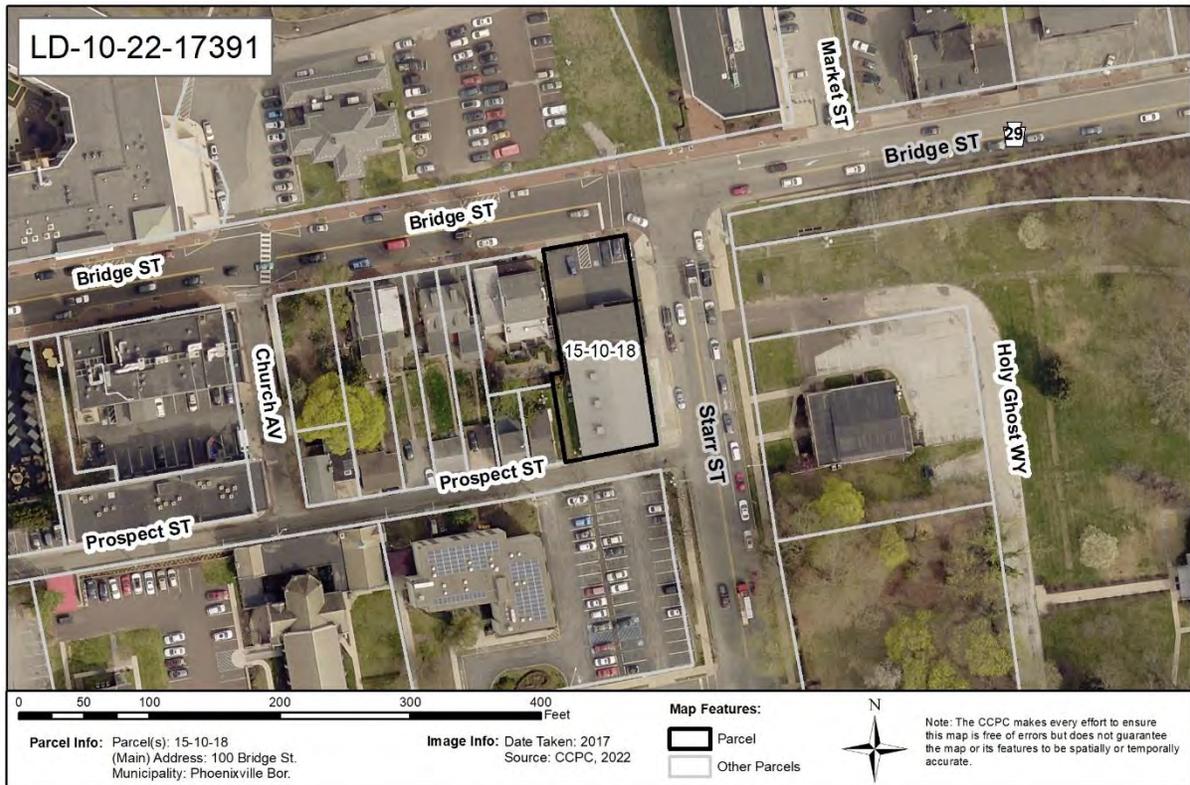
The applicant proposes the construction of a 4,071 square foot building addition, including a second-floor addition. The site, which is served by public water and sewer facilities, is located in the Phoenixville Borough TC-Town Center zoning district

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

COUNTY POLICY:

LANDSCAPES:

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

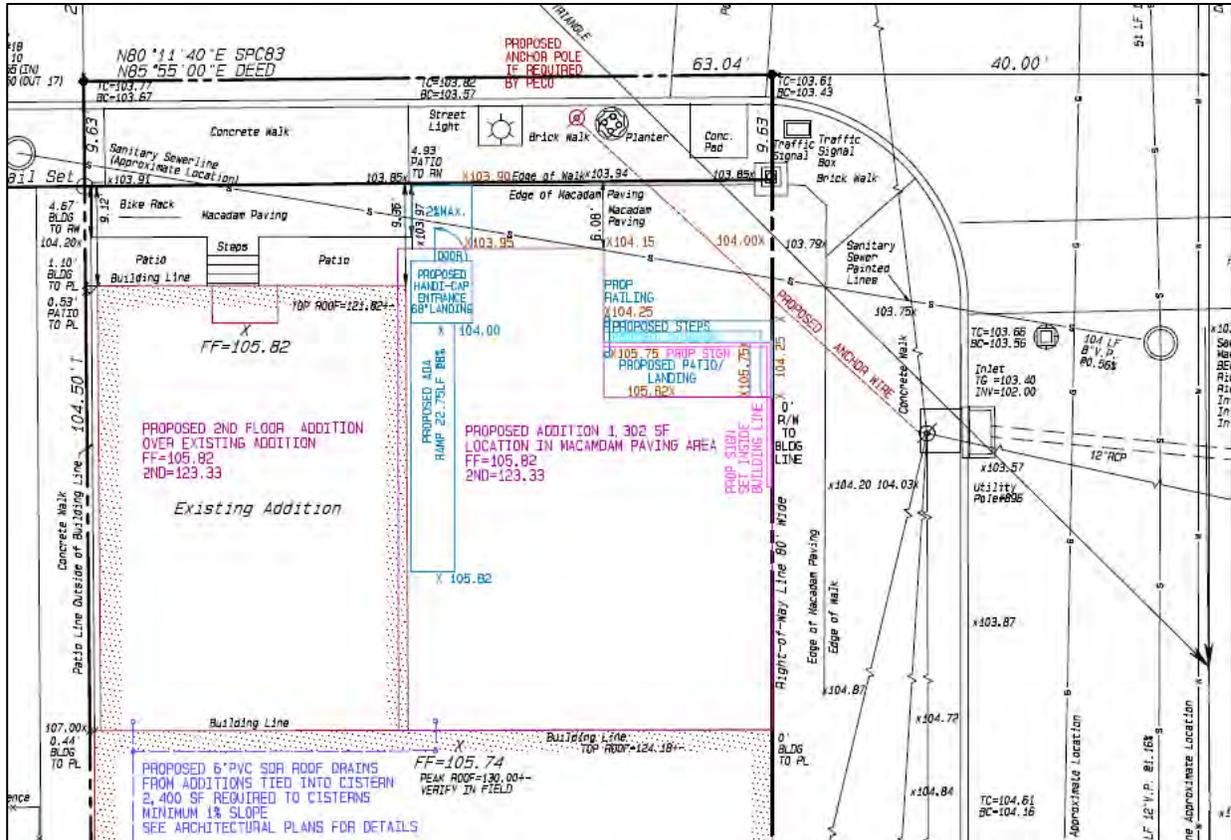


WATERSHEDS:

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

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

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 Bluebird Distilling
 Preliminary/Final Land Development Plan**

PRIMARY ISSUES:

3. The proposed second floor addition would potentially obscure views from the public right-of-way of the wall mural on the building immediately to the west. Since the mural is located near a Borough gateway area, a mural replacement or other type of artwork may be warranted in the area. If the wall mural is obscured by the building addition, we recommend the image be recorded in an appropriate documentation form prior to construction.
4. We recommend the Borough and applicant strive to incorporate architectural elements and building detailing (such as coloring, textures, street furniture, and windows) that will be compatible with the surrounding area. We recommend that the Borough and the applicant consider the recommendations set forth in the County Planning Commission’s *Adaptive Reuse* planning eTool, which is available online at:
<https://www.chescoplanning.org/MuniCorner/eTools/02-AdaptiveReuse.cfm>

Page: 4
Re: Preliminary/Final Land Development - Bluebird Distilling
Phoenixville Borough - LD-10-22-17391

And because this building is on a corner site, we recommend the use of special paving materials and/or street furnishings to articulate the building's entrance.

5. We recommend the applicant incorporate street trees and/or additional landscaping near the sidewalk to help manage stormwater and improve the walkability around this site.

ADMINISTRATIVE ISSUES:

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

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

Sincerely,



Wes Bruckno, AICP
Senior Review Planner

cc: Brick and Copper Holdings, LLC
Hopkins and Scott Inc.
Chester County Conservation District



THE COUNTY OF CHESTER



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Brian N. O’Leary, AICP
Executive Director

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November 18, 2022

Erin McPherson, Director of Planning and Zoning
Tredyffrin Township
1100 Duportail Road
Berywn, PA 19312

Re: Final Subdivision - Hardware Center Inc.
Tredyffrin Township – SD-10-22-17427

Dear Ms. McPherson:

A Final Subdivision Plan entitled "Hardware Center Inc.", prepared by Site Engineering Concepts, LLC, and dated September 9, 2021, was received by this office on October 25, 2022. This plan is reviewed by the Chester County Planning Commission in accord with the provisions of Section 502 of the Pennsylvania Municipalities Planning Code. We offer the following comments on the proposed subdivision for your consideration.

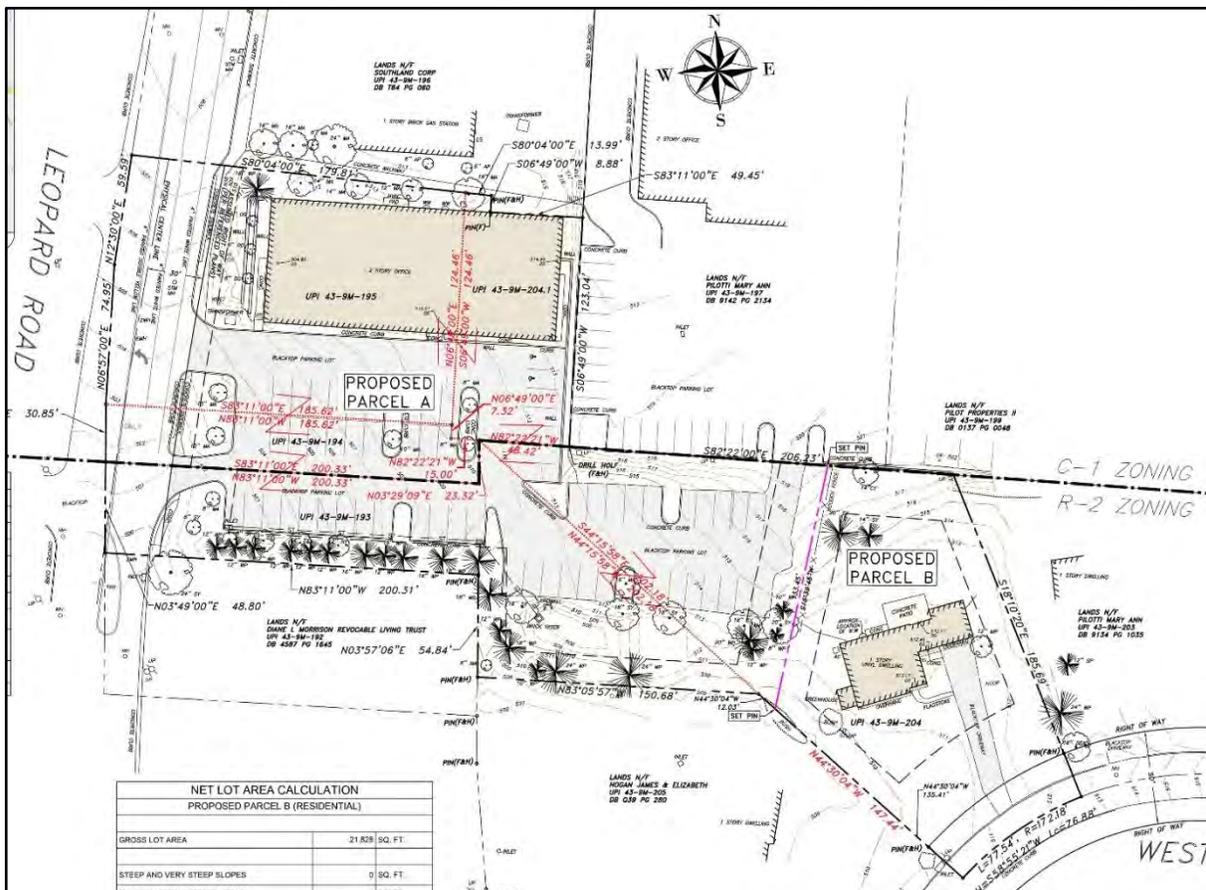
PROJECT SUMMARY:

Location:	the east side of Leopard Road, south of Lancaster Avenue
Site Acreage:	2.09
Lots/Units:	5 existing parcels; 2 proposed parcels
Non-Res. Square Footage:	0
Proposed Land Use:	Commercial; and Single Family Residential
New Parking Spaces:	0
Municipal Land Use Plan Designation:	General Commercial; and Residential - Medium Density
UPI#:	43-9M-193, 43-9M-194, 43-9M-195, 43-9M-204, 43-9M-204.1

PROPOSAL:

The applicant proposes the consolidation of five parcels into two parcels. The existing commercial building will be located on Parcel A, and the existing single family residence will be located on Parcel B. No development activity is proposed as part of the current plan submission. The project site is located in the C1 Commercial and R2 Residence zoning districts.

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



Page: 3
Re: Final Subdivision - Hardware Center Inc.
Tredyffrin Township – SD-10-22-17427

COUNTY POLICY:

LANDSCAPES:

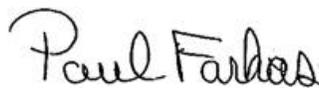
1. The project site is located within the **Suburban Landscape** designation of [Landscapes3](#), the 2018 County Comprehensive Plan. The vision for the **Suburban Landscape** is predominantly residential communities with locally-oriented commercial uses and facilities, accommodating growth at a medium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

ADMINISTRATIVE ISSUES:

2. The site plan appears to depict an existing vehicular access connection between the proposed commercial parcel and an adjoining parcel (UPI# 43-9M-197). If this is correct, then the details of this access arrangement should be incorporated into the deeds of these parcels.
3. A minimum of four (4) copies of the plan should be presented at the Chester County Planning Commission for endorsement to permit recording of the final plan in accord with the procedures of Act 247, the Pennsylvania Municipalities Planning Code, and to meet the requirements of the Recorder of Deeds and the Assessment Office.

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

Sincerely,



Paul Farkas
Senior Review Planner

cc: The Hardware Center, Inc.
Site Engineering Concepts, LLC



THE COUNTY OF CHESTER



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Josh Maxwell
Michelle Kichline

Brian N. O'Leary, AICP
Executive Director

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November 4, 2022

Dale Barnett, Manager
West Brandywine Township
198 Lafayette Road
Coatesville, PA 19320

Re: Preliminary Subdivision and Land Development Plan - Traditions of America at Harvest Run
West Brandywine Township - LD-09-22-17372, SD-09-22-17373

Dear Mr. Barnett:

A preliminary subdivision and land development plan entitled "Traditions of America at Harvest Run", prepared by RETTEW Associates, Inc., and dated September 16, 2022, was received by this office on September 16, 2022. This plan is reviewed by the Chester County Planning Commission in accord with the provisions of Section 502 of the Pennsylvania Municipalities Planning Code. We offer the following comments on the proposed subdivision and land development for your consideration.

PROJECT SUMMARY:

Location:	East side of Manor Road (State Route 82), north and south sides of East Reeceville Road (State Route 4005) and west of Swinehart Road (State Route 4011)
Site Acreage:	189.77 acres
Lots/Units:	38 lots; 180 dwellings
Proposed Land Use:	Single Family Residential, Single Family Residential, Farm/Pasture Land
Municipal Land Use Plan Designation:	Agricultural Preservation, Open space/resource protection focus
UPI#:	29-7-16, 29-7-27, 29-7-77

PROPOSAL:

The applicant proposes the construction of 218 residential units and 20.32 open space acres. The site, which will be served by public water and public sewer facilities, is located in the West Brandywine Township R-1 Agricultural/Residential, R-2 Rural Residential zoning district.

RECOMMENDATION: The County Planning Commission recommends that the issues raised in our review letter of August 12, 2021 (refer to LD-07-21-16824, SD-07-21-16825) should be addressed before action is taken on this subdivision and land development plan.

BACKGROUND:

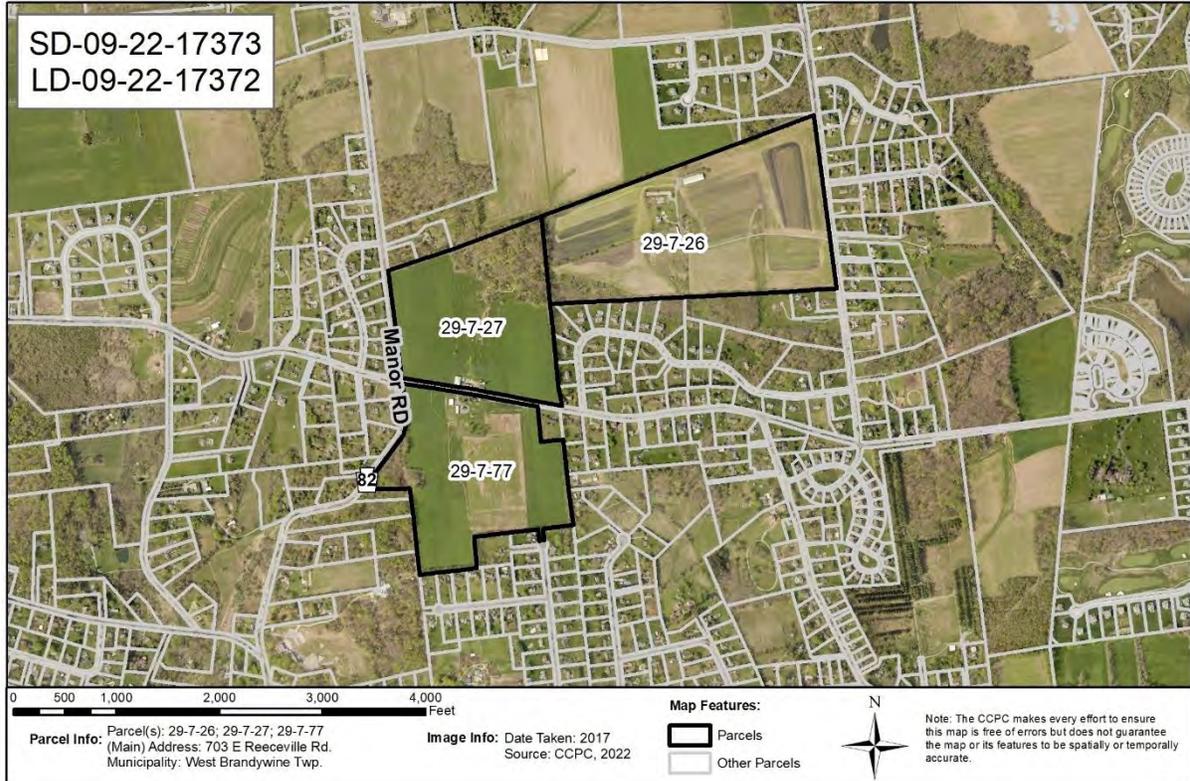
1. The Chester County Planning Commission has previously reviewed a preliminary subdivision and land development use proposal for this site. That review, CCPC# LD-07-21-16824, SD-07-21-16825, was submitted to the Township in a letter dated August 12, 2021. We have no further comments on the design of the subdivision and land development plan.

We have enclosed a copy of our previous review with this letter, because we wish to reiterate our comments specifically regarding stormwater management, protection of sensitive environmental features, preservation of the site's historic resources, and trail construction and interconnections.

COUNTY POLICY:

LANDSCAPES:

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

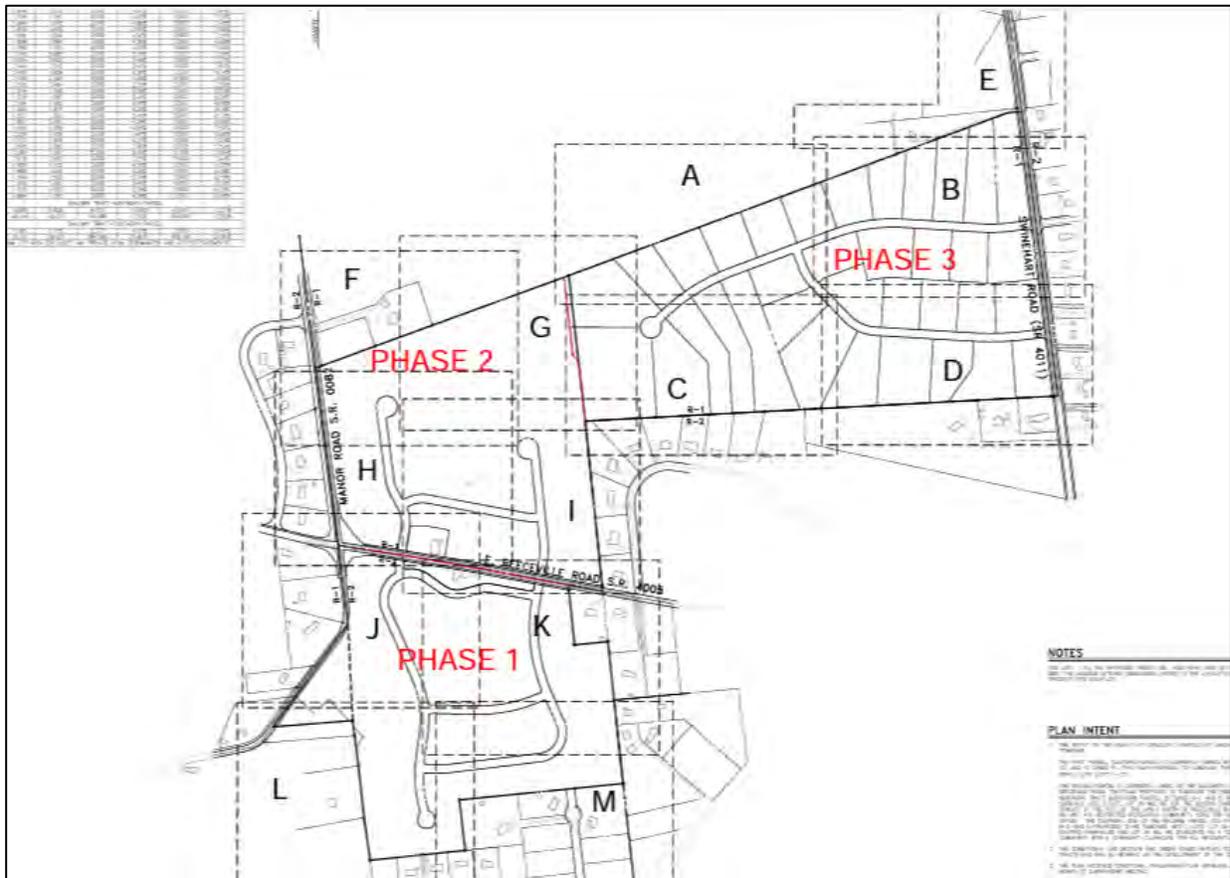


WATERSHEDS:

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

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

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



***Detail of Traditions of America
Preliminary Land Development and Subdivision Plan***

ADMINISTRATIVE ISSUES:

4. 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: 4

Re: Preliminary Land Development - Traditions of America at Harvest Run
West Brandywine Township - LD-09-22-17372

5. A Pennsylvania Department of Transportation permit is required for new or revised access and should be identified on the final plan as required by Section 508(6) of the Municipalities Planning Code (as reflected in Note 44 and 45 on the plan).
6. A minimum of four copies of the plan should be presented at the Chester County Planning Commission for endorsement to permit recording of the final plan in accord with the procedures of Act 247, the Pennsylvania Municipalities Planning Code, and to meet the requirements of the Recorder of Deeds, and the Assessment Office.

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

Sincerely,

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

Wes Bruckno, AICP
Senior Review Planner

cc: RETTEW Associates, Inc.
Traditions of America, LP
Edwin C. and Mary P. Baldwin Trust, Et. Al.
Anthony Antonelli, District Permits Manager, PennDOT
Francis J. Hanney, PennDOT
Chester County Conservation District

Enc: CCPC review letter of August 12, 2021



THE COUNTY OF CHESTER



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November 15, 2022

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

Re: Preliminary/Final Subdivision - Taylor Run Pump Station No.11
West Goshen Township – SD-09-22-17387

Dear Mr. Bashore:

A Preliminary/Final Subdivision Plan entitled "Taylor Run Pump Station No.11", prepared by HRG, and dated September 23, 2022, was received by this office on October 21, 2022. This plan is reviewed by the Chester County Planning Commission in accord with the provisions of Section 502 of the Pennsylvania Municipalities Planning Code. We offer the following comments on the proposed subdivision for your consideration.

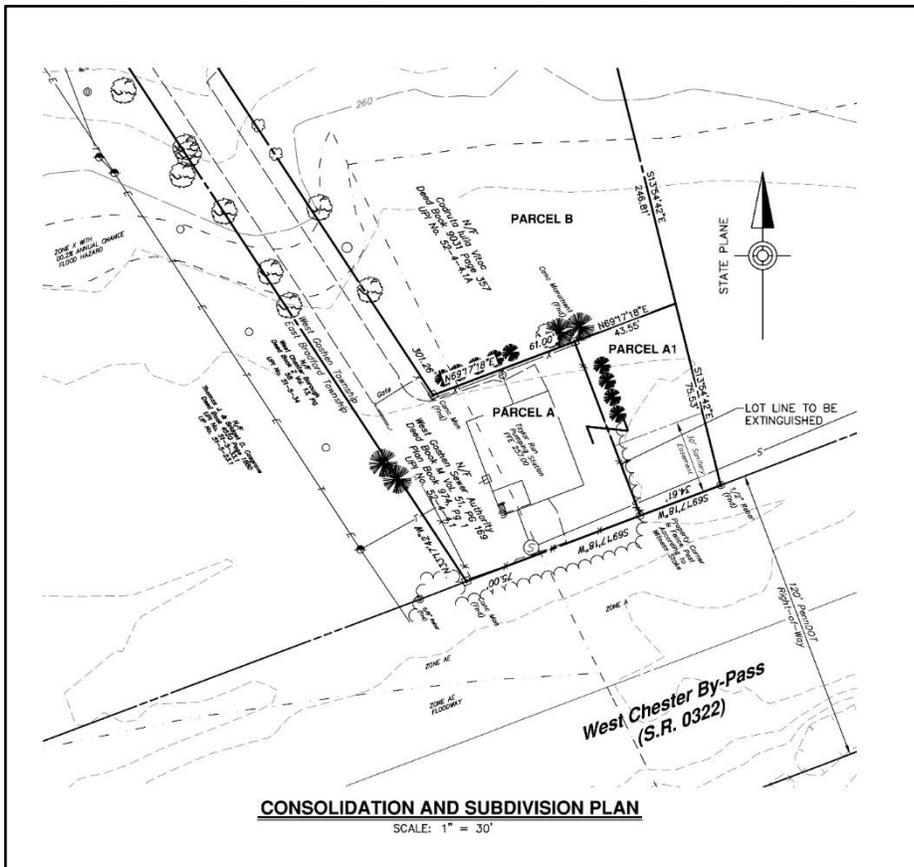
PROJECT SUMMARY:

Location:	the south side of Taylors Mill Road, along the West Goshen/East Bradford Township municipal border
Site Acreage:	1.29
Lots/Units:	2 Lots
Non-Res. Square Footage:	0
Proposed Land Use:	Institutional (Utility), and Single Family Residential
New Parking Spaces:	0
Municipal Land Use Plan Designation:	Residential Infill Development
UPI#:	52-4-4.1A, 52-4-4.1-E

PROPOSAL:

The applicant proposes the conveyance of an approximately 0.07 acre portion of UPI# 52-4-4.1A to UPI# 52-4-4.1-E. No development activity is proposed as part of the current plan submission. The project site, which is located in the R-3 Residential zoning district, adjoins East Bradford Township to the west.

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



Site Plan Detail, Sheet 2: Preliminary/Final Subdivision - Taylor Run Pump Station No.11

COUNTY POLICY:

LANDSCAPES:

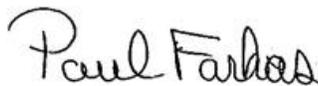
1. The project site is located within the **Suburban Landscape** and **Natural Landscape** designations of [Landscapes3](#), the 2018 County Comprehensive Plan. The vision for the **Suburban Landscape** is predominantly residential communities with locally-oriented commercial uses and facilities, accommodating growth at a medium density that retains a focus on residential neighborhoods, with enhancements in housing diversity and affordability. As an overlay of all other landscapes, the county's **Natural Landscapes** consist of a network of streams, wetlands, floodplains, and forests that are protected by regulations or should be subject to limited disturbance. Conservation practices should protect and restore these natural resources. The proposed subdivision development is consistent with the objectives of the **Suburban Landscape**.

ADMINISTRATIVE ISSUES:

2. The Requested Waivers table on Sheet 1 indicates the applicant is requesting four waivers from the plan submission requirements in Article IV of the Township Subdivision and Land Development Ordinance. Waiver requests should only be granted following the determination that the proposed project either meets the purpose of these requirements or does not create the impacts that these provisions are intended to manage.
3. A minimum of four (4) copies of the plan should be presented at the Chester County Planning Commission for endorsement to permit recording of the final plan in accord with the procedures of Act 247, the Pennsylvania Municipalities Planning Code, and to meet the requirements of the Recorder of Deeds and the Assessment Office.

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

Sincerely,



Paul Farkas
Senior Review Planner

cc: HRG
Amanda M. Cantlin, Manager, East Bradford Township



THE COUNTY OF CHESTER



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Michelle Kichline

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Executive Director

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November 9, 2022

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

Re: Preliminary/Final Subdivision and Land Development - 901 South Bolmar Street
West Goshen Township – SD-10-22-17406 and LD-10-22-17407

Dear Mr. Bashore:

A Preliminary/Final Subdivision and Land Development Plan entitled "901 South Bolmar Street", prepared by Edward B. Walsh & Associates, Inc., and dated August 8, 2022, was received by this office on October 11, 2022. This plan is reviewed by the Chester County Planning Commission in accord with the provisions of Section 502 of the Pennsylvania Municipalities Planning Code. We offer the following comments on the proposed subdivision and land development for your consideration.

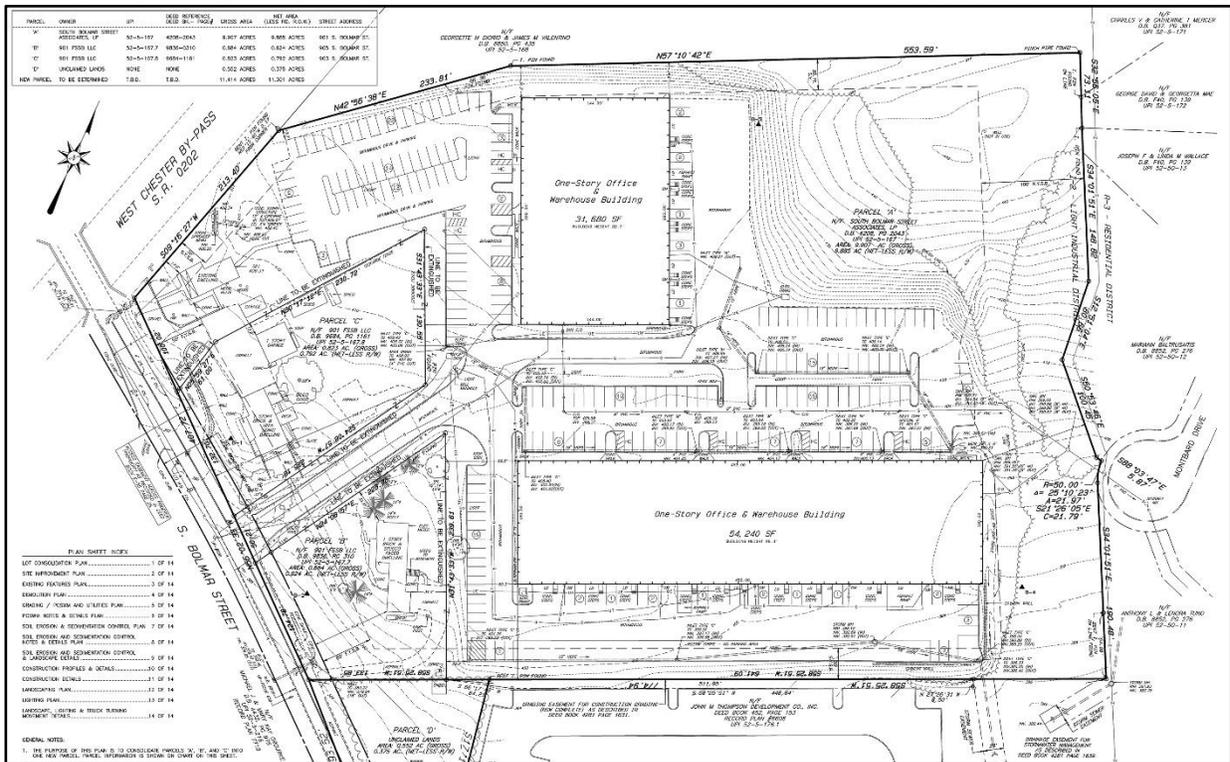
PROJECT SUMMARY:

Location:	northeast corner of South Bolmar Street and Route 202
Site Acreage:	11.41
Lots/Units:	3 existing lots, 1 proposed lot
Non-Res. Square Footage:	58,400
Proposed Land Use:	Industrial (Office/Warehouse)
New Parking Spaces:	4
Municipal Land Use Plan Designation:	Commercial, Office, Industrial Infill
UPI#:	52-5-167.8, 52-5-167.7, 52-5-167

PROPOSAL:

The applicant proposes the consolidation of three parcels into one 11.41 acre parcel, along with the construction of two office/warehouse buildings and a building addition totaling 58,400 square feet, and 4 additional parking spaces. Additionally, a 10 foot wide grass area emergency fire lane will be provided, which connects to Montbard Drive to the east. Three existing dwellings and several accessory buildings will be removed. The project site, which will be served by public water and public sewer, is located in the I-2 Light Industrial zoning district.

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



PRIMARY ISSUES:

3. The Township should verify that the design of the proposed outdoor lighting plan (Sheet 13) 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.

ADMINISTRATIVE ISSUES:

4. 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.
5. The site plan depicts the location of several 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. Additional information on this topic is provided in the County Planning Commission's Retaining Wall Design Standards planning eTool, which is available online at:
<https://www.chescoplanning.org/MuniCorner/eTools/74-RetainingWalls.cfm>.
6. The proposed buildings include large roof areas that may offer opportunities to improve the facility's long-term sustainability and reduce its reliance on energy from the grid, such as designs that incorporate "green roofs," "white roofs" and solar photovoltaic energy systems. Green roofs can reduce a building's stormwater runoff, improve insulation, increase the longevity of the roof system, and reduce heating and cooling costs. White roofs can help reflect solar radiation and also reduce cooling costs. Photovoltaic energy systems can improve the facility's long-term sustainability and reduce its reliance on energy from the grid. Additional information on green roofs is available at:
<https://www.chescoplanning.org/MuniCorner/eTools/05-GreenRoofs.cfm>.
Additional information on alternative energy systems such as photovoltaic systems is available at:
<https://www.dvrpc.org/EnergyClimate/AEOWG/>.
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.

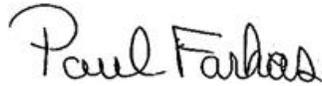
Page: 5

Re: Preliminary/Final Subdivision and Land Development - 901 South Bolmar Street

West Goshen Township – SD-10-22-17406 and LD-10-22-17407

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: Wiggins Property Management Group
Edward B. Walsh & Associates, Inc.
901 FSSB LLC
Chester County Conservation District



THE COUNTY OF CHESTER



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Brian N. O’Leary, AICP
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(610) 344-6285 Fax (610) 344-6515

November 10, 2022

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

Re: Final Subdivision - 430 Valley Hill Rd
West Whiteland Township – SD-10-22-17399

Dear Mr. Weller:

A Final Subdivision Plan entitled "430 Valley Hill Rd", prepared by JMR Engineering, LLC, and dated September 19, 2022, was received by this office on October 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 subdivision for your consideration.

PROJECT SUMMARY:

Location:	south side of Valley Hill Road, east of North Ship Road
Site Acreage:	3.73
Lots/Units:	3 Proposed Lots
Non-Res. Square Footage:	0
Proposed Land Use:	Single Family Residential
Municipal Land Use Plan Designation:	LDR Low Density Residential
UPI#:	41-2-88, 33-5-67

PROPOSAL:

The applicant proposes the creation of 3 single family residential lots. The existing dwelling will remain on Lot 1. The project site is located in the R-1 Residential zoning district. While no proposed construction is shown on the current plan submission for Lots 2 and 3, County mapping records indicate that the project site is located within public water and public sewer service areas. Additionally, County mapping records indicate the project site adjoins land owned by the County of Chester to the south. A portion of this site is located in Uwchlan Township; this area of Uwchlan Township is zoned R-1 Low Density Residential.

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

COUNTY POLICY:

LANDSCAPES:

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

WATERSHEDS:

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

PRIMARY ISSUES:

3. The plan and 2022 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. The removal of trees should be limited to the minimum area needed for the dwelling(s) and support facilities. The "limits of disturbance" should be delineated to protect all trees that are intended to remain, and orange construction fencing should be placed at the "limit of disturbance" to prevent unintended intrusion into these areas by construction equipment. Additional native trees and shrubs should be incorporated into the landscaping plans to replace and mitigate the loss of removed trees, along with providing vegetative screening between the residential units to be constructed on Lots 2 and 3 and the existing residential units to the north and to the east.
4. Vehicular access to Lot 3 will be provided from an access and utilities easement on Lot 2. The details of this easement should be incorporated into the deeds of both lots.

ADMINISTRATIVE ISSUES:

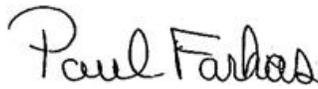
5. Land disturbance and land development activities that occur within Chester County must comply with the **County-wide Act 167 Stormwater Management Plan for Chester County, PA** (July 2013) and the associated Act 167 stormwater management ordinance standards adopted by each municipality.
6. The site plan depicts the location of a sanitary sewer easement along the southern boundary of Lot 3. The details of this easement should be incorporated into the deed of Lot 3.

Page: 4
Re: Final Subdivision - 430 Valley Hill Rd
West Whiteland Township – SD-10-22-17399

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

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



Paul Farkas
Senior Review Planner

cc: Andrew Roussey
JMR Engineering, LLC
Scott Greenly, Manager, Uwchlan Township
Robert J. Kagel, County Administrator, County of Chester
Chester County Department of Parks and Preservation

Proposed Plan and Ordinance Reviews





ORDINANCE PROPOSALS

11/1/2022 to 11/30/2022

The staff reviewed proposals for:	Total
Miscellaneous Ordinance (Misc.) Amendments	2
Subdivision and Land Development Ordinance (SLDO) Amendments	4
Zoning Ordinance Amendments	11
TOTAL REVIEWS	17

MUNICIPALITY	FILE NO.	REVIEW DATE	TOPIC	LANDSCAPES3 CONSISTENCY
Charlestown Township	MA-10-22-17397	11/3/2022	<p>Proposed - Misc Amendment</p> <p>The proposed Miscellaneous Amendment adds a new subsection to Section 23-301 the Performance Standards of the Stormwater Management Chapter of the Township Code. The proposed language of Section 23-301.1.B states "The Board of Supervisors may require an Applicant to mitigate vegetation removal that results in unacceptable measurements of offsite impacts from stormwater runoff or soil erosion. The extent of impacts, and the type, extent and quantified results of required mitigation shall be determined by the Township Engineer." The following subsections will be renumbered C through P.</p>	Consistent
Charlestown Township	SA-10-22-17396	11/3/2022	<p>Proposed - SLDO Amendment</p> <p>The proposed SLDO amendment adds 11 Tree-related definitions to Section 22-202 Definitions of Terms, amends the provisions of Section 22-512 Trees and Landscaping and includes: support statements, Street Tree standards, Tree and Associated Native Vegetation Protection standards, Tree Replacement provisions and Vegetation Protection provisions.</p>	Consistent
Charlestown Township	ZA-10-22-17394	11/2/2022	<p>Proposed - Zoning Ordinance Amendment</p> <p>The proposed zoning ordinance amendment adds two subsections to Section 27-1809 related to submission of an Environmental Impact Assessment and to the general procedures and standards for the submissions that are permitted by conditional use.</p>	Consistent

MUNICIPALITY	FILE NO.	REVIEW DATE	TOPIC	LANDSCAPES3 CONSISTENCY
Charlestown Township	ZA-10-22-17395	11/3/2022	<p>Proposed - Zoning Ordinance Amendment</p> <p>The proposed zoning ordinance amendment adds a definition for Riparian Buffer Area and expands the standards applicable to Wetlands and Riparian Forest Buffers of Section 27-1618. These standards include: prohibited uses or activities and riparian buffer restoration planting requirements, requirements for the buffer maintenance plan, an exemption for single family dwellings given certain conditions and Board approval of Landscape Plans.</p>	Consistent
City of Coatesville	ZA-10-22-17435	11/23/2022	<p>Proposed - Zoning Ordinance Amendment</p> <p>Removing all references to residential conversion from residential, institutional and commercial districts; revising supplemental use regulations; off-street parking and loading; and mixed use development overlay district</p>	Consistent
East Caln Township	ZA-10-22-17438	11/15/2022	<p>Proposed - Zoning Ordinance Amendment</p> <p>Keeping of chickens as an accessory use and related standards; and other miscellaneous provisions.</p>	Consistent
Oxford Borough	SA-10-22-17425	11/14/2022	<p>Proposed - SLDO Amendment</p> <p>The proposed SLDO amendment includes: revision of the definitions for the terms Dwelling or Dwelling Unit and Mobile Home in Section 22-301 and the addition of definitions for the terms: Tract, Tract Area Recreation Land and Trail, Trail Carpath and Trail Shoulder. The provisions of 22-702 for Minor Streets and Permanent Cul-de-Sacs are revised. The Block Standards are revised to require sidewalks on both sides of a street. A new subsection addressing Trails is added to Section 22-709. Section 22-710 regulating required Impact Studies is revised and the Lighting requirements of Section 22-711 are revised.</p>	Consistent
Oxford Borough	ZA-10-22-17418	11/10/2022	<p>Proposed - Zoning Ordinance Amendment</p> <p>The proposed zoning ordinance amendment adds seven new definitions to Section 27-202, adds parking, landscaping and lighting regulations. Adds regulations in the Supplemental Land Use regulations related to Accessory Uses, buildings and structures and a new subsection addressing common open space at Age-Restricted Residential Communities</p>	Consistent

MUNICIPALITY	FILE NO.	REVIEW DATE	TOPIC	LANDSCAPES3 CONSISTENCY
Oxford Borough	ZA-10-22-17419	11/10/2022	<p>Proposed - Zoning Ordinance Amendment</p> <p>A new subsection is added to Part 13 the Supplemental Land Use Regulations, Section 27-1333 addressing Age-Restricted Residential Communities. The proposed language includes: a purpose statement, dwelling types permitted, accessory buildings and structures, tract area and frontage requirements, required impact studies, commonly owned facilities, sewer and water requirements, density and bonuses, area and bulk provisions for each dwelling type and the community center, common open space requirements, Architectural Standards, Utilities, Lighting, Signs, Parking and additional development regulations.</p>	Consistent
Oxford Borough	ZA-10-22-17424	11/15/2022	<p>Proposed - Zoning Ordinance Amendment</p> <p>The proposed zoning ordinance amendment adds two new definitions to Section 27-202 and removes and replaces the provisions related to Certificates of Use and Occupancy of Section 27-2003 of the ordinance.</p>	Consistent
Penn Township	SA-10-22-17439	11/21/2022	<p>Proposed - SLDO Amendment</p> <p>Removing the 2013 Stormwater Management Ordinance from the Township Subdivision and Land Development Ordinance. The replacement Stormwater Management Ordinance will be a freestanding ordinance.</p>	Consistent
Tredyffrin Township	ZA-10-22-17423	11/16/2022	<p>Proposed - Zoning Ordinance Amendment</p> <p>The Township proposes to add short-term rentals located in a historic structure, subject to the provisions of Section 208-122.1a, to the list of uses permitted by special exception in the R-1/2 and R-1 Residence Districts.</p>	Consistent
Tredyffrin Township	ZA-10-22-17436	11/21/2022	<p>Proposed - Zoning Ordinance Amendment</p> <p>The Township proposes to add "Compatible Multifamily Dwelling or Apartment House" to the list of uses permitted by-right in the O Office zoning district. The Commission reviewed an earlier version of this amendment on September 1, 2022 (CCPC# ZA--08-22-17296).</p>	Consistent
West Goshen Township	ZA-10-22-17390	11/4/2022	<p>Proposed - Zoning Ordinance Amendment</p> <p>The Township proposes to add "Historic Inn" to the list of uses permitted by conditional use in the R-3B Flexible Design Conservation District Zone C. A definition for the term "Historic Inn," and area and bulk requirements, are provided. It is our understanding that the purpose of this amendment is to allow for the adaptive reuse of the existing mansion and carriage house on the Greystone Hall site, situated on the south side of Aram Avenue west of Phoenixville Pike within the Woodlands at Greystone development, into an historic inn.</p>	Consistent

MUNICIPALITY	FILE NO.	REVIEW DATE	TOPIC	LANDSCAPES3 CONSISTENCY
Willistown Township	MA-10-22-17430	11/18/2022	<p>Proposed - Misc Amendment</p> <p>The Township proposes to amend the delineation and definition of prohibitive and precautionary slopes set forth in Section 73-31 of the Township Code.</p>	Not Relevant
Willistown Township	SA-10-22-17429	11/18/2022	<p>Proposed - SLDO Amendment</p> <p>The Township proposes to amend the design standards for cul-de-sac turnarounds set forth in Section 123-24.</p>	Not Relevant
Willistown Township	ZA-10-22-17428	11/18/2022	<p>Proposed - Zoning Ordinance Amendment</p> <p>The proposed amendments to the Township Zoning Ordinance include revisions to the wall sign standards in Sections 139-110 and 139-110.1, and the site plan submission requirements for a zoning permit set forth in Section 139-113.E.</p>	Not Relevant

TOTAL NUMBER OF ORDINANCE PROPOSALS WITH RELEVANCE TO LANDSCAPES3: 14
TOTAL NUMBER OF ORDINANCE PROPOSALS CONSISTENT WITH LANDSCAPES3: 14

Ordinance Review Letters



THE COUNTY OF CHESTER



COMMISSIONERS
Marian D. Moskowitz
Josh Maxwell
Michelle Kichline

Brian N. O'Leary, AICP
Executive Director

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November 2, 2022

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

Re: Zoning Ordinance Amendment – Conditional Use Procedures
Charlestown Township - ZA-10-22-17394

Dear Ms. Csete:

The Chester County Planning Commission has reviewed the proposed Zoning Ordinance Amendment as submitted pursuant to the provisions of the Pennsylvania Municipalities Planning Code, Section 609(e). The referral for review was received by this office on October 7, 2022. We offer the following comments to assist in your review of the proposed Zoning Ordinance Amendment.

DESCRIPTION:

1. The Township proposes the following amendments to its Zoning Ordinance:
 - A. Adding a subsection, Section 27-1809, which addresses the imposition of conditions and requiring an Environmental Impact Assessment report.
 - B. Adding a subsection, Section 27-1809.3, which addresses the general procedures and review of conditional use submissions.

COMMENTS:

2. The Township should consider the implications of proposed language of Section 27-1809.3.H, which requires that Conditional Use submissions and Preliminary Plans for subdivision, land development or tentative plan for a planned residential development be submitted at the same time. Our concern is related to the differing time frames of the two procedures, which could create administrative issues.
3. The Township Solicitor should verify that all proposed language consistent with the provisions of the Pennsylvania Municipalities Planning Code, Act 247 as amended.
4. There is a minor typographical error in the sixth line of proposed Section 27-1809.3.F, the word and is written as "a.nd".

Page: 2

Re: Zoning Ordinance Amendment – Conditional Use Procedures

Charlestown Township - ZA-10-22-17394

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



COMMISSIONERS
Marian D. Moskowitz
Josh Maxwell
Michelle Kichline

Brian N. O'Leary, AICP
Executive Director

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November 3, 2022

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

Re: Zoning, Subdivision and Land Development and Stormwater Management Ordinance
Amendments – Riparian Buffer Provisions, Trees and Landscaping and Mitigation of Removed
Vegetation
Charlestown Township - ZA-10-22-17395, SA-10-22-17396 & MA-10-22-17397

Dear Ms. Csete:

The Chester County Planning Commission has reviewed the proposed Amendments as submitted pursuant to the provisions of the Pennsylvania Municipalities Planning Code, Section 609(e). The referral for review was received by this office on October 7, 2022. We offer the following comments to assist in your review of the proposed Ordinance Amendments.

DESCRIPTION:

1. The Township proposes the following amendments to its Zoning Ordinance:
 - A. Add a definition for the term “Riparian Buffer Area” to Section 27-1618.
 - B. The provisions of Section 27-1618.2 Wetlands and Riparian Buffers are revised to add prohibited uses or activities and riparian buffer restoration planting requirements, requirements for the buffer maintenance plan and an exemption for single family dwellings given certain conditions and Board approval of Landscape Plans.
- The amendments to the Subdivision and Land Development Ordinance address:
- C. Adding 11 tree-related definitions to Section 22-202 Definition of Terms.
 - D. Revision Section 22-512 Trees and Landscaping to include: support statements, Street Tree standards, Tree and Associated Native Vegetation Protection standards, Tree Replacement provisions and Vegetation Protection provisions.
 - E. Amending Appendix 6 to add Item 6A - List of Recommended Street Trees, 6B – List of Recommended Trees for Buffer Areas and Along Property Lines, 6C – List of Recommended Evergreen Trees, 6D – List of Recommended Shrubs, 6E – List of Recommended Wetland

Trees, and Basin, Bioswale and Drainage Swale Shrubs and amending Appendix Item – 20 Schedule of Tree Replacement Values.

The amendment to the Stormwater Management Ordinance addresses:

- F. Adding a new subsection to Section 23-301.1 the Performance Standards of the Stormwater Management Chapter of the Township Code. The proposed language of Section 23-301.1.B states "The Board of Supervisors may require an Applicant to mitigate vegetation removal that results in unacceptable measurements of offsite impacts from stormwater runoff or soil erosion. The extent of impacts, and the type, extent and quantified results of required mitigation shall be determined by the Township Engineer." The following subsections will be renumbered C through P.

COMMENTS:

Zoning Ordinance Amendment Comments:

2. The first section of the zoning ordinance amendment adds a definition for the term “Riparian Buffer Area” to Section 27-1618, which indicates a buffer width of 50 feet from the stream bank is required. The CCPC recommends a minimum width riparian buffer of 75-100 feet, measured from each side of the watercourse. A two-tiered riparian buffer is recommended with stricter standards applied in the area immediately adjacent to stream. This two-tiered buffer would include a 25 to 35 foot-wide inner buffer in which disturbance is prohibited or very limited, and a 50 to 65 foot-wide outer buffer in which a maximum disturbance limit of 20% is allowed.

We also encourage the Township to craft regulations that establish riparian buffers in accordance with the PA Department of Environmental Protection’s Chapter 102 for all Special Protection Waters, which requires a wider buffer of 150 feet. The most restrictive ordinance standard would apply when there are overlapping regulations for Special Protection Waters. The ordinance could simply reference Chapter 102 rather than including the specific state regulations. For more information, see the Riparian Buffer eTool at: <https://www.chescoplanning.org/MuniCorner/eTools/44-RiparianBuffers.cfm>

The proposed amendment should include information about where in Section 27-1618 the definition is to be placed. We recommend that this definition also be included in Section 27-202, Definition of Terms.

Subdivision and Land Development Ordinance Amendments Comments:

3. In Section 22-512.3.A, the Township may want to consider including provisions that allow the Township Engineer to make the final determination on street tree placement inside/outside the right-of-way to allow additional flexibility and site specific analysis.
4. In Section 22-512.3, we suggest adding a provision stating that street trees are required to be staggered (so they are not directly across from each other) on each side of the roadway and to include provisions regarding minimum spacing of street trees.
5. To better protect woodlands, a maximum disturbance limit should be established in Section 22-512.4.A. We recommend that the Township consider including regulations that limit disturbance of a woodlands to a maximum of 50%. Such regulations should establish a definition for

Page: 3

Re: Zoning Ordinance Amendment – Riparian Buffer Provisions

Charlestown Township - ZA-10-22-17395

“woodland” that is defined in a measurable way, such as a definition that is based on the number of trees within a wooded area that have grown to a specific diameter at breast height. The Township may also want to indicate when establishing woodland protection standards that they do not apply to timber harvesting or forestry (as defined in the MPC) as to avoid conflicts with ACRE. For more information on woodlands protection and recommended standards see Woodlands Conservation eTool at: <https://www.chescoplanning.org/MuniCorner/eTools/46-Woodlands.cfm>.

A timber harvesting plan, consistent with the Penn State Extension model could be required for timber harvesting operations.

<https://extension.psu.edu/forest-management-and-timber-harvesting-in-pennsylvania>

6. There appears to be some strikeouts in tree spacing requirements of Appendix 6A that should be removed before the amendments are adopted.
7. The Township should consider adopting the tree replacement fees (Appendix 20) as part of the Township’s fee schedule rather than in the ordinance appendices, so it can be more easily amended in the future.

Stormwater Management Ordinance Amendment Comment:

8. The proposed amendment is appropriate.

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

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

Sincerely,



Glenn Bentley
Senior Review Planner



THE COUNTY OF CHESTER



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November 23, 2022

James Logan, Manager
Coatesville City
1 City Hall Place
Coatesville, PA 19320

Re: Zoning Ordinance Amendment – Eliminating Residential Conversions
City of Coatesville - ZA-10-22-17435

Dear Mr. Logan:

The Chester County Planning Commission has reviewed the proposed City of Coatesville Zoning Ordinance amendment as submitted pursuant to the provisions of the Pennsylvania Municipalities Planning Code, Section 609(e). The referral for review was received by this office on October 25, 2022. We offer the following comments to assist in your review of the proposed Zoning Ordinance amendment.

DESCRIPTION:

1. The City of Coatesville proposes to remove all references to “residential conversion” (i.e., the subdivision of one dwelling to accommodate more dwellings) from the Zoning Ordinance. Residential conversions are currently generally regulated by special exception. References to residential conversion are to be eliminated from the Residential Neighborhood (RN-4) District, the Residential Conservation (RC) District, the Institutional Districts (i.e., the Public Service (PS) District), the Neighborhood Commercial (C-1) District, the Central Business (C-2) District, the Highway Commercial (C-3) District, the Mixed Use Development (MU) Overlay District, as well as references to residential conversions from Supplemental Use Regulations, Off-Street Parking and Loading Regulations, and from the “City of Coatesville Table of Residential Neighborhood District Uses”.

LANDSCAPES:

2. The City of Coatesville 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. We recommend that the City consider the comments in this review letter to make the amendment more consistent with the objectives of the **Urban Center Landscape** and with the housing objectives of [Landscapes3](#).

COMMENTS:

3. The conversion of some structures into residential units can provide opportunities for affordably-priced housing. “Live” Objective B of *Landscapes3* is to accommodate housing at costs accessible to all residents. Additionally, the County has established the A+ Homes initiative, which focuses on creating homes that are attractive, affordably-priced, adaptable, aging-friendly, and accessible. Additional information on the A+ Homes initiative is available online at: <https://www.chescoplanning.org/Housing/aPlusHomes.cfm>.

We understand that the City may wish to preserve the integrity of its various neighborhoods by retaining their residential character, but we also encourage expanded opportunities for a diversity of housing options. Residential conversions provide options for seniors to age in place and can also help preserve large or older structures. Therefore, we suggest that the City consider retaining the opportunity for residential conversions in appropriate locations, and possibly in a more limited number of zoning districts, by conditional use instead of by special exception as currently regulated. This will permit the City Council to “...attach such reasonable conditions and safeguards, in addition to those expressed in the ordinance, as it may deem necessary to implement the purposes of ...the zoning ordinance.” (Municipalities Planning Code, Section 913.2(a)).

Additional suggestions on regulating residential conversions are available in the Chester County Planning Commission’s eTool: [eTools: Residential Conversions \(chescoplanning.org\)](https://www.chescoplanning.org/eTools/ResidentialConversions) Also, concepts regarding accessory apartments are available at: [eTools: Accessory Dwelling Units \(chescoplanning.org\)](https://www.chescoplanning.org/eTools/AccessoryDwellingUnits)

4. **SECTION XIII** of the proposed amendment reads: Article XII, Supplemental Use Regulations, §224-59, Accessory uses and structures, Part (e), Bed-and-breakfast inn, Subsection [1], is hereby amended by deleting the subsection in its entirety and replacing it as follows:

This Section reference may be more properly identified as: “Section 224-59., Accessory Uses and Structures, Subsection B., Residential accessory uses and structures, Part (2), Ancillary residential accessory uses and structures, Part (e) Bed-and-breakfast inn, Subsection [1] A bed-and-breakfast shall...”.

5. It appears that the City Zoning Ordinance retains a definition of “RESIDENTIAL CONVERSION”; the City should consider eliminating this definition if all other references to residential conversion are also to be removed.

RECOMMENDATION: The City 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 City Council, as required by Section 609(g) of the Pennsylvania Municipalities Planning Code. This will allow us to maintain a current file copy of your ordinance.

Sincerely,



Wes Bruckno, AICP
Senior Review Planner



THE COUNTY OF CHESTER



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November 15, 2022

Barbara Kelly, Manager
110 Bell Tavern Road
Downingtown, PA 19335

Re: Zoning Ordinance Amendment - Keeping of Chickens as an Accessory Use and Related Standards
East Caln Township - ZA-10-22-17438

Dear Ms. Kelly:

The Chester County Planning Commission has reviewed the proposed East Caln 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 October 31, 2022. We offer the following comments to assist in your review of the proposed Township Zoning Ordinance amendment.

DESCRIPTION:

1. East Caln Township proposes the following amendments to its Zoning Ordinance:
 - A. Provide minimum standards for the keeping of domesticated chickens; residents may keep domestic chickens on a noncommercial basis as an accessory use to a residence, the proposed ordinance includes provisions that can limit the adverse effects of the activity on surrounding properties;
 - B. Define "Domestic chickens", "Chicken run or pen", and "Henhouse or chicken coop";
 - C. Include limits of the numbers of chickens permitted per lot size;
 - D. The keeping of domestic chickens is permitted as an accessory use to a single-family detached dwelling in the R-1, R-2, R-3 and R-4 zoning districts; and
 - E. Provide for setbacks, structure designs, areas for chickens to run, screening, noise protection, and other provisions.

LANDSCAPES:

2. East Caln Township is primarily 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 zoning ordinance amendment consistent with the objectives of the **Suburban Landscape** due to its provisions that will tend to limit the adverse effects of chicken-keeping on adjacent residents.

Page: 2

Re: Zoning Ordinance Amendment - Keeping of Chickens as an Accessory Use and Related Standards

East Caln Township - ZA-10-22-17438

COMMENTS:

3. Section 225-20.B(7)d) prohibits roosters, which is appropriate. The Township should be aware that hens can occasionally be quite vocal.
4. Section 225-20.B(7)e)2) permits up to three chickens may on lots of 0.25 to 0.49 acre. The setback requirements in the following subsection (including 50 feet from all adjacent residences not occupied by the owner of the chickens and 15 feet from all property lines) may make it difficult for a 0.25 acre lot to accommodate chickens. However, we note these setbacks are most likely appropriate to avoid conflicts with neighboring properties.
5. Section 225-20.B(7)e)5)i. and ii. prohibit odor and noise that is perceptible at lot lines. Perceptions of odor and noise may be subjective and dependent on winds, and enforcing such provisions may be challenging.
6. We endorse the provisions that require coops and pens to protect against predators.
7. Section 225-20.B(7)e)5)iii. regulates the disposal of chicken manure. We note that that limited amounts of manure could be retained on-site without adverse effects if properly composted, and with appropriate setbacks from adjacent properties.
8. The Chester County Planning Commission's eTool "Backyard Chicken Keeping" contains additional helpful recommendations on municipal regulation for the keeping of chickens, at: <http://www.chescoplanning.org/MuniCorner/Tools/Chickens.cfm>. The Chester County Agricultural Development Council also offers an information sheet on "Backyard Poultry in Chester County", at: <https://www.chescofarming.org/PDF/Info-Chickens.pdf>

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

Sincerely,



Wes Bruckno, AICP
Senior Review Planner



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November 14, 2022

Pauline Garcia-Allen, Manager
Oxford Borough
401 Market Street PO Box 380
Oxford, PA 19363

Re: Subdivision and Land Development Ordinance Amendment - Age-Restricted Residential
Community
Oxford Borough - SA-10-22-17425

Dear Ms. Garcia-Allen:

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 October 18, 2022. We offer the following comments to assist in your review of the proposed Subdivision and Land Development Ordinance Amendment.

DESCRIPTION:

1. Oxford Borough proposes the following amendments to its Subdivision and Land Development Ordinance:
 - A. Revising the definitions for the terms Dwelling or Dwelling Unit and Mobile Home in Section 22-301 and the addition of definitions for the terms: Tract, Tract Area, Recreation Land and Trail, Trail Cartpath and Trail Shoulder.
 - B. The provisions of 22-702 for Minor Streets and Permanent Cul-de-Sacs are revised. The Block Standards are revised to require sidewalks on both sides of a street.
 - C. A new subsection comprehensively addressing Trails is added to Section 22-709.
 - D. Section 22-710 regulating required Impact Studies is revised.
 - E. The Lighting requirements of Section 22-711 are revised.

BACKGROUND:

2. The County Planning Commission has recently reviewed a previous version of the proposed language. That review, CCPC# SA-08-22-17299, was dated September 1, 2022. Also, we recently reviewed two zoning ordinance amendments addressing Age-Restricted Residential

Page: 2

Re: Subdivision and Land Development Ordinance Amendment - Age-Restricted Residential Community

Oxford Borough - SA-10-22-17425

Communities, those reviews ZA-10-22-17418 & ZA-10-22-17419 were dated November 10, 2022, and a Conditional Use proposal for an Age-Restricted Residential Community sited at the Moran Tract on the west side of the Borough. That review, CU-09-22-17386, was dated November 1, 2022.

COMMENTS:

3. We note that the Borough has added a reference to Section 27-1317(3)(B) of the zoning ordinance related to Trail Corridors traversing areas of common open space in proposed Section 22-709.(J)(7), made minor revisions to the requirements for Traffic Impact Studies, and Environmental Impact Assessments included a recommendation from our previous review to add e-bikes to the list of motorized vehicles that are permitted on Bikeways.
4. The proposed amendments are appropriate.

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

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

Sincerely,

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

Glenn Bentley
Senior Review Planner

cc: Stacy Fuller, Borough Solicitor



THE COUNTY OF CHESTER



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November 10, 2022

Pauline Garcia-Allen, Manager
Oxford Borough
401 Market Street PO Box 380
Oxford, PA 19363

Re: Zoning Ordinance Amendment - Age-Restricted Residential Community
Oxford Borough - ZA-10-22-17418 & ZA-10-22-17419

Dear Ms. Garcia-Allen:

The Chester County Planning Commission has reviewed the proposed Zoning Ordinance Amendment as submitted pursuant to the provisions of the Pennsylvania Municipalities Planning Code, Section 609(e). The referral for review was received by this office on October 18, 2022. We offer the following comments to assist in your review of the proposed Zoning Ordinance Amendment.

DESCRIPTION:

1. ZA-10-22-17418 - The Borough proposes the following amendments to its zoning ordinance:
 - A. New definitions for the terms: Dwelling or Dwelling Unit, Mobile Home, Tract, Tract Area, Community Center Recreation Land and Trails are added to Section 27-202 Definitions of Terms.
 - B. Revisions to the non-residential parking standards, landscaping and lighting provisions in the General Regulations and Applicability of Part 12 are added.
 - C. Revisions are proposed to Part 13, the Supplemental Land Use regulations addressing Accessory Buildings or Structures, Common Open Space Design, Ownership and Maintenance, and a new subsection is added, Section 27-1317.4, related to Age-Restricted Residential Communities.
2. ZA-10-22-17419 - The Borough proposes the following amendments to its zoning ordinance:
 - D. Age-Restricted Residential Community is added as a use permitted by conditional use in the PD-1 Planned Development zoning district as Section 27-405.D.
 - E. A new subsection is added to Part 13 the Supplemental Land Use Regulations, Section 27-1333 addressing Age-Restricted Residential Communities. The proposed language includes: a purpose statement, dwelling types permitted, accessory buildings and structures, tract area and frontage requirements, required impact studies, commonly owned facilities, sewer and

Page: 2

Re: Zoning Ordinance Amendment - Age-Restricted Residential Community

Oxford Borough - ZA-10-22-17418 & ZA-10-22-17424

water requirements, density and bonuses, area and bulk provisions for each dwelling type and the community center, common open space requirements, architectural standards, utilities, lighting, signs, parking and additional development regulations.

BACKGROUND:

3. The County Planning Commission has reviewed previous versions of these amendments. Those reviews, ZA-08-22-17297 & ZA-08-22-17298, were dated September 1, 2022. More recently the County Planning Commission reviewed a Conditional Use proposal for an Age-Restricted Residential Community sited at the Moran Tract on the west side of the Borough.

LANDSCAPES:

4. The Planned Development 1 (PD-1) zoning district where the proposed Age-Restricted Residential Community use would be permitted 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 Age-Restricted Residential Community use is consistent with the objectives of the **Urban Center Landscape**.

Oxford Region - The proposed zoning ordinance amendment was submitted to the Oxford Region Planning Committee (ORPC) for review regarding land use and density as specified in the 2012 Oxford Region Multimunicipal Comprehensive Plan. The Borough's PD-1 District lies within two land use categories as identified in the Plan, Town Residential and Commerce, that are both considered growth areas. The ORPC membership discussed the proposed ordinance amendments at their August 2022 meeting, considered the recommended strategies of the Town Residential and Commerce land use areas, and deemed the proposed amendments generally consistent with the land use strategies of the 2012 Multimunicipal Comprehensive Plan.

COMMENTS:

5. The revisions included in the revised language appear to be minor in their scope. Noted revisions relate to the use of e-bikes on certain sections of the trail network, the addition of a community pool as an amenity permitted at an Age-Restricted Residential Community Center and the wording of the subsection addressing Density Bonuses and the requirements of the MS4 Pollution Reduction Plan was slightly revised.
6. These revisions are appropriate, and we have no additional comments on these changes.

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

Page: 3

Re: Zoning Ordinance Amendment - Age-Restricted Residential Community

Oxford Borough - ZA-10-22-17418 & ZA-10-22-17424

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

Sincerely,

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

Glenn Bentley
Senior Review Planner

cc: Stacey Fuller, Borough Solicitor



THE COUNTY OF CHESTER



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Brian N. O'Leary, AICP
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November 15, 2022

Pauline Garcia-Allen, Manager
Oxford Borough
401 Market Street PO Box 380
Oxford, PA 19363

Re: Zoning Ordinance Amendment – Certificates of Use and Occupancy
Oxford Borough - ZA-10-22-17424

Dear Ms. Garcia-Allen:

The Chester County Planning Commission has reviewed the proposed Zoning Ordinance Amendment as submitted pursuant to the provisions of the Pennsylvania Municipalities Planning Code, Section 609(e). The referral for review was received by this office on October 20, 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. Two new definitions of the terms “Temporary Access Certificate” and “ Temporary Use and Occupancy Certificate” are added to Section 27-202 Definitions.
 - B. The existing provisions of Section 27-2003 Certificates of Use and Occupancy are removed and replaced in their entirety. The expanded provisions regulate the requirements and issuance of the above listed Certificates.

COMMENTS:

2. The proposed amendment is appropriate.

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

Page: 2

Re: Zoning Ordinance Amendment – Certificates of Use and Occupancy

Oxford Borough - ZA-10-22-17424

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

Sincerely,

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

Glenn Bentley
Senior Review Planner

cc: Stacy Fuller, Borough Solicitor



THE COUNTY OF CHESTER



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November 21, 2022

Caitlin Ianni, Township Secretary
Penn Township
260 Lewis Road
West Grove, PA 19390

Re: Subdivision and Land Development Ordinance Amendment – Removing the Stormwater Management Regulations
Penn Township - SA-10-22-17439

Dear Ms. Ianni:

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 October 31, 2022. We offer the following comments to assist in your review of the proposed Subdivision and Land Development Ordinance (SLDO) amendment.

DESCRIPTION:

1. Penn Township proposes the following amendment to its Subdivision and Land Development Ordinance:
 - A. Removing Sections 416.101 through 416.907 also known as the Penn Township 2013 Stormwater Management Ordinance. Appendices A-E of the SLDO will also be removed.
 - B. The Township proposes to enact the replacement Stormwater Management Ordinance as a “stand alone” document rather than include it as part of the Township Subdivision and Land Development Ordinance. We understand that the Township will adopt the 2022 version of the Stormwater Management Ordinance at the same meeting where the 2013 version is removed from the SLDO.

COMMENT:

2. The proposed amendment is appropriate. If applicable, the Township should ensure that any cross references to Section 416 have been corrected.

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

Page: 2

Re: Subdivision and Land Development Ordinance Amendment – Removing the Stormwater
Management Ordinance

Penn Township - SA-10-22-17439

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

Sincerely,

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

Glenn Bentley
Senior Review Planner

cc: Winifred Sebastian Moran, Township Solicitor



THE COUNTY OF CHESTER



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November 16, 2022

Erin McPherson, Director of Planning and Zoning
Tredyffrin Township
1100 Duportail Road
Berywn, PA 19312

Re: Zoning Ordinance Amendment - Short-Term Rentals Located in a Historic Structure, R-1/2 and R-1 Residence Zoning Districts
Tredyffrin Township – ZA-10-22-17423

Dear Ms. McPherson:

The Chester County Planning Commission has reviewed the proposed Zoning Ordinance Amendment as submitted pursuant to the provisions of the Pennsylvania Municipalities Planning Code, Section 609(e). The referral for review was received by this office on October 20, 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. Add Short-term rentals located in a historic structure, subject to the provisions of Section 208-122.1a, to the list of uses permitted by special exception in the R-1/2 and R-1 Residence zoning districts; and
 - B. Add Section 208-122.1a, pertaining to criteria for special exception approval for a short-term rental in a historic structure.

BACKGROUND:

2. The County Planning Commission previously reviewed an amendment to the Township zoning ordinance which proposed the addition of “short-term rental (as part of a dwelling in a multi-use development)” to the list of uses permitted by special exception in the C-2 Commercial district, along with the addition of short-term rental to the list of uses permitted by special exception in the TCD Town Center district (CCPC# ZA-11-21-16994, dated December 7, 2021). According to our records, the Township adopted this zoning amendment on January 18, 2022.

COMMENTS:

3. We recommend that the Township review the Short-terms Rentals and Adaptive Reuse Planning eTools for additional issues to consider as part of this amendment submission, such as the maximum number of nights a residence can be rented per year, and signage restrictions. These eTools are available online at:

- <https://www.chescoplanning.org/MuniCorner/eTools/15-ShortTermRentals.cfm>.
- <https://www.chescoplanning.org/MuniCorner/eTools/02-AdaptiveReuse.cfm>.

Page: 2

Re: Zoning Ordinance Amendment - Short-Term Rentals Located in a Historic Structure, R-1/2 and R-1 Residence Zoning Districts
Treedyffrin Township – ZA-10-22-17423

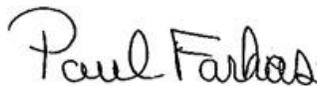
4. Section 208-122.1a.A(1) states that the historic structure must be listed in the 2003 Historic Resources Survey. We suggest that the Township consider incorporating additional language indicating that this survey may be later amended. We note that Recommendation 3.2 in the Township's Comprehensive Plan, Update the Township's Historic Resources Survey, states that "Resources identified in the 2003 Survey should be reevaluated, and Township resources eligible since 2003 be included as part of this update" (page 39).
5. Section 208-122.1a.B states that any short-term rental in the Township shall be subject to Chapter 150, Property Registration for Short-term Rentals. It is our understanding that these proposed standards are currently under review by the Township, and that this Township Code amendment is being considered for adoption at the same time as this zoning amendment submission.

In our previous review letter (CCPC# ZA-11-21-16994), the County Planning Commission recommended that the Township should consider registration requirements. We endorse the Township's efforts in incorporating these standards into the Township Code. The Township should ensure that consistent terminology is adopted throughout the Township Code pertaining to its short-term rental standards.

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

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

Sincerely,



Paul Farkas
Senior Review Planner



THE COUNTY OF CHESTER



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

November 21, 2022

Erin McPherson, Director of Planning and Zoning
Tredyffrin Township
1100 Duportail Road
Berywn, PA 19312

Re: Zoning Ordinance Amendment – Compatible Multifamily Dwelling or Apartment House,
O Office District
Tredyffrin Township – ZA-10-22-17436

Dear Ms. McPherson:

The Chester County Planning Commission has reviewed the proposed Zoning Ordinance Amendment as submitted pursuant to the provisions of the Pennsylvania Municipalities Planning Code, Section 609(e). The referral for review was received by this office on October 27, 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. Add a definition for the term “Dwelling, Compatible Multifamily or Apartment House” to Section 208-6;
 - B. Add “Compatible Multifamily Dwelling or Apartment House” to the list of uses permitted by-right in the O Office Zoning District; and
 - C. Add Section 208-42.3, Design Standards for Compatible Multifamily Dwelling and Apartment House. The proposed standards include the following:
 - The use shall abut or share a tract with an auxiliary health club and/or full-service hotel within the Office District;
 - The use shall have a lot area for the tract of 3,700 square feet per dwelling unit, with no more than 200 dwelling units;
 - The use shall be limited to studio, 1 and 2 bedroom dwelling units;
 - Parking spaces shall be calculated for the totality of the tract, subject to the joint covenant between the lots (in the event they are not on the same lot); and
 - Total parking required for the use may be reduced by up to 25 percent.

2. The County Planning Commission reviewed an earlier version of this amendment on September 1, 2022 (CCPC# ZA-08-22-17296). We note that the proposed revisions in the latest version of this amendment include the following:
 - Replace all references to a “hotel” with the phrase “full-service hotel”;
 - Revisions to the proposed definition of “Dwelling, Compatible Multifamily or Apartment House” including added language that the health club and/or full-service hotel has a

Page: 2

Re: Zoning Ordinance Amendment – Compatible Multifamily Dwelling or Apartment House,
O Office District

Tredyffrin Township – ZA-10-22-17436

minimum of 25,000 square feet of active indoor and outdoor amenities inclusive of fitness facilities, swimming pool and café/restaurant, in addition to having a minimum gross floor area of 75,00 square feet;

- The requirement for pedestrian connectivity between the use and the auxiliary health club and/or full-service hotel now states that it shall include covered walkways, sidewalks, and/or crosswalks;
 - The impervious surface requirements have been revised to indicate that such surfaces shall be minimized through the use of structured parking facilities and green roof buildings in which the green roof shall be 50% of the gross roof area of the Compatible Multifamily Dwelling or Apartment House excluding the parking structure; and
 - The parking requirements have been revised to indicate that parking shall be based on the parking requirement set forth in Section 208-103, and that the number of required spaces may be reduced up to 25 percent at the discretion of the Planning Commission based on a parking analysis prepared by a qualified traffic engineer.
3. It is our understanding that the purpose of this amendment petition is to allow for the construction of an apartment building on a 5.38 acre site (UPI# 43-6F-7.1, 750 East Swedesford Road) located at the southeast corner of Swedesford Road and Old Eagle School Road. We note that this parcel adjoins a 14.53 acre parcel (UPI# 43-6F-7) that is the site of an existing health club (Lifetime Fitness). The applicant and Township should refer to page 4 of our prior review letter pertaining to our comments about future development considerations for this site.

LANDSCAPES:

4. The Township's O Office districts are located within the **Suburban, Suburban Center, 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. 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. Multifamily residential development, including residential units proposed as part of a mixed-use development, is an appropriate use in the **Suburban Landscape** and **Suburban Center Landscape** designations.

COMMENTS:

5. For clarity purposes, the Township should identify how a "full-service hotel" differs from a hotel, as currently defined in Section 208-6 of the Township Zoning Ordinance. We note that the existing definition of a hotel is not proposed to be amended as part of this submission.

Page: 3

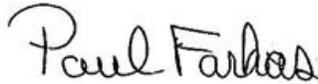
Re: Zoning Ordinance Amendment – Compatible Multifamily Dwelling or Apartment House,
O Office District

Tredyffrin Township – ZA-10-22-17436

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 style with a large, looping initial "P".

Paul Farkas
Senior Review Planner



THE COUNTY OF CHESTER



COMMISSIONERS
Marian D. Moskowitz
Josh Maxwell
Michelle Kichline

Brian N. O’Leary, AICP
Executive Director

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November 4, 2022

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

Re: Zoning Ordinance Amendment – Historic Inn, R-3B Flexible Design Conservation District
Zone C
West Goshen Township – ZA-10-22-17390

Dear Mr. Bashore:

The Chester County Planning Commission has reviewed the proposed Zoning Ordinance Amendment as submitted pursuant to the provisions of the Pennsylvania Municipalities Planning Code, Section 609(e). The referral for review was received by this office on October 5, 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. Add a definition for the term “Historic Inn” to Section 84-8. An historic inn is defined as a building designated as a Class I or Class II Historic Resource in the 2013 West Goshen Township Historic Atlas which is adaptively reused for the principal use of providing sleeping accommodations to the transient public in room or suites. The proposed definition also indicates that the following accessory uses may also be provided within the building(s) or on the lot: restaurant, lounge, meeting rooms, banquet facilities, retail shops, recreation facilities such as swimming pool, exercise room, sauna, spa or similar accessory uses that are commonly provided at a full service hotel;
 - B. Add Historic Inn to the list of uses permitted by conditional use in the R-3B Flexible Design Conservation District Zone C; and
 - C. Add area and bulk requirements for an Historic Inn to Section 84-16.C. Standards for lot size, lot width, lot width at street right-of-way line, lot coverage, green area, maximum building height for new buildings, front yard, side yard, rear yard, and minimum buffer zone requirements are provided. Additionally, this Section states that the maximum number of guest rooms permitted on the lot is 60, and that the parking for an historic inn shall be the same as the minimum number for a hotel in Section 84-55.I.

2. The Greystone Hall site (UPI# 52-3J-599 and 52-5-613, 49.31 acres) is situated on the south side of Aram Avenue west of Phoenixville Pike within the Woodlands at Greystone development. It is our understanding that the purpose of this amendment is to allow for the adaptive reuse of the existing mansion and carriage house on this site into an historic inn, which would include rooms/suites, dining facilities, and a spa. It is also our understanding that this property is currently utilized as a venue for weddings and private events. Our comments about the redevelopment of this site commence on page 2 of this review letter.

LANDSCAPES:

3. The Township’s R-3B District Zone C designation, generally located on the west side of Phoenixville Pike north of the West Chester Bypass, is located within the **Suburban Landscape** and **Natural Landscape** designations of [Landscapes3](#), the 2018 County Comprehensive Plan. The vision for the **Suburban Landscape** is predominantly residential communities with locally-oriented commercial uses and facilities, accommodating growth at a medium density that retains a focus on residential neighborhoods, with enhancements in housing diversity and affordability. As an overlay of all other landscapes, the county’s **Natural Landscapes** consist of a network of streams, wetlands, floodplains, and forests that are protected by regulations or should be subject to limited disturbance. Conservation practices should protect and restore these natural resources. The adaptive reuse of the existing buildings for an historic inn is an appropriate use in the **Suburban Landscape**. The County Planning Commission encourages the preservation, rehabilitation and adaptive reuse of historic resources.

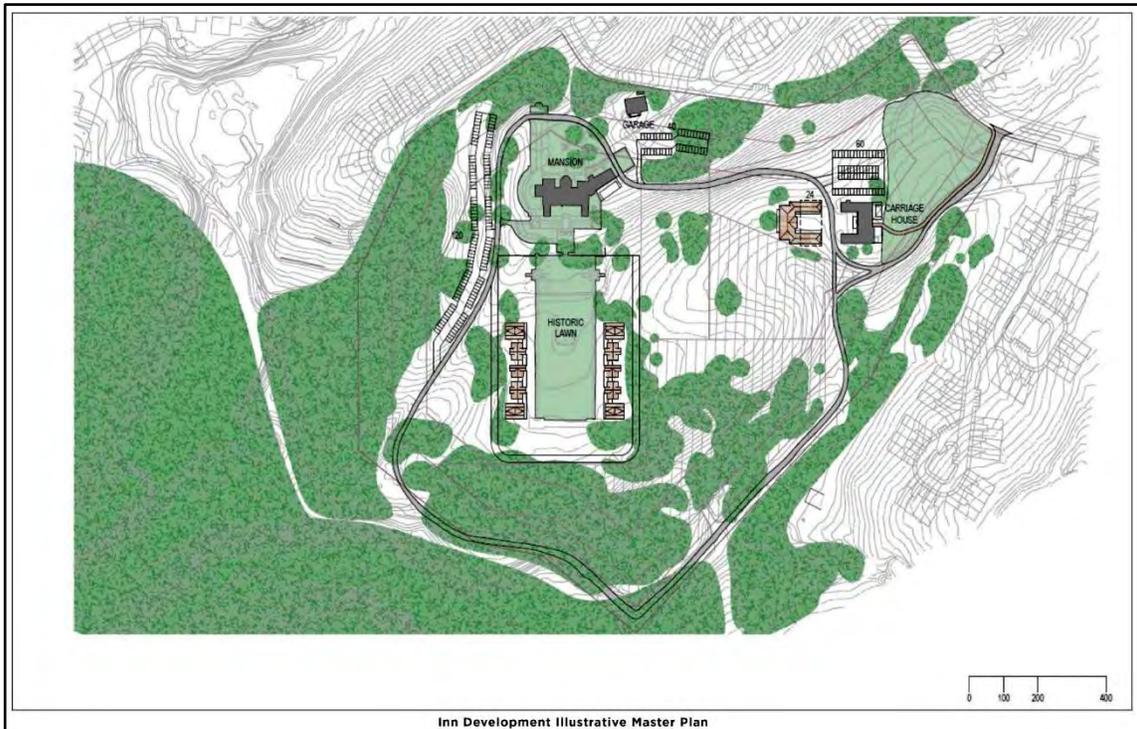
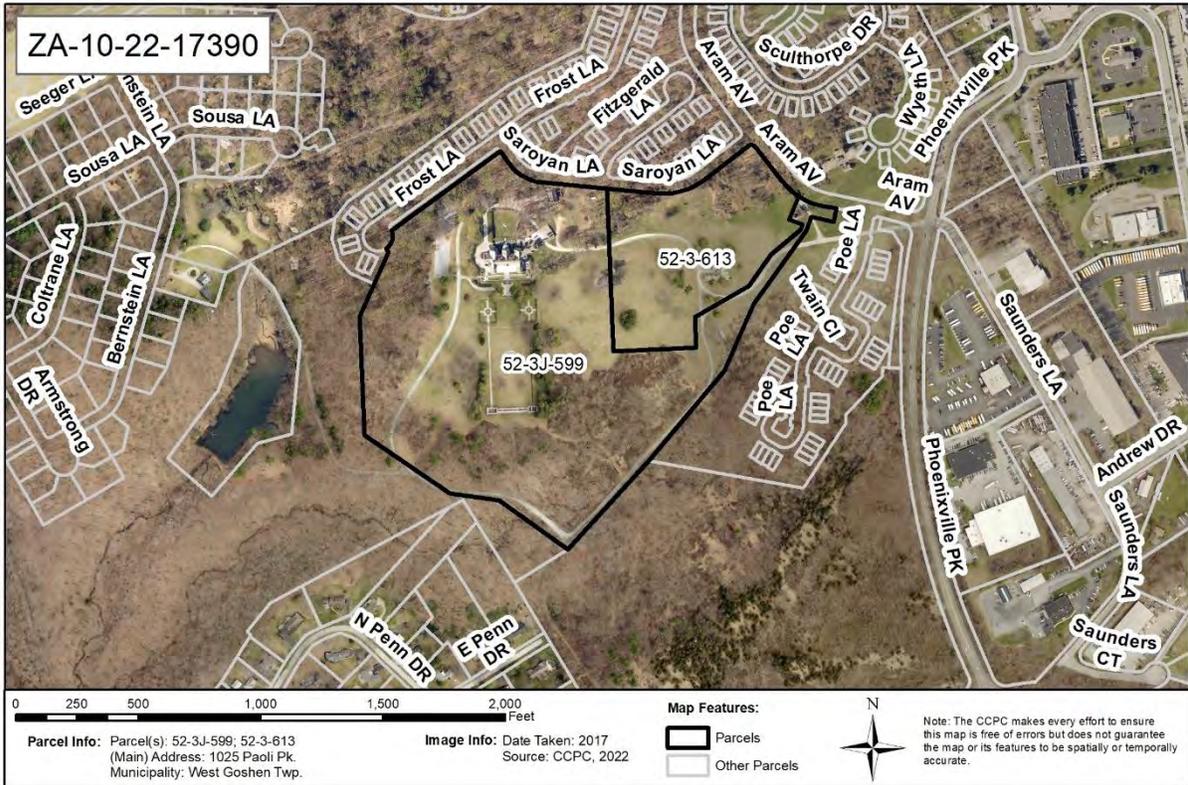
COMMENTS – ZONING AMENDMENT:

4. We recommend that the Township, in its review of both the proposed ordinance standards, along with any future development activity proposed for the Greystone Hall site, consider the recommendations set forth in the County Planning Commission’s [Adaptive Reuse](#) planning eTool, which is available online at:
<https://www.chescoplanning.org/MuniCorner/eTools/02-AdaptiveReuse.cfm>
5. In its evaluation of the proposed ordinance language, the Township should consider including standards to protect the historic setting, context, and siting of historic buildings during the subdivision and land development review process.
6. Section 84-14.6.C(8) states that no new buildings or structures shall be located in a buffer zone of not less than 100 feet wide. The Township should clearly identify whether or not parking is permitted within this buffer zone. We note that Section 84-57.6.A(2) of the Township Zoning Ordinance states that, for a mansion located on a country house estate utilized as a reception hall, museum, et al in the R-3B District, new driveways, parking areas and associated directional signs may be located in the required 100 foot buffer zone, provided that said parking areas are screened by a vegetative buffer screen approved by the Board of Supervisors shielding the proposed parking areas from adjacent streets and/or residential properties.
7. The Township should clearly identify which signage standards apply for an historic inn in the R-3B district. Section 84-57.6.A(9) of the Township Zoning Ordinance states that, for a mansion located on a country house estate, one place sign shall be permitted, which shall contain no other information other than such identification of the premises and shall comply with Section 84-52 of the Zoning Ordinance.
8. We suggest that the Township require the applicant to submit an impact assessment report with the conditional use application for an historic inn, which evaluates the potential impacts on the surrounding community.

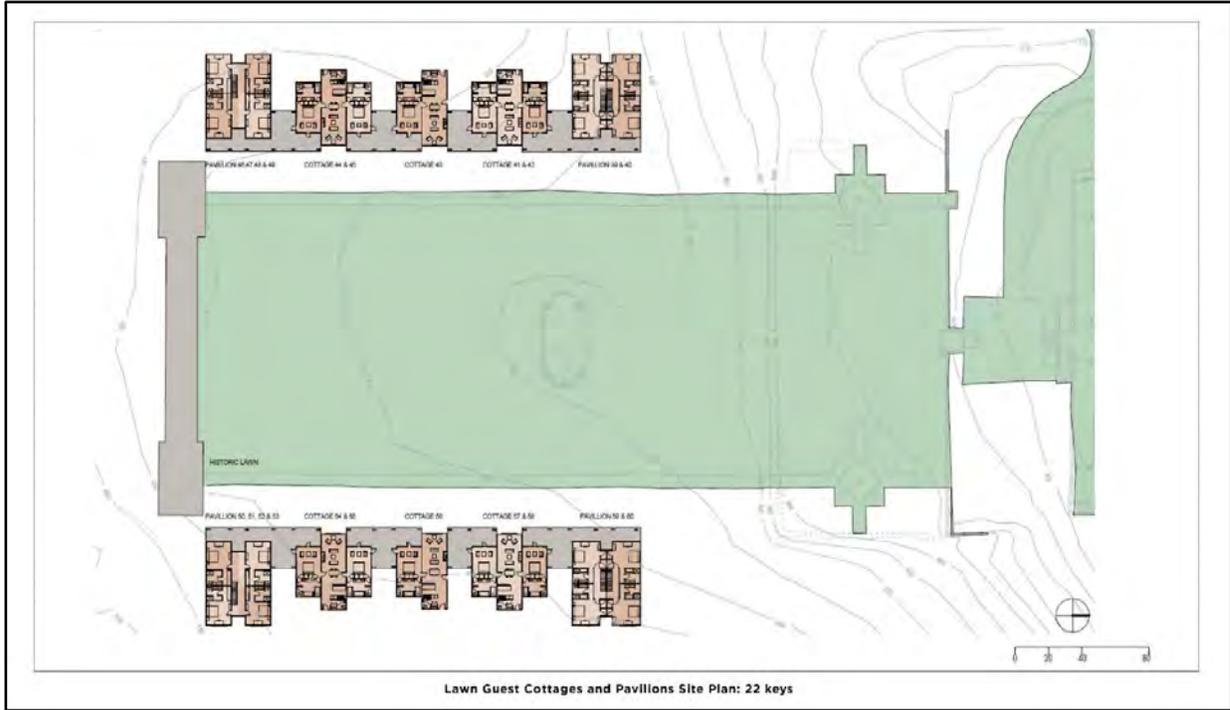
COMMENTS – REDEVELOPMENT OF GREYSTONE HALL SITE:

The applications materials provided with the zoning amendment included The Inn at Greystone Hall Master Plan, prepared by Power Studio Architects with Evolve Hospitality Group and Avison Young Hospitality Group, and dated June 14, 2022. We note that the Master Plan indicates that, in addition to

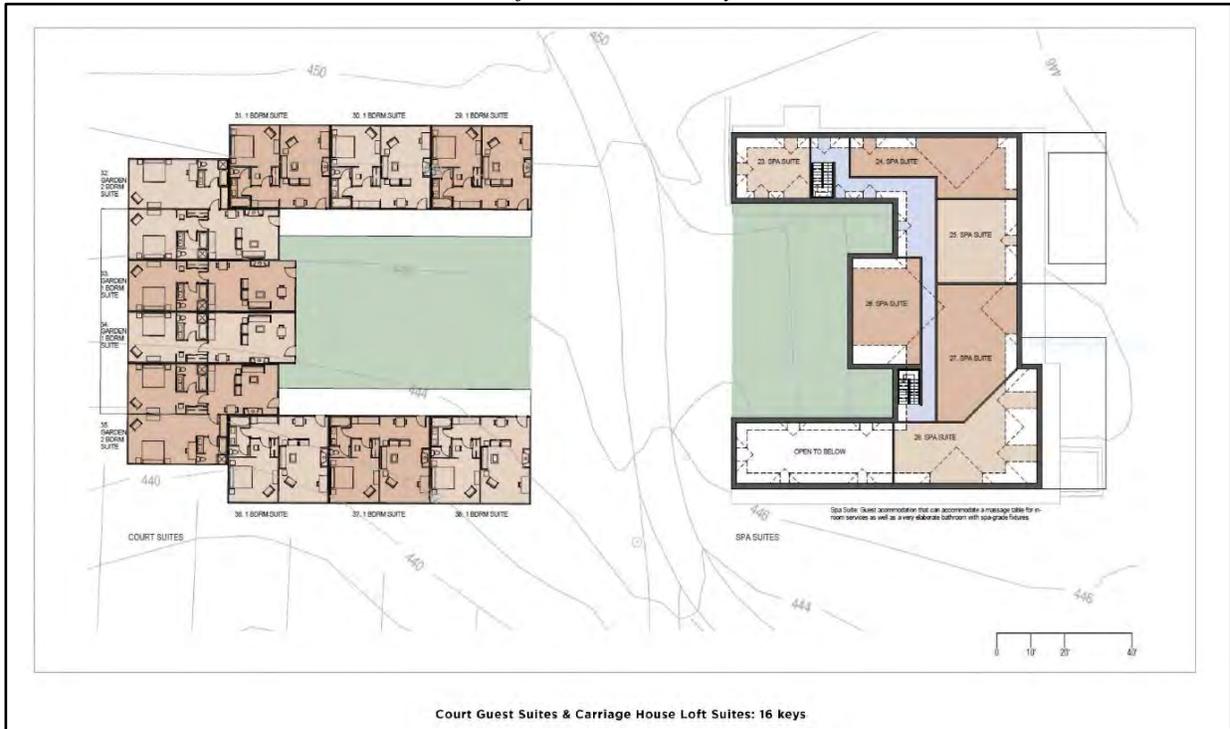
the adaptive reuse of the mansion and carriage house, new cottages and pavilion buildings lining the historic mansion lawn and a guest court facing the carriage house will be provided. We recommend that the applicant and Township consider the following issues in its review of any future development activity that is proposed for this site:



Detail, page 10: Master Plan for the Inn at Greystone Hall



*Detail, page 18 (new cottages and pavilion buildings along the historic mansion lawn):
 Master Plan for the Inn at Greystone Hall*



*Detail, page 19 (guest court suites facing carriage house):
 Master Plan for the Inn at Greystone Hall*

Page: 5

Re: Zoning Ordinance Amendment – Historic Inn, R-3B Flexible Design Conservation District
Zone C

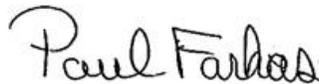
West Goshen Township – ZA-10-22-17390

9. The Township should reserve taking action on a conditional use application for the proposed historic inn use until the proposal has been reviewed by the Township’s Historical Commission. “Appreciate” Objective A of *Landscapes3*, the 2018 County Comprehensive Plan, is to preserve historic resources in their context while supporting appropriate reuse as a vital part of our community infrastructure and character. Additional information on this issue is available online at: www.chescoplanning.org/Landscapes3/1c-Appreciate.cfm.
10. The cottages proposed near the Greystone main house and carriage house, and the pavilion buildings along the historic mansion lawn, should be symbiotic in architectural style to blend in with historic buildings and the historic landscape setting.
11. The continued and future use and economic viability of historic buildings should be a focus of the proposed redevelopment of this site. For instance, if the cottages as new buildings would become more popular or profitable than Inn rooms in the historic buildings, a plan should be in place to preserve and reuse the historic buildings.
12. We suggest that the applicant and Township consider incorporating a plan for the continued preservation and use of the historic buildings into an operation and maintenance agreement for the property.
13. The applicant and Township should ensure that the design of the parking facilities for the historic inn mitigates any negative impacts upon the integrity and historic context of the site. Additionally, adequate landscaping/vegetative screening should be provided between the parking facilities and the nearby residential units within the Woodlands at Greystone development.

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

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

Sincerely,



Paul Farkas
Senior Review Planner

cc: Jerrehian LLC (c/o Dean Jerrehian)



THE COUNTY OF CHESTER



COMMISSIONERS
Marian D. Moskowitz
Josh Maxwell
Michelle Kichline

Brian N. O'Leary, AICP
Executive Director

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

November 18, 2022

Shanna Lodge, Manager
Willistown Township
688 Sugartown Road
Malvern, PA 19355

Re: Zoning Ordinance Amendment – Various Amendments; Subdivision and Land Development Ordinance (SLDO) Amendment – Cul-de-sac and Other Single Access Streets; and Miscellaneous Ordinance Amendment – Steep Slope Conservation District
Willistown Township – ZA-10-22-17428, SA-10-22-17429 and MA-10-22-17430

Dear Ms. Lodge:

The Chester County Planning Commission has reviewed the proposed Zoning Ordinance, SLDO, and miscellaneous ordinance amendments, which were received by this office on October 20, 2022. The proposed Zoning and SLDO amendments were reviewed pursuant to the provisions of Sections 609(e) and 505(a) of the Pennsylvania Municipalities Planning Code, respectively, and we offer the following comments to assist in your review of the proposed amendments.

DESCRIPTION:

1. The Township proposes the following amendments to the Township Code:
 - A. New or amended definitions for the following terms in the Township Zoning Ordinance: Building Area/Coverage; Dwelling Unit; Impervious Surface; and No-Impact Home Occupation;
 - B. Amend the yard exception standards for accessory uses and buildings in Section 139-94.A of the Zoning Ordinance;
 - C. Add subsection C to Section 139-103, pertaining to front yard exception standards for porches on a single family detached dwelling in the R-3 Residence District;
 - D. Amend subsection J(1)(g) of Section 113-110, pertaining to wall and ground sign standards for all business, commercial, or industrial districts;
 - E. Amend subsection B(2)(b) of Section 139-110.1, pertaining to wall signs permitted on the front façade of a building;
 - F. Amend Section 139-113.E, pertaining to the site plan submission requirements for a zoning permit;
 - G. Revise a section reference currently provided in Section 139-118.1.A(5);
 - H. Amend subsection (6) of Section 139-154.F, the uses permitted in the common open space of developments in the OSC Open Space Conservation District;
 - I. Amend the Steep Slope Conservation District standards set forth in Section 73-31.A and Section 73-31.B of the Township Code;
 - J. Amend Section 123-24.A of the Township SLDO, pertaining to the design standards for the paved turnaround of a cul-de-sac street; and
 - K. Add subsection G to Section 123-24 of the Township SLDO, which states that no parking shall be permitted on the cul-de-sac turnaround in order to facilitate access for emergency vehicles.

Page: 2

Re: Zoning Ordinance Amendment – Various Amendments; Subdivision and Land Development Ordinance Amendment – Cul-de-sac and Other Single Access Streets; and Miscellaneous Ordinance Amendment – Steep Slope Conservation District
Willistown Township – ZA-10-22-17428, SA-10-22-17429 and MA-10-22-17430

COMMENTS:

2. We acknowledge that many of the proposed revisions in these amendments to the Township Code are minor in nature (e.g., corrections to section references).
3. According to our copy of the Township Zoning Ordinance, definitions are provided in Section 139-6, rather than Section 139-2 as stated in the introductory language in Section 1 of the draft ordinance. This should be corrected by the Township in the final draft ordinance.
4. The County Planning Commission recently reviewed a zoning amendment from the Township pertaining to the definitions and regulations for agricultural uses (CCPC# ZA-07-22-17269, dated August 12, 2022). According to our records, this amendment was adopted by the Township on September 2, 2022.

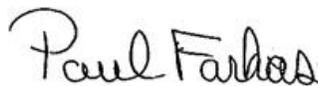
In comment #4 of our previous review, we noted that the draft ordinance proposed to replace the term “farm use” in Section 139-12.D with the term “agriculture” as a permitted use in the RU District. We suggested, for consistency purposes, that the Township consider amending subsection (6) of Section 139-154.F, the common open space standards of the OSC Open Space Conservation District, which also contained in the term “farm use.” We acknowledge, and endorse, that the Township proposes to replace the term “farm use” in Section 139-154.F(6) with the term “agriculture” as part of the current amendment submission.

5. In its review of the proposed cul-de-sac design standards, we recommend that the Township consider allowing mountable curbs on the central island. Additional information on this topic is provided in the County Planning Commission's Multimodal Circulation Handbook (2016 Update), which is available online at:
<https://www.chescoplanning.org/municorner/MultiModal/18-Spur.cfm>.

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

We request an official copy of the decision made by the Township Supervisors, 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

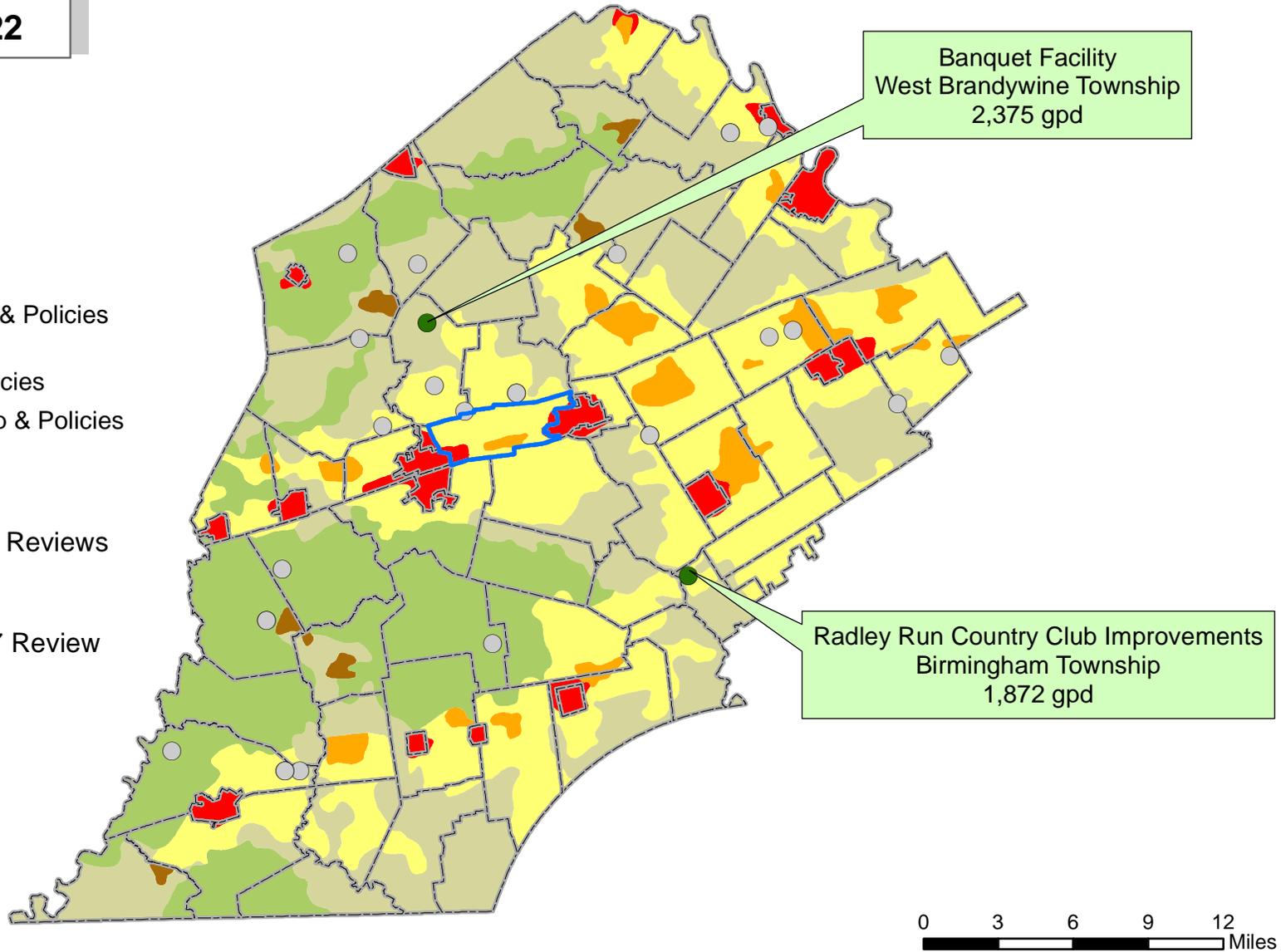
November 2022



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

Legend

- November Act 537 Reviews
- Previous Review
- Caln Township 537 Review
- Agricultural
- Rural Center
- Suburban Center
- Urban Center
- Rural
- Suburban



Map prepared December 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
December 14, 2022

ENVIRONMENTAL PLANNING ACTIVITIES

Sewage Facilities Planning

MAJOR REVISIONS TO MUNICIPAL PLANS:

None

MINOR REVISIONS TO MUNICIPAL PLANS:

West Brandywine Township, Banquet Facility

The applicant is proposing an 11,000 sf banquet facility on 26.5 acres. The site is on Horseshoe Pike, near the intersection with Manor Road (Route 82). The amount of wastewater for the project is 2,375 gpd. The project is to be served by an individual on-lot sewage disposal system. This project is designated as a Rural Landscape and is consistent with *Landscapes3*.

Birmingham Township, Radley Run Country Club Improvements

The applicant is proposing site improvements, including the relocation of locker rooms and dining facilities and the addition of event space to the existing Radley Run Country Club, on 97.28 acres. The site is on Country Club Road, beyond the intersection with General Lafayette Boulevard. The amount of wastewater for the project is 1,872 gpd. The project is to be served by the existing sewage disposal system operated by the country club. This project is designated as both a Suburban and Rural Landscape and is consistent with *Landscapes3* with construction occurring in the Suburban Landscape.

TOPIC: Environmental

Item: Caln Township Act 537 Plan- Consistent

Background

This Draft Plan Update was prepared to provide updated information on the Township to plan for different wastewater disposal contingencies over the next 20 years for the Township's two service areas. As proposed, the selected alternative is to continue to utilize the two service providers, Downingtown Area Regional Authority (DARA) and Pennsylvania American Water Company (PAWC).

Discussion

The Act 537 Plan is consistent with the goals of *Landscapes3*, as all lands are located within the Urban Center, Suburban Center and Suburban Landscapes. Further, the continued use of the DARA and PAWC systems would be consistent with *Landscapes3* Goal for Connect which supports efficient and reliable utility infrastructure systems that responsibly serve thriving communities.

Watersheds objective 7.2 of Goal 7 states, "concentrate planned utility service areas to support designated growth areas." As proposed, the project supports the goals and objectives of *Watersheds*.

The Planning Commission supports the Plan and recommended that DEP approve the Plan.

Action Requested

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

12/14/2022

Major Revisions





THE COUNTY OF CHESTER



COMMISSIONERS
Marian D. Moskowitz
Josh Maxwell
Michelle Kichline

Brian N. O'Leary, AICP
Executive Director

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

November 28, 2022

Ross Bickhart, PE
Gilmore & Associates, Inc.
119 E. Linden Street
Kennett Square, PA 19348
rbickhart@gilmore-assoc.com

Re: Caln Township Act 537 Plan Update-2022, Caln Township

Dear Mr. Bickhart:

The Chester County Planning Commission (Planning Commission) has reviewed the Draft 537 Plan Update for Caln Township, dated October 2022 as required by Section 71.31(b) of the Pennsylvania Sewage Facilities Act (Act 537). The Plan was prepared by Gilmore and Associates Inc. and was received on October 5, 2022. As proposed, the selected alternative is to continue to utilize the two service providers, Downingtown Area Regional Authority (DARA) and Pennsylvania American Water Company (PAWC).

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

A. Consistency of the Act 537 Plan Update with the County Comprehensive Plan –
Landscapes3:

1. *Landscapes3* Map:

Landscapes3 designates the area of Caln Township as being located within the Urban Center, Suburban Center, and Suburban Landscapes. The Planning Commission finds the proposal to be consistent with the Map of *Landscapes3* (2018).

2. *Landscapes3* Plan:

As presented, the areas currently connected and proposed to connect to the public system, are located within a designated growth area, and are consistent with *Landscapes3* Connect Objective F, which states, "Coordinate water and sewage facilities planning with land use planning so that development is directed toward designated growth areas with adequate and well-maintained infrastructure."

B. Consistency of the Selected Alternative with *Landscapes3*:

The selected alternative for Caln Township is to continue to utilize the existing systems as indicated by the Township as Pennsylvania American Water Company and Downingtown Area Regional Authority. The proposed alternative is consistent with *Landscapes3* Connect Goal, "Advance efficient, reliable, and innovative transportation, utility, and communications

infrastructure systems that responsibly serve thriving and growing communities.” As proposed, this connection is consistent with *Landscapes3*.

C. Consistency with the County Water Resources Plan - *Watersheds*:

Watersheds, the water resources element of the County comprehensive plan, identifies Objective 7.2 of Goal 7, “concentrate planned utility service areas to support designated growth areas.” Caln Township, according to the Landscapes Map, is located within the Urban Center, Suburban Center, and Suburban Landscape, and as such, the proposed plan update is consistent with the objectives of Watersheds.

D. General Comments:

1. The Planning Commission would like to commend Caln Township for revisiting their 2005 Plan and incorporating current data and analysis to plan for the next 20 years, which includes planning for wastewater service contingencies, should development occur when capacity is not available by that service provider. This includes the provision to divert flows to PAWC should DARA’s treatment facilities not be upgraded at the time they would be needed, with the ability to change flow direction upon availability to go back to DARA, allowing Caln Township to address sewage needs as the Township continues to develop.
2. According to the National Pipeline Mapping System (NMPS), portions of the Township are located within areas containing pipelines operated by TransCanada/Columbia Gas and Transco/Williams Gas Pipeline Company. While the location of these corridors do not preclude development along the pipeline corridor itself, there may be special steps that can avoid negative impacts or interactions between the public and the pipeline. The Planning Commission recommends contacting the pipeline operator to coordinate construction activities. Contact information for the operators can be found on the Chester County Pipeline Information Center website <http://www.landscapes2.org/pipeline/Operators.cfm>.

Thank you for the opportunity to offer comments on this Plan. We hope that these comments will be of assistance as you prepare for submission of this planning document to the PA DEP. If you have any questions, please contact me at 610-344-6285 or cconwell@chesco.org.

Sincerely,



Carrie J. Conwell, AICP
Senior Environmental Planner

cc: Elizabeth Mahoney, PaDEP
Ryan Oxenford, Chester County Health Department
Scot Gill, Director of Wastewater for Caln Township

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 one copy of this **Planning Agency Review Component** should be sent to the existing county planning agency or planning agency with areawide jurisdiction for their comments.

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

Project Name & Municipality Radley Run Country Club Clubhouse Improvements, Birmingham Township

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

1. Date plan received by county planning agency. October 12, 2022
2. Date plan received by planning agency with areawide jurisdiction N/A Agency name N/A
3. Date review completed by agency December 2, 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. The western portion of the site is located within the Rural Landscape. The vision for the Rural Landscape is the preservation of significant areas of open space, critical natural areas, and cultural resources with a limited amount of context sensitive development permitted to accommodate residential and farm needs. On-lot sewage disposal, or very limited public or community sewer service to serve cluster development or concentrations of failing on-lot sewage systems, is supported in this landscape.</u>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	3. Does this proposal meet the goals and objectives of the plan? If no, describe goals and objectives that are not met <u>While a portion of this parcel is located in the Rural Landscape, the proposed improvements are located within the Suburban Landscape and are consistent with Landscapes3.</u>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	4. Is this proposal consistent with the use, development, and protection of water resources? If no, describe inconsistency
<input checked="" type="checkbox"/>	<input type="checkbox"/>	5. Is this proposal consistent with the county or areawide comprehensive land use planning relative to Prime Agricultural Land Preservation? If no, describe inconsistencies:
<input type="checkbox"/>	<input checked="" type="checkbox"/>	6. Does this project propose encroachments, obstructions, or dams that will affect wetlands? If yes, describe impact:
<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 <u>The project site is situated within the Brandywine Battlefield National Historic Landmark. The Battle of Brandywine was the largest single-day land battle and one of the largest engagements of the Revolutionary War, spanning portions of today's Kennett, New Garden, East Marlborough, Newlin, Pocopson, West Bradford, East Bradford, Birmingham, Thornbury, Pennsbury and Westtown Townships and Kennett Square Borough. Landscapes3 recognizes the Brandywine Battlefield as an overlay area on the Landscapes Map. Overlay areas do not replace the underlying landscape categories, but they identify areas where continued preservation of these resources is a high priority. Development within or adjacent to the Brandywine Battlefield should preserve key lands, adaptively reuse historic resources, and apply context-sensitive design to integrate with distinctive cultural features and the nationally significant cultural landscape. The applicant and Township should also be aware that the American Battlefield Protection Program (ABPP) Phase 3 - Eastern Brandywine Battlefield Study is underway.</u>
<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? <u>N/A</u>

Yes	No	SECTION C. AGENCY REVIEW (continued)
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- | | | |
|-------------------------------------|-------------------------------------|--|
| <input type="checkbox"/> | <input type="checkbox"/> | 11. Have all applicable zoning approvals been obtained? N/A |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 12. Is there a county or areawide subdivision and land development ordinance? No |
| <input type="checkbox"/> | <input type="checkbox"/> | 13. Does this proposal meet the requirements of the ordinance? N/A
If no, describe which requirements are not met |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 14. Is this proposal consistent with the municipal Act 537 Official Sewage Facilities Plan?
If no, describe inconsistency |
| <input type="checkbox"/> | <input type="checkbox"/> | 15. Are there any wastewater disposal needs in the area adjacent to this proposal that should be considered by the municipality? Not known If yes, describe |
| <input type="checkbox"/> | <input type="checkbox"/> | 16. Has a waiver of the sewage facilities planning requirements been requested for the residual tract of this subdivision?
If yes, is the proposed waiver consistent with applicable ordinances. Not Known
If no, describe inconsistencies |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 17. Does the county have a stormwater management plan as required by the Stormwater Management Act? If yes, will this project plan require the implementation of storm water management measures? <u>According to our records, all municipalities have updated their stormwater management ordinances to be consistent with Chester County's PA DEP approved stormwater management (SWM) plan, dated July 2, 2013. We note that on February 10, 2022, the Chester County Board of Commissioners adopted a resolution to amend the County-wide Act 167 Stormwater Management Plan for Chester County, PA to replace the model ordinance. MS4 permitted municipalities should be consistent with the updated model by September 30, 2022, per PA DEP requirements. For more information and updates on this process please visit the Chester County Water Resources Authority at http://www.chesco.org/water</u> |

18.

Name, Title and signature of person completing this section:

Name: Carrie J. Conwell, AICPTitle: Senior Environmental PlannerDate: 12/2/2022

Signature: _____



Name of County or Areawide Planning Agency: Chester County Planning Commission

Address: Government Services Center, Suite 270

601 Westtown Road

P.O. Box 2747

West Chester, PA 19380-0990

Telephone 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 Planning Commission previously reviewed a submission on the same project as Case Numbers LD-07-21-16818 and SD-07-21-16826 and found the project to be consistent with the Suburban Landscape, where development is proposed.

PC53-11-22-17475

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
Hanna Colin, Radley Run Country Club
Quina Nelling, Birmingham Township
Samuel Renauro, SR3 Engineers



**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 Banquet Facility, West Brandywine Township

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

1. Date plan received by county planning agency. October 04, 2022
2. Date plan received by planning agency with areawide jurisdiction N/A Agency name N/A
3. Date review completed by agency November 3, 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. We note that the property is located at the major intersection of Routes 322 and 82 and, as such, the proposal is consistent with Landscapes3.</u>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	3. Does this proposal meet the goals and objectives of the plan? If no, describe goals and objectives that are not met <u>For consistency with the resource protection goals of Landscapes3, the applicant should retain as much of the existing wooded areas and hedgerows on the site as possible.</u>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	4. Is this proposal consistent with the use, development, and protection of water resources? If no, describe inconsistency <u>Landscapes3 Protect Objective A states: "Guide development away from sensitive natural resources and toward areas appropriate for accommodating growth." According to PA Code Title 25, Chapter 93, this proposal is located in a watershed or sub-watershed that has a stream use designated as High Quality Waters, the Indian Creek. These streams are given high priority when considering watershed protection measures. The applicant may need to conduct further coordination with DEP or other agencies in order to comply with the water quality standards set forth in this regulation.</u>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	5. Is this proposal consistent with the county or areawide comprehensive land use planning relative to Prime Agricultural Land Preservation? If no, describe inconsistencies:
<input type="checkbox"/>	<input checked="" type="checkbox"/>	6. Does this project propose encroachments, obstructions, or dams that will affect wetlands? If yes, describe impact:
<input type="checkbox"/>	<input checked="" type="checkbox"/>	7. Will any known historical or archaeological resources be impacted by this project? Not Known. If yes, describe impacts
<input type="checkbox"/>	<input checked="" type="checkbox"/>	8. Will any known endangered or threatened species of plant or animal be impacted by the development project?
<input type="checkbox"/>	<input checked="" type="checkbox"/>	9. Is there a county or areawide zoning ordinance?
<input type="checkbox"/>	<input type="checkbox"/>	10. Does this proposal meet the zoning requirements of the ordinance? N/A

Yes	No	SECTION C. AGENCY REVIEW (continued)
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- | | | |
|-------------------------------------|-------------------------------------|--|
| <input type="checkbox"/> | <input type="checkbox"/> | 11. Have all applicable zoning approvals been obtained? N/A |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 12. Is there a county or areawide subdivision and land development ordinance? No |
| <input type="checkbox"/> | <input type="checkbox"/> | 13. Does this proposal meet the requirements of the ordinance? N/A
If no, describe which requirements are not met |
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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. We note that on February 10, 2022, the Chester County Board of Commissioners adopted a resolution to amend the County-wide Act 167 Stormwater Management Plan for Chester County, PA to replace the model ordinance. MS4 permitted municipalities will need to be consistent with the updated model by September 30, 2022, per PA DEP requirements. For more information and updates on this process please visit the Chester County Water Resources Authority at http://www.chesco.org/water</u> |

18.

Name, Title and signature of person completing this section:

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

Signature: _____

Date: 11/3/2022Name 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.

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

This project was previously reviewed under Act 247, as Cases LD-11-21-17000 and SD-11-21-16996 as consistent with Landscapes3.

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.

PC53-10-22-17437

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
Corinne Bentley, Site Contact
Dale Barnett, West Brandywine Township
David DiCecco, D.L. Howell and Associates

2023 Work Program and Communications Plan



Final Draft

2023

Work Program



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Chapter 1

Using this Work Program

The 2023 Work Program lists proposed projects and events for 2023 and provides more detailed administrative information about larger scale efforts. This information includes:

Project Staffing: Under each project, the lead division is listed; however, in a number of cases, the project is a multi-division team project. In these cases, other divisions involved in the project are also listed.

Time Frame: The time frame reflects the general timing of the project during the upcoming calendar year while noting if it will be a multiyear project.

Funding: In some cases, specific grants are helping to fund specific projects. These are noted when applicable.

Staff Resources: There are three levels of staff resources – limited, moderate, and significant. Limited usually involves one person or a smaller team for a project that can be completed relatively quickly or easily. Moderate usually involves a larger project managed by one person or a small team. Significant projects involve multiple people for a large project.

Communications: Three levels of communications are identified for each project, and these are focused on the four primary audiences of municipalities, implementation partners, policymakers, and the public.

Communications Level I

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

Communications Level II

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

Communications Level III

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

Scoping Meetings: There should usually be three scoping meetings during the process of completing a project, with a focus on the organization, production and communications, and project status. The exact nature of each meeting will depend on the specific project, and the need for scoping meetings for the Work Program projects will be determined by the management committee on a regular basis. Project leads should check with their manager to see if a scoping meeting is needed.

Project leads should prepare an agenda for the scoping meeting that addresses the purpose elements identified below. This agenda should be shared with all meeting participants ahead of time.

Project Kickoff Meeting

Purpose: Identify key planning issues to be addressed, important stakeholders, relationship to other CCPC projects, critical CCPC and intra-county coordination, overall timeline, anticipated events, and major resources needed.

Key Participants:

- Project Lead
- Division Director for Project Lead
- Key Staff Members for Project
- Executive Director
- Assistant Director
- Director of Design and Technology

Time Frame: Before project begins

Duration of Meeting: An hour

Production and Communications Scoping Meeting

Purpose: Discuss a detailed timeline, expected products, design needs, division coordination, communication needs, and meeting needs.

Key Participants:

- Project Lead
- Other Project Participants
- Division Director for Project Lead
- Representative of Design and Technology Division
- Representative of Communications Team

Time Frame: In early stages of project

Duration of Meeting: An hour

Project Status Meeting

Purpose: Determine the status of the project, the timeline, the production of materials, and communications, including communications after the project is completed.

Key Participants:

- Project Lead
- Other Project Participants
- Division Director for Project Lead
- Executive Director (if necessary)
- Assistant Director (if necessary)
- Designer
- Representative of Communications Team

Time Frame: In mid-stage of project or other appropriate time.

Duration of Meeting: An hour, if needed

Chapter 2

2023 Work Program

The 2023 Work Program lists proposed projects and events for 2023 that implement Landscapes3. This work program is structured around the six goal areas of Landscapes3 – Preserve, Protect, Appreciate, Live, Prosper, and Connect – plus work activities that implement the Landscapes vision and map.

These projects and events are larger scale efforts that have a distinct beginning and ending point and require more production and communications support. Major ongoing planning activities, which usually do not involve significant production or communications work, are listed at the end of this Chapter.

The Work Program for 2023 contains a large number of projects and events and is divided into the following topic areas:

- Preserve
- Protect
- Appreciate
- Live
- Prosper
- Connect
- Landscapes Vision and Map
- Ongoing Planning Activities

Preserve Goal

Municipal Open Space Outreach

Continue municipal outreach jointly with land trusts with the goal of helping municipalities augment their land preservation efforts.

Lead Division – Sustainability

2023 Time Frame – First half of year (Continuation of project from 2022)

Staff Resources – Moderate

Communications – Level I

Scoping Meetings Needed – Yes (Completed in 2022)

Open Space Preservation Updated Mapping and Data (POST)

Prepare annual summary of the amount and type of permanently protected open space in Chester County.

Lead Division – Multimodal Transportation Planning

2023 Time Frame – First quarter of year

Staff Resources – Limited

Communications – Level I

Scoping Meetings Needed - No

Preserved Open Space Map

Update the map of preserved open space to reflect eased areas on properties and revise POST information as necessary.

Lead Division – Design and Technology

Supporting Division – Multimodal Transportation Planning

2023 Time Frame – Full year

Staff Resources – Limited

Communications – Level I

Scoping Meetings Needed - Yes

Open Space Summit

Work with the Department of Parks and Preservation to convene an open space summit.

Lead Division –Sustainability

2023 Time Frame – First half of year

Staff Resources – Limited

Communications – Level II

Scoping Meetings Needed - Yes

Protect Goal

Solar Ordinance Inventory and Outreach

Conduct municipal inventory of grid-scale and accessory use solar ordinances; develop checklist using DVRPC’s model, assess each ordinance based on checklist, conduct municipal outreach. Host relevant web-based trainings for municipalities as required for SolSmart certification.

Lead Division – Sustainability

Supporting Division –Design and Technology

2023 Timeframe – First half of year (Continuation of project from 2022)

Staff Resources – Moderate

Communications – Level I

Scoping Meeting Needed – Yes (completed in 2022)

Sustainability Summit

Plan and host in-person event for networking and speakers for full or half day conference, potentially including mobile workshops. This involves establishing a planning committee, coordinating presenters, program, catering, venue, promotion, etc. This would serve as the Protect event.

Lead Division – Sustainability

2023 Timeframe – First quarter, with event in April 2023

Staff Resources – Moderate

Communications – Level II

Scoping Meeting Needed – Yes

Convene a Municipal Sustainability Cohort

Develop and host a series of webinars and/or in-person events for municipal staff and/or officials to advance information-sharing and collaboration on projects that implement the Climate Action Plan. This could involve updating the ‘Sustainable Practices’ case studies on CCPC’s website, bringing in outside speakers, creating informational content, etc.

Lead Division – Sustainability

2023 Timeframe – Full year

Staff Resources – Limited

Communications – Level I

Scoping Meetings Needed – Yes

Sustainable Practices for HOAs

Develop a slate of best practices for HOA management of open space (community gardens, agriculture, stormwater BMP management, stewardship of natural areas, etc.). Compile current data on solar panels as they relate to consumer aesthetic preferences and overall interest, potentially to include co-development of design guidelines for solar panel installations with an HOA focus group. Conduct outreach to HOAs (and to municipalities). Identify partners who could provide resources or programming, including Chester County Water Resources Authority (BMP training), Chester County Food Bank (raised beds), Natural Lands (land management), Penn State Extension (Master Watershed Stewards), etc.

Lead Division –Sustainability

2023 Time Frame – Full year

Staff Resources – Moderate

Communications – Level II

Scoping Meetings Needed – Yes

Woodland and Tree Conservation

Complete woodland and tree preservation program started in 2022, including woodland and natural resources stewardship planning, incentivizing easement programs, exploration of carbon credit programs, and dissemination of woodland conservation information.

Lead Division – Administration

Supporting Division – Sustainability

2023 Timeframe – First three quarters of year (continuation of project from 2022)

Staff Resources – Moderate

Communications – Level I

Scoping Meetings Needed – Yes (completed in 2022)

Keep PA Beautiful Affiliate Implementation

Convene a steering committee that will identify ways for the affiliate to connect volunteers to opportunities, expand capacity for litter abatement and beautification in communities, and connect schools and community groups with education programs related to litter abatement, waste, and environmental stewardship.

Lead Division – Sustainability

2023 Time Frame – Full year

Staff Resources – Limited

Communications – Level II

Scoping Meeting Needed - No

Appreciate Goal

Brandywine Battlefield Phase 3

Continue phase 3 of the Brandywine Battlefield study that examines the battlefield area.

Lead Division –Community Planning

2023 Time Frame – First three quarters of the year (continuation of project from 2021)

Staff Resources – Moderate

Communications – Level I

Scoping Meetings Needed - Yes

Adaptive Reuse Design Guide

Complete web-based design guide with case studies, real-world implementation techniques and strategies, adaptive reuse examples, and sample ordinance provisions and guidelines.

Lead Division –Community Planning

2023 Time Frame – First quarter of year (continuation of project from 2021)

Staff Resources – Limited

Communications – Level II

Scoping Meetings Needed – Yes (completed in 2022)

Town Tours and Village Walks

Continue Town Tour and Village Walks program, with approximately ten events.

Lead Division – Community Planning

2023 Time Frame – First three quarters of year

Staff Resources – Moderate

Communications –Level II

Scoping Meetings Needed – No

Leadership Luncheon

Conduct annual training and technical assistance to municipal historic commissions with training specific to the commission chairs.

Lead Division: Community Planning

2023 Time Frame: First quarter of year

Staff Resources: Limited

Communications: Level I

Scoping Meetings Needed: No

Heritage Tourism Study

Work with a consultant on a tourism, education, and interpretation study of the county's historic sites and facilities. This study will provide specific action steps to increase the capacity and public visitation to historic and cultural sites and areas.

Lead Division: Community Planning

2023 Time Frame: Full year (Continuation of project from 2022)

Staff Resources: Limited

Communications: Level I

Scoping Meetings Needed: Yes (completed in 2022)

Village Preservation Guide

Complete a guide to the county's villages that identifies existing historic villages, analyzes zoning codes for village preservation consistency, and recommends municipal village preservation techniques.

Lead Division: Administration

Supporting Division – Design and Technology

2023 Time Frame: First half of the year (continuation of project from 2022)

Staff Resources: Moderate

Communications: Level I

Scoping Meetings Needed: Yes (completed in 2022)

Live Goal

County Workforce Housing Implementation

Support implementation of county workforce housing initiative, working with the Commissioners' office and CCEDC.

Lead Division – Community Planning

2023 Time Frame – Full year (continuation of project from 2022)

Staff Resources – Moderate

Communications –Level I

Scoping Meetings Needed – Yes

Housing Summit

Convene a housing summit to advocate for A+ Homes, focusing on municipalities and developers.

Lead Division – Community Planning

2023 Time Frame – Second half of year

Staff Resources – Limited

Communications –Level II

Scoping Meetings Needed - Yes

Adaptable Housing Guide

Prepare a planning guide that addresses evolving market forces, changing demographics, buyer and renter preference, and environmental conditions. This guide will assist the county and its municipalities to better adapt to future changes. The project will include a needs assessment that calculates and analyzes: housing supply, housing gap, demographics, housing tenure, and housing trends.

Lead Division – Community Planning

2023 Time Frame – Full year (continuation of project from 2022)

Staff Resources – Moderate

Communications – Level I

Scoping Meeting Needed – Yes

Accessible Housing Locations Guide

Prepare a map and planning guide that identifies growth area locations for new housing that has good access to services and amenities. This guide will include municipal approaches and strategies to encourage housing in these areas.

Lead Division – Community Planning

2023 Time Frame – Last half of the year (will continue in 2024)

Staff Resources – Limited

Communications –Level I

Scoping Meetings Needed – Yes

Chester County Housing Report

Prepare annual housing report on Chester County housing sales and construction prices, total units built, and types.

Lead Division – Community Planning

2023 Time Frame – First half of year

Staff Resources – Limited

Communications –Level I

Scoping Meetings Needed - No

Prosper Goal

Urban Centers Forum

Coordinate annual Urban Centers Forum with support from the Department of Community Development.

Lead Division – Community Planning

2023 Time Frame – Second half of year

Staff Resources – Limited

Communications – Level II

Scoping Meetings Needed - Yes

County Economy Website Area

Prepare an annual update of data about the county’s economy, working with CCEDC, putting the data into a website format.

Lead Division – Community Planning

2023 Time Frame – Last half of year

Staff Resources – Moderate

Communications – Level I

Scoping Meetings Needed – Yes

Non-Residential Construction Report

Prepare annual report on non-residential construction in the county.

Lead Division – Community Planning

2023 Time Frame – First quarter of year

Staff Resources – Limited

Communications – Level I

Scoping Meetings Needed - No

Farm Product Guide

Update annual guide to farm products in Chester County, which is targeted at consumers.

Lead Division – Agricultural Development

2023 Time Frame – First half of year

Staff Resources – Moderate

Communications – Level II

Scoping Meetings Needed - No

Municipal Outreach on Agriculture

Follow-up on agricultural economic development study with targeted outreach to municipalities on agricultural issues, including an ag-focused flyer for new officials, ag information sheets, an analysis of current municipal agricultural regulations, development of an agricultural definition, and ag marketing materials.

Lead Division – Agricultural Development

Supporting Divisions – Design and Technology, Administration

2023 Time Frame – Full year (continuation of project from 2021 and 2022 and continuing in 2024)

Staff Resources – Moderate

Communications – Level II

Scoping Meetings Needed - Yes

Board and Commissioner Tours of Farms

Conduct tours of various types of farms around Chester County with boards whose work impacts the agricultural industry. Also, conduct county commissioner tour. These tours would highlight current agricultural issues and concerns.

Lead Division – Agricultural Development

2023 Time Frame – Full year

Staff Resources – Limited

Communications – Level I

Scoping Meetings Needed - No

Agricultural Awards Program

Manage the Farmer of the Year and Distinguished Service awards program.

Lead Division – Agricultural Development

2023 Time Frame – Second and Third quarters of the year.

Staff Resources – Limited

Communications – Level I

Scoping Meetings Needed - No

Farm Tales Library Series

Hold quarterly library event about agriculture for K-5th grade students.

Lead Division – Agricultural Development

2023 Time Frame – Full year

Staff Resources – Limited

Communications – Level I

Scoping Meetings Needed - No

Ag Producer Annual Meeting

Participate in annual ag producer meeting with the Conservation District to provide agricultural community with updates on the ag economic development plan.

Lead Division – Agricultural Development

2023 Time Frame – First and Fourth quarters of the year.

Staff Resources – Limited

Communications – Level I

Scoping Meetings Needed - Yes

Farm Suitability Tool for Municipalities

Develop an online tool for municipalities and potential ag businesses that identifies locational characteristics of different types of agriculture and maps different types of ag businesses in the county. This tool could be used to pinpoint the best locations for new or expanded agricultural operations in the county.

Lead Division – Agricultural Development

Supporting Divisions – Design and Technology, Administration (continuing in 2024)

2023 Time Frame – Full year

Staff Resources – Moderate

Communications – Level I

Scoping Meetings Needed - Yes

Advancing Sustainability Reporting within the Agricultural Sector

Assemble a steering committee/focus group of agricultural sector representatives, including from mushroom farms, to identify needs for sustainability reporting and enhancing sustainable practices for increasing product marketability and competitiveness.

Lead Division – Sustainability

Supporting Division – Agricultural Development

2023 Time Frame – Last three quarters of the year

Staff Resources – Low

Communications – Level I

Scoping Meetings Needed – Yes

Connect Goal

Public Transportation Plan Update, Phase Two

Continue phase two of the public transportation plan, which will update the current plan to reflect *Landscapes3* and the vastly different public transportation environment.

Lead Division – Multimodal Transportation Planning

2023 Time Frame – Full year (continuation of project from 2021)

Funding: TCDI grant

Staff Resources – Moderate

Communications –Level III

Scoping Meetings Needed - Yes

Non-Transportation Infrastructure Needs

Refine interactive map of existing sewer service areas and use 537 Plans to show planned expansion areas. Note capacity and current usage where data exists. Map areas currently served by public water service. Investigate the existence of public water future extension area data. Collaborate with WRA and Health.

Lead Division – Sustainability

2023 Time Frame – First half of year (continuation of project from 2021)

Staff Resources – Low

Communications – Level I

Scoping Meetings Needed – Yes (Completed in 2022)

Transportation Summit

Coordinate a transportation summit.

Lead Division – Multimodal Transportation Planning

2023 Time Frame – Third quarter of year

Staff Resources – Limited

Communications – Level II

Scoping Meeting Needed - Yes

Countywide Trails Master Plan

Continue to map the network of existing trails in the county, analyze which trail gaps could be the most impactful to fill, and propose an overall trail network for the county, including both Circuit trails and local trails.

Lead Division – Multimodal Transportation Planning

2023 Time Frame – Full year (continuation of project from 2022)

Funding: DCNR grant

Staff Resources – Significant

Communications – Level III

Scoping Meetings Needed – Yes (held in 2022)

Transportation Improvement Inventory

Conduct biannual update of Transportation Improvement Inventory list.

Lead Division – Multimodal Transportation Planning

2023 Time Frame – First half of year

Staff Resources – Moderate

Communications – Level I

Scoping Meetings Needed - Yes

Transportation Priority Projects

Prepare a new Transportation Priority Projects list.

Lead Division – Multimodal Transportation Planning

2023 Time Frame – Second and third quarters of year

Staff Resources – Limited

Communications – Level I

Scoping Meetings Needed - No

Transportation Outreach in Rural & Agricultural Communities

Work with the rural and agricultural communities and municipalities to create a better understanding of the issues they are facing with respect to roadway design and maintenance and open better lines of communication between those communities, Chester County, and PennDOT.

Lead Division – Multimodal Transportation Planning

Supporting Division – Agricultural Development

2023 Time Frame – Full year

Staff Resources – Limited

Communications – Level I

Scoping Meetings Needed – Yes

DVRPC Safety Program

Conduct outreach, provide support, and develop county recommendations for DVRPC's Regional Vision Zero 2050 Action Program, while helping to develop Chester County recommendations.

Lead Division – Multimodal Transportation Planning

2023 Time Frame – Full year (continuing in 2024)

Staff Resources – Limited

Communications – Level I

Scoping Meetings Needed - No

Landscapes Vision and Map

Assessment of Progress on Landscapes3 Implementation

Assess the progress on *Landscapes3* implementation after five years, determine need for amendments, produce report on progress, and share results with partners and the public.

Lead Division – Administration

Supporting Division – Multimodal Transportation Planning

2023 Time Frame – Second half of year

Staff Resources – Moderate

Communications – Level II

Scoping Meetings Needed - Yes

Landscapes3 Annual Progress Report

Produce annual progress report that tracks the metrics in *Landscapes3* while also highlighting implementation successes during the year.

Lead Division – Multimodal Transportation Planning

Supporting Divisions – Administration and Office and Communications

2023 Time Frame – First half of year

Staff Resources – Limited

Communications – Level III

Scoping Meetings Needed – No

Rural Landscapes Design Guide

Complete a Rural Landscapes Design Guide, following the format of the other design guides.

Lead Division – Design and Technology

2023 Time Frame – Full year

Staff Resources – Moderate

Communications – Level I

Scoping Meetings Needed - Yes

Inventory and Assessment of Design Standards in Growth Area Landscapes

Inventory and assess designs standards found in zoning ordinances for municipalities in *Landscapes3* Growth Areas.

Lead Division – Design & Technology

2023 Time Frame – Last quarter of year (continuing in 2024)

Staff Resources – Moderate

Communications – Level I

Scoping Meetings Needed – Yes

Municipal Officials Education Outreach

This would be a general update of the website combined with marketing pieces aimed at municipal officials involved in planning projects. This effort would help these officials understand the planning process and the best ways to acquire more detailed information when needed.

Lead Division – Community Planning

Supporting Division - Administration

2023 Time Frame – Full year (will continue in 2024)

Staff Resources – Moderate

Communications – Level I

Scoping Meetings Needed – Yes

Kennett Township Subdivision and Land Development Ordinance

Prepare an updated subdivision ordinance for Kennett Township that synchronizes with their new zoning ordinance.

Lead Division – Community Planning

2023 Time Frame – Full year (will continue in 2024)

Staff Resources – Moderate

Communications – Level I

Scoping Meetings Needed - Yes

Oxford Region Comprehensive Plan

Prepare an updated comprehensive plan for the Oxford region, which includes Oxford Borough, Lower Oxford Township, Upper Oxford Township, East Nottingham Township, West Nottingham Township, and Elk Township.

Lead Division – Community Planning

2023 Time Frame – Full year (will continue in 2024)

Staff Resources – Moderate

Communications – Level I

Scoping Meetings Needed - Yes

Oxford Comprehensive Plan

Finalize a new, implementable comprehensive plan for Oxford Borough.

Lead Division – Community Planning

2023 Time Frame – First quarter (continuation of project from 2021)

Staff Resources – Moderate

Communications – Level I

Scoping Meetings Needed – Yes (completed in 2022)

East Caln Comprehensive Plan

Prepare a new, implementable comprehensive plan for East Caln Township.

Lead Division – Community Planning

2023 Time Frame – Full year (will continue in 2024)

Staff Resources – Moderate

Communications – Level I

Scoping Meetings Needed – Yes (completed in 2022)

East Vincent Zoning Ordinance Update

Prepare an updated zoning ordinance for East Vincent Township.

Lead Division – Community Planning

2023 Time Frame – Full year (will continue in 2024)

Staff Resources – Moderate

Communications – Level I

Scoping Meetings Needed – Yes (completed in 2022)

East Bradford Zoning Ordinance Update

Prepare an updated zoning ordinance for East Bradford Township.

Lead Division – Community Planning

2023 Time Frame – Full year (continuation of project from 2022)

Staff Resources – Moderate

Communications – Level I

Scoping Meetings Needed – Yes (completed in 2022)

West Grove Zoning Ordinance Update

Prepare an updated zoning ordinance for West Grove Borough.

Lead Division – Community Planning

2023 Time Frame – Full year (will continue in 2024)

Staff Resources – Moderate

Communications – Level I

Scoping Meetings Needed – Yes

West Sadsbury Comprehensive Plan Update

Prepare an updated comprehensive plan for West Sadsbury Township.

Lead Division – Community Planning

2023 Time Frame – Full year (will continue in 2024)

Staff Resources – Moderate

Communications – Level I

Scoping Meetings Needed - Yes

Major Ongoing Planning Activities

The following planning activities are very important elements of the department’s work program and recur constantly throughout the year. These activities typically need limited, but recurring, support from production and communications.

Review and Support Letters for Subdivisions, Land Developments, Ordinances, Plans, Developments, Grant Applications, and Sewage Facilities

Vision Partnership Program Cash Grant Monitoring

Pipeline Information Center

Demographic and Economic Development Data Updates

Coordination with and Outreach to Municipal, Transportation, Conservancy, Natural Resource, Housing, Agricultural, Economic Development, Energy, and Historic Preservation Partners, as well as the General Public

**Geographical Information Systems Updates for Transportation, Historic Resources,
Demographics, Land Use, and Other Topics**

**Administration of Planning Commission, Agricultural Development Council, and
Environmental and Energy Advisory Board**



2023 Communications Plan

Draft – 10/22/28

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

General Communications

Identified Audiences

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

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

Interaction with Identified Audiences

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

Municipal Level Planning and Development

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

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

Project Implementers of County Planning Goals

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

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

Funders and Policymakers for Planning Goals/Projects

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

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

Groups Affected by Planning and Development Implementation

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

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

New Initiatives for 2023

Action	Audience	Staff	Status
Enhance the municipal/VPP section of the website with project examples.	Municipalities Public	CPD Oakley	In progress
Increase reach on social media by engaging with audience and partner pages more and trying new techniques for sharing information (i.e., stories)	Public Partners Municipalities	Steinman Oakley	Ongoing

General Ongoing Initiatives

Action	Audience	Staff	Status
Present at CCATO conferences	Municipalities	Management	Spring and Fall
Meet with CCATO Board discuss topics of interest.		O'Leary	First Quarter
Participate in key partner events (i.e., attend, present, interactive booths, etc.)	Municipalities Partners Public	All Staff	Ongoing <i>(maintain list)</i>
Attend or present at PSATS conference to better understand issues and hot topics for local officials.	Partners Municipalities	O'Leary	
Attend and present at Chester County Manager's Annual Consortium meeting.	Partners Municipalities	O'Leary	
Attend and present at Chester County Secretary's Meetings.	Partners	Management	
Present new information at engineering association's continuing education seminars.	Partners	Management	
Present new information at Bar's continuing education seminars.	Partners	Management	
Send welcome letter and packet to all newly elected officials, planning commission members and municipal managers.	Municipalities	O'Leary Shields	First Quarter
Maintain and drive people to our websites.	Municipalities Partners Public	Oakley Steinman	Ongoing
Have planners share important CCPC announcements at meetings.	Municipalities Partners	All	Ongoing
Post to social media about projects, activities, news, events, funding opportunities, and planning stories.	Municipalities Partners Public	Steinman Oakley	Ongoing Daily
Send monthly eNewsletter	Municipalities Partners Public	O'Leary Steinman Oakley	Ongoing Monthly
Email municipal managers with CCPC updates	Municipalities	O'Leary Steinman	Biannually
Push out grant opportunities	Municipalities Partners	All	Ongoing
Send monthly email to commissioners on current CCPC activity.	Commissioners	O'Leary	Ongoing Monthly

Provide articles and other content for newsletters and outreach efforts to other county departments and implementation partners.	Partners Municipalities Public	Steinman	Ongoing (<i>maintain list</i>)
Aid in other county departments' planning related studies and integrate their projects and plans into CCPC work program.	Partners	O'Leary	Ongoing (<i>maintain list</i>)

Communications for Landscapes3 Goals

Preserve Goal

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

Purpose

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

Communications Background

The following background information provides a framework for communications actions.

What do we want to accomplish under the Preserve Goal?

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

What do we want municipalities and other partners to do?

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

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

- Open space preservation helps communities maintain their existing character and reduce suburban sprawl.
- Open space has many economic benefits and, because preserved open space does not generate new homes and school-aged children, it has a positive fiscal impact on local schools and municipalities.
- Open space land does not create negative impacts, such as new traffic or stormwater runoff from new impervious coverage.
- Protecting open space provides a haven for wildlife and allows for natural systems to thrive.

- There are ways open space can be implemented by the private sector (HOA open space, fee in lieu, etc.) if ordinances effectively require it.
- Overwhelmingly residents support open space preservation, and the benefit of preserved open space is the reason many people choose to live here.
- Referenda for funding open space rarely fail (provide data).
- Open space funds can be used for maintaining land preserved with those funds.

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

- They do not want to raise taxes or reduce potential tax base.
- They do not want land they have to maintain.
- They believe open space preservation impedes property rights.
- Not understanding the need/benefits of open space.
- Lack of resources: staff, funding,
- No sense of urgency

Who are the key partners for the Preserve goal?

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

Action Items

Action	Audience	Due	Staff	Tools	Status
Conduct municipal outreach on open space	Municipalities Partners	1 st Half	Sustainability	Meetings Flyers Custom emails	From 2022
Push out POST	Partners	1 st Quarter	Michael Steinman	Website Social Media eNewsletter	Annually
Promote Open Space Summit (before and after)	Municipalities Partners Public	Spring	Griffith Steinman Oakley	Website Social Media eNewsletter Custom emails	Annually

Protect Goal

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

Purpose

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

Communications Background

The following background information provides a framework for communications actions.

What do we want to accomplish under the Protect goal?

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

What do we want municipalities and other partners to do?

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

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

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

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

- Lack of resources: staffing, funding, expertise, and knowledge.
- Concern of public opposition or concern for not complying with complex laws such as ACRE.

- Concerns of over regulation, or not fully understanding that regulations can be balanced to provide protection but not be overly limiting.

Who are the key partners for the Protect Goal?

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

Action Items

Action	Audience	Due	Staff	Tools	Status
Solar Ordinance Inventory and Outreach	Municipalities	4 th Quarter	Sustainability D&T Steinman	Meetings Social Media eTools eNewsletter Custom Emails	From 2022
Promote Sustainability Conference (Protect Event)	Municipalities Partners Elected Officials	1 st Quarter Promotion; April Event	Sustainability Admin Steinman	Website Social Media eNewsletter Custom Emails Press Release Partner Toolkit	Annual Protect Event
Sustainable Practices for HOAs	HOAs Municipalities	4 th Quarter	Sustainability	Meetings eNewsletter Partner Toolkit	Start in 1 st Quarter
Woodland Conservation and Preservation	Municipalities	3 rd Quarter	Sustainability Admin	Website Flyers Custom Emails eNewsletter Social Media Meetings	From 2022
Promote Keep PA Chester County Beautiful	Public	4 th Quarter	Sustainability Oakley Steinman	Social Media Website eNewsletter	In Progress (Sep 2022)

Appreciate Goal

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

Purpose

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

Communications Background

The following background information provides a framework for communications actions.

What do we want to accomplish under the Appreciate goal?

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

What do we want municipalities and other partners to do?

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

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

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

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

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

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

Who are the key partners for the Appreciate goal?

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

Action Items

Action	Audience	Due	Staff	Tools	Status
Brandywine Battlefield Phase 3	Partners Public	3 rd Quarter	Speirs Oakley Steinman	Website Social Media eNewsletter	Continued from 2021
Promote Adaptive Reuse Design Guide	Municipalities Public	1 st Quarter	Gallant Oakley Steinman	Website Social Media eNewsletter Emails	Continued from 2021

Support 250 th Anniversary Celebration	Municipalities Partners Public	Ongoing	Comm O’Leary DeMatteo Steinman Oakley	Video Social Media eNewsletter Emails	Ongoing
Promote Town Tours	Public Partners	Summer	DeMatteo Steinman Oakley	Website Social Media eNewsletter Events Calendar	Annually
Heritage Tourism Study	Public Municipalities Partners	4 th Quarter	O’Leary DeMatteo Steinman Oakley	Meetings	
Promote Village Preservation Guide	Municipalities	4 th Quarter	Administration D&T Steinman Oakley	Website Social Media eNewsletter	From 2022

Live Goal

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

Purpose

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

Communications Background

The following background information provides a framework for communications actions.

What do we want to accomplish under the Live goal?

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

What do we want municipalities and other partners to do?

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

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

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

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

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

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

Who are the key partners for the Live goal?

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

Action Items

Action	Audience	Due	Staff	Tools	Status
Promote County Workforce Housing Initiative	Municipalities Partners Developers Employers Public	4 th Quarter	O’Leary Deguffroy Horwitz Patriarca Steinman Oakley	TBD Website Partners Toolkit	From 2022
Promote Residential Report	Municipalities Partners Public	2 nd Quarter	Horwitz Oakley Steinman	Website Social Media eNewsletter	Annually
Promote Housing Summit (before and after)	Municipalities Developers Partners Public	Fall	Horwitz Patriarca Steinman Oakley	Website Social Media eNewsletter Events Calendar Partner Toolkit	Annually
Promote Accessible Housing Locations Guide	Municipalities Partners Public	3 rd or 4 th Quarter	Horwitz Patriarca Steinman Oakley	Website Social Media eNewsletter	
Promote Adaptable Housing Guide	Municipalities Partners Public	3 rd or 4 th Quarter	Horwitz Patriarca Steinman Oakley	Website Social Media eNewsletter	

Prosper Goal

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

Purpose

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

Communications Background

The following background information provides a framework for communications actions.

What do we want to accomplish under the Prosper goal?

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

What do we want municipalities and other partners to do?

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

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

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

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

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

Who are the key partners for the Prosper goal?

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

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

Action Items

Action	Audience	Due	Staff	Tools	Status
Promote Non-residential Construction Report	Municipalities Public Partners	1 st Quarter	Horwitz Steinman Oakley	Website Social Media eNewsletter	Annually
Promote County Economy Data	Municipalities Public Partners	4 th Quarter	CPD Oakley Steinman	Website Social Media eNewsletter	
Implement Ag Economic Development Study	Public Municipalities Partners	Spring	ADC Steinman Oakley	Website Social Media eNewsletter	Ongoing
Promote the Farm Guide	Public	Late Spring or Early Summer	Lane Oakley Steinman	Website Social Media eNewsletter	Annually
Municipal Outreach on Agriculture	Municipalities	2024	ADC Steinman Oakley	Website	From 2021
Promote Urban Centers Forum (before and after)	Municipalities (Urban & Suburban Centers)	Fall	Myers Steinman Oakley	Website Social Media eNewsletter Events Calendar Partner Toolkit	Annually
Promote Ag Awards	Public	2 nd and 3 rd Quarter	Lane Oakley Steinman	Website Social Media eNewsletter	Annually

Connect Goal

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

Purpose

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

Communications Background

The following background information provides a framework for communications actions.

What do we want to accomplish under the Connect goal?

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

What do we want municipalities and other partners to do?

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

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

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

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

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

Who are the key partners for the Connect goal?

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

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

Action Items

Action	Audience	Due	Staff	Tools	Status
Promote Public Transportation Plan Update (Phase 2)	Partners Municipalities Public	4 th Quarter	MTP Oakley Steinman	Website Social Media eNewsletter	From 2021
Promote County-Wide Trail Master Plan	Partners Municipalities Public	4 th Quarter	MTP D&T Steinman Oakley	Website Social Media eNewsletter	From 2022
Promote Transportation Improvement Inventory (TII)	Municipalities	First Half	MTP Steinman Oakley	Website Custom Emails	Biannual
Promote Transportation Priority Projects (TPP)	Municipalities Public	2 nd and 3 rd Quarter	MTP Oakley Steinman	Website	Ongoing
Promote Transportation Event (before and after)	Partners Municipalities Public	Fall	Styche Steinman Oakley	Website Social Media eNewsletter Events Calendar Partner Toolkit	Annually
Conduct transportation outreach to rural and ag communities	Rural and Agricultural Municipalities	4 th Quarter	MTP ADC	Website eNewsletter	TBD
Promote DVRPC Safety Program	Municipalities	4 th Quarter	MTP Steinman	Social Media eNewsletters	TBD

Landscapes Vision and Map

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

Purpose

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

Communications Background

The following background information provides a framework for communications actions.

What do we want to accomplish under the Vision?

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

What do we want municipalities and other partners to do?

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

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

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

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

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

Who are the key partners for the Vision?

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

Action Items

Action	Audience	Due	Staff	Tools	Status
L3 Annual Progress Report – Metrics and Successes	Public Partners	2 nd Quarter	O’Leary Michael D&T Steinman Oakley	Website Social Media eNewsletter YouTube	Annually
L3 Success Stories	Public Partners	Monthly	Michael Steinman	Social Media eNewsletter	Monthly
Promote L3 5-year implementation progress	Public Partners	4 th Quarter	Admin Steinman Oakley	Website Social Media eNewsletters	
Promote Rural Centers Design Guide	Municipalities Partners	4 th Quarter	D&T Steinman Oakley	Website Social Media eNewsletter Custom emails	
Keep completed comprehensive plans and VPP projects “alive”	Municipalities Public	Ongoing	CPD Steinman Oakley	Website Social Media eNewsletter	Ongoing
Promote VPP	Municipalities	January September	Deguffroy Steinman Oakley	Website Social Media eNewsletter Municipal email	Biannually
Continue to update and promote eTools	Municipalities Public Partners	Ongoing	O’Leary D&T Steinman Oakley	Website Social Media eNewsletter	79 completed as of 10/21
Promote Planners’ Forums (before and after)	Municipalities Partners	Spring Fall	O’Leary Shields Steinman Oakley	Website Social Media Partner Toolkit eNewsletter Personalized emails	Biannually

Communicating Work Program Projects

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

Process for Communicating Work Program Projects

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

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

Communication Levels

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

Level I

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

Level II

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

Level III

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

Communications Checklist for Planners

Background Information

Name of project:
Start date:

Lead planner:
Anticipated end date:

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

Materials and Timeline

Please indicate which outreach materials are needed for this project:

Materials	Yes/No	Estimated Date Needed
Press Release		
Email sent from CCPlanning *		
Partner Toolkit		
Newsfeed Article on CCPC Website		
eNewsletter Feature		
Social Media Post(s)		
Survey		
Public Meeting(s)		

* If you selected YES to having an email sent out, please select which signature you would like. *

- Generic CCPC Signature
- Brian O’Leary’s Signature
- Lead Planner Signature

Additional Information

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

Appendices

Appendix 1: 2022 Completed Tasks

Below are items completed in 2022, organized by Landscapes3 Goal.

General Ongoing Initiatives

- Used planners' emails and contacts for more targeted outreach.
- Planners shared important announcements at meetings.
- Pushed out grant opportunities.
- Posted daily to social media.
- Sent monthly eNewsletter and grew audience.
- Provided content for other department and partner newsletters
 - Life Magazine (WCCC) – Spring/Summer 2022
 - Life Magazine (WCCC) – Fall/Winter 2022
 - New Sustainability Director (County) – March 2022
 - Chester County's Open Space/Farm Tours Press Release (County) – June 2022
 - Town Tours & Village Walks Press Release (County) – May 2022
 - Bike & Pedestrian Campaign Press Release (County) – August 2022
 - Keep PA Beautiful Affiliate (County) – October 2022
 - TMAcc ChesGO! Magazine – October 2022
- Aided in other departments' planning related studies
 - Water Resources Authority – Watersheds
 - Parks + Preservation – Open Space and Trails
 - Community Development – Housing
 - Community Development – Community Revitalization Program
 - Parks + Preservation – Spring Farm Tours
 - Health Department – Movement Monday
 - Facilities – Renewable Energy
- Participated in key partner events.
 - 2/17 - Northern Chester County EAC Network (Presented on Natural Resource Protection)
 - 2/25 – CCEDC Breakfast (Presented Economy Report)
 - 3/14 – GVF Breakfast
 - 3/22 - West Chester University Careers in Sustainability Networking event
 - 4/11 – WRA Stormwater Summit
 - 4/21 – Delaware County Sustainability Conference
 - 4/29 – TMAcc Breakfast
 - 5/11 – WRA Watershed Roundtable
 - 5/19 – TMAcc Bike to Work
 - 5/20 – GVF Bike to Work
 - 9/14 - DVRPC Panel on Climate Change
 - 9/20 - West Chester U's Chester County Climate Panel
 - 10/22 - We Conserve PA Fall Gathering for EAC's

Preserve

- Promoted the Conservation Subdivision Design Guide

- Pushed out POST
- Assisted with campaign around the importance of open space preservation
- Promoted Open Space summit (before/after)

Protect

- Promoted Clean & Sustainable Energy Webpage
- Promoted Solar Power Guide
- Promoted Protect Forum (before/after)

Appreciate

- Supported 250th Anniversary Commission
- Promoted Town Tours and Village Walks (before/after)

Live

- Promoted annual residential report
- Promoted A+ Homes Initiatives (guides)
- Promoted Housing Forum (before/after)
- **Missing Middle?**

Prosper

- Promoted annual Non-residential Construction Report
- Aided in promoting the Ag Economic Development Study
- Aided in promoting the Farm Guide
- Promoted Urban Centers Forum (before/after)

Connect

- Promoted Pedestrian and Bicycle Safety Campaign
- Promoted Complete Street Policy and aided in advocating adoption by municipalities (9 as of 10/4)
- Promoted Transportation Forum (before/after)
- Started promoting the Schuylkill River Passenger Rail Authority

Vision and Map

- Released *Landscapes3* Metrics and Successes for 2021
- Promoted monthly *Landscapes3* Success Story (current for 2022)
- Promoted VPP
- Updated and promoted eTools (79 as of 10/4)
- Promoted Planners' Forums (before/after)
- Promoted PMPEI to municipalities and the public as appropriate

Appendix 2: Communication Tools

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

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

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

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

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

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

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

Appendix 3: Communication and Production Levels

Level I

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

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

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

Level II

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

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

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

Level III

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

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

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

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

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

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

Discussion and Information Items



Agricultural Development Council Update



Sustainability Division

Monthly Activities Report – November 2022

Summary:

- Outreach began for the municipal open space outreach project.
- The Sustainability Division attended Keep PA Beautiful's PA Litter Summit in Lancaster to learn more about resources and best practices for our new county affiliate.
- Work began on the municipal solar ordinance inventory.
- Attended and facilitated a panel discussion on fleet transition at TMACC's Electric Vehicle Summit on 11/17.
- Work continued on open space outreach initiative, sewer service area mapping project, Keep Chester County Beautiful.

Environmental and Energy Advisory Board:

The Environmental and Energy Advisory Board's Clean Energy Subcommittee met on 11/16 and 11/30. The group discussed plans for their upcoming Solar Stakeholders Roundtable discussion with industry professionals to identify barriers within the solar industry, which will be held on 12/8.

Multimodal Transportation Planning Division





THE COUNTY OF CHESTER



COMMISSIONERS
Marian D. Moskowitz
Josh Maxwell
Michelle Kichline

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MEMORANDUM

To: Chester County Planning Commission
From: Paul Fritz, Director, Design & Technology Division
Date: November 30, 2022
Re: Planning Commission Board Meeting Monthly Report

For the month of November, 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. Research for the work program's Village Preservation Guide also continued.

The GIS staff assisted Community Planning with municipal mapping requests, historic atlas updates, and work program projects, including the Borough of Oxford Comprehensive Plan.

The Graphics team assisted with various work program projects, including the graphic layout for eTool updates, the annual *Chester County Economy* report, and outreach materials related to the *Climate Action Plan*.

Community Planning

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

Community Planning Municipal Assistance Projects

December 2022

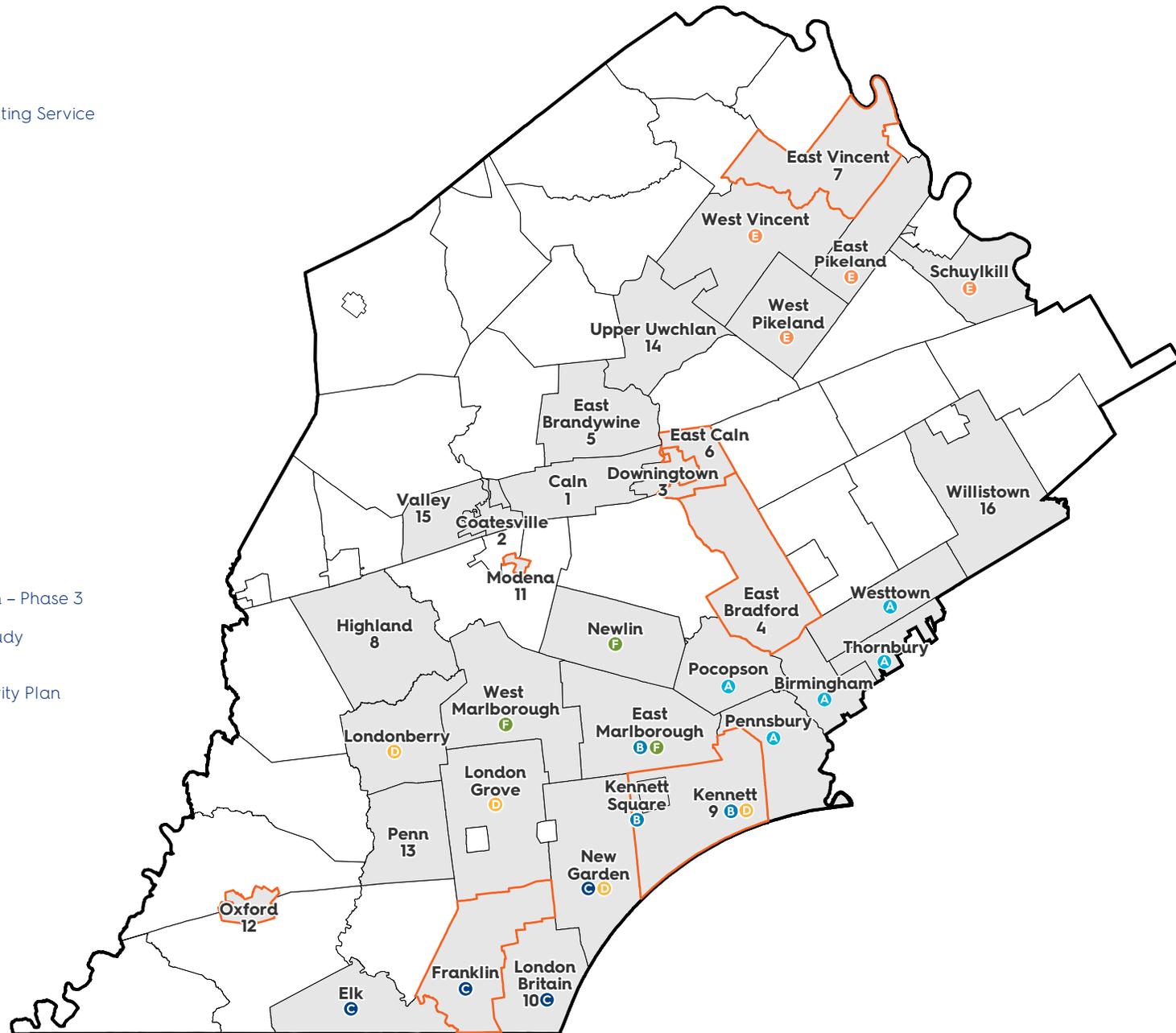
- Municipality with Ongoing VPP Project
- Municipality with Planning Commission Consulting Service

Single-Municipality Projects

1. Caln Zoning Ordinance
2. Coatesville Zoning Ordinance
3. Downingtown Comprehensive Plan
4. East Bradford Zoning
5. East Brandywine Comp Plan & Official Map
6. East Caln Comprehensive Plan
7. East Vincent Zoning Ordinance
8. Highland Comprehensive Plan
9. Kennett Zoning Ordinance
10. London Britain SLDO
11. Modena Comprehensive Plan
12. Oxford Comprehensive Plan
13. Penn Comprehensive Plan
14. Upper Uwchlan Active Transportation Plan
15. Valley – W. Lincoln Highway Corridor Master Plan
16. Willistown Comprehensive Plan

Multi-Municipal Projects

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



COMMUNITY PLANNING REPORT

December 2022 (Activities as of 11/30/22)

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: 90% Contract Term: 8/20 – 1/23 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 distributed a full draft of the Zoning Ordinance for discussion at the August Task Force meeting. The Task Force focused their review on a few critical sections of the ZO (including the zoning map, zoning districts, design and development standards, and resource protection standards). The Task Force held a follow-up meeting later in August and primarily discussed the development options included in the “Residential Growth” district where all the large developable parcels still exist. Due to a breakdown in communication, the Township manager, solicitor, and ZO have been meeting to determine what sections of the Ordinance still need to be completed to submit the complete draft to the Township Planning Commission for their review and recommendation to the Board of Commissioners. They appear to have worked through this glitch but only time will tell.

2. City of Coatesville – Zoning Ordinance Update

Percent Completed: 70% 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. All materials have been reviewed at least once so the work has transitioned to review and clarification on amendments prior to providing recommendations to the City planning commission and council. An interim meeting with the consultant was held on August 29th to discuss the project status to ensure the project timeline remains on track. The next meeting is December 5th. *The initial work on the project is nearly complete and should be nearing the next stop recommending the draft ordinance amendments to the City planning commission for their review and comment prior to forwarding to City council.*

3. Downingtown – Comprehensive Plan

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

The Borough wishes to update its comprehensive plan that was last updated in 2013 and amended in 2015. The borough has not yet selected a project consultant. The borough has selected Michael Baker International as the consultant. The contract is currently being developed.

4. East Bradford Township – Zoning Ordinance Update

Percent Completed: 15% Contract Term: 8/22 – 7/24 Consultant: Chester County Planning Commission Monitor: Chris Patriarca

There was no November meeting. The December meeting will include review of the draft articles for the R-1 and R-2 residential districts.

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

Percent Completed: 95% Contract Term: 5/21 – 4/23 Consultant: Tom Comitta & Assoc./Brandywine Conservancy Monitor: Jeannine Speirs

The Township is updating their existing comprehensive plan, which was adopted in 2009, and updating their existing Official Map that dates from 2011. Recommendations in the existing plan have largely been completed, and the update will address Landscapes³. The comprehensive plan will build from recommendations included in a recently completed Sustainable Community Assessment, and the Official Map will be able to implement recommendations. The Comp Plan has a completed VPP/247 review and the Comp Plan is adopted. The Official Map came in for VPP/247 review but the review request was rescinded by the Township and they have resubmitted.

6. East Caln Township – Comprehensive Plan

Percent Completed: 15% Contract Term: 6/22 – 5/24 Consultant: Chester County Planning Commission Monitor: Chris Patriarca

The Task Force reviewed public input received and the existing conditions inventory at their November meeting. Review of defined topical chapters will commence at their January meeting.

7. East Vincent – Zoning Ordinance

Percent Completed: 15% 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 November meeting focused on reviewing the High Density residential zoning district, sample supplemental use standards, and lighting standards. The next meeting is scheduled for December 21st.*

8. Highland Township – Comprehensive Plan Update

Percent Completed: 100% Contract Term: 2/21 – 1/23 Consultant: Brandywine Conservancy Monitor: Chris Patriarca

Plan was adopted by the Board of Supervisors at their November 2022 meeting.

9. Kennett Township – Zoning Ordinance

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

Kennett Planning Commission began the Act 247 review process in mid-November with the MPC public meeting and a recommendation to the Board of Supervisors. *The ordinance is in for 247 review with CCPC.*

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

Percent Completed: 95% Contract Term: 7/20 – 6/23 Consultant: Brandywine Conservancy Monitor: Kate Clark

The ordinance has been submitted for Act 247 Review. *Adoption is anticipated in December of 2022.*

11. Modena Borough – Comprehensive Plan

Percent Completed: 100% Contract Term: 4/21 – 3/23 Consultant: Chester County Planning Commission Lead Planner: Chris Patriarca

Plan was adopted by Borough Council at their November 2022 meeting.

12. Oxford Borough – Comprehensive Plan

Percent Completed: 75% 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. Plan Chapters were presented throughout the Summer and will continue through the Fall with the full plan being presented by the end of the Year/early 2023. We will present the land use chapter to the Task force in December. Adoption is anticipated in the first quarter of 2023.

13. Penn Township – Comprehensive Plan Update

Percent Completed: 25% Contract Term: 5/22 – 4/24 Consultant: Brandywine Conservancy Monitor: Mark Gallant

The township is working on a major update to the Penn Township Comprehensive Plan (2012) to better align the township plan with Landscapes3, incorporate recommendations from their Act 209 plan, consider zoning changes from 2019, and account for significant growth and development over the last decade. The Kick-off meeting was held in-person at the Penn Township building on May 25th. Since that time three meetings have been held focusing on plan background and public outreach (including the development of a community survey) and inventories for natural resources, parks and recreation, transportation, and existing land use. The mapping and research that has been presented has been exemplary. The consultant presented the initial responses and feedback from the community survey and the 1st public open house (September) as well as the Community Service and Facilities inventory at their October Meeting. The Task Force will meet again in early 2023 while the consultant develops draft plan recommendations.

14. Upper Uwchlan Township – Active Transportation Plan

Percent Completed: 5% Contract Term: TBD Consultant: McMahan Associates Monitor: Joe Shanley

This project will identify priority recommendations and implementation strategies to create a more complete active transportation network in the fast-growing township of Upper Uwchlan. The project team will employ a robust public engagement process in its effort to identify key gaps and priority opportunities. Upon completion, the township will have a clear and specific roadmap for achieving its vision for a connected network of active transportation facilities. The township has selected McMahan Associates as the lead project consultant with support from the Brandywine Conservancy. *The kickoff meeting for the task force was held in mid-November.*

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

Percent Completed: 70% Contract Term: 8/21-7/23 Consultant: Pennoni and Thomas Comitita Assoc. Monitor: Mark Gallant

Valley Township will be conducting a corridor master plan for West Lincoln Highway, a high priority recommendation from their recently adopted comprehensive plan. The plan would work to create a more cohesive corridor, addressing streetscaping, multi-modal network,

mixed uses, access management, and stormwater management infrastructure from the perspective of both new development and redevelopment. The Township has selected a consultant team of Pennoni and Thomas Comitta Associates. The Task Force meeting scheduled for May 24th was cancelled and the Township put the project on hold for a few months while they worked through several development applications that will impact the draft policies of the plan. We met again in September to go over the character areas and draft policies and to review the project schedule which will include a public information meeting in early 2023.

16. Willistown Township – Comprehensive Plan

Percent Completed: 75% Contract Term: 1/21-6/23 Consultant: Gaadt Perspectives Monitor: Kate Clark

A public information meeting was held on October 20th. The next Task Force meeting is planned for December 7th. A full draft plan is expected in early 2023.

MULTI-MUNICIPAL

17. Brandywine Battlefield Strategic Landscapes Plans – Phase 3

Percent Completed: 85% Contract Term: 8/19 – 12/22 Consultant: Chester County Planning Commission Lead Planner: Jeannine Speirs

Technical report draft has been prepared by consultants and is in review by PHMC. Consultants will assist drafting and reviewing planning documents.

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

Percent Completed: 40% Contract Term: TBD Consultant: McMahon 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. The kickoff meeting was held on June 13, 2022. The second meeting was held September 19, 2022. The first public meeting was held on October 26th, which was primarily a virtual meeting however an in person watch party was also held in Kennett Square for participants to watch and participate in the virtual meeting together as well as provide input to the project in person to staff and municipal representatives on site. *The next task force meeting will be in January 2023.*

19. 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. Contract has been signed by the four municipalities.

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

Percent Completed: 0% Contract Term: TBD Consultant: McMahon Associates 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. The contract is currently being developed.

21. Phoenixville Area Townships – Clean Energy Transition Plan

Percent Completed: 50% 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. The consultant has been completing interviews with municipal administration and analysis of existing municipal facilities as related to energy use. The municipal representatives have been discussing outreach strategies that include tabling at municipal events through the Spring, Summer, and Fall of 2022. *Stakeholder meetings are being scheduled for the first quarter of 2023.*

22. Unionville Area Region – Comprehensive Plan Update

Percent Completed: 5% Contract Term: 4/22 – 3/24 Consultant: Brandywine Conservancy Monitor: Kate Clark

Historic and natural resource protection recommendations were reviewed at the November meeting. The next Task Force meeting is scheduled for January 4th.

OTHER PROJECTS

- **eTool preparation** – full division
- **Oxford Region** – Administration assistance to the regional planning group (ORPC) and associated sub-groups: The ORPC Regional EAC and The ORPC Historic Sub-Committee; 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)
- West Nottingham – Corridor Study (November 2021)
- 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 and Laura DeMatteo, support from Nancy Shields and Sally Warren, along with Jeannine Speirs and Joe Shanley.
External Partners: CCHPN and individual site organizers/municipalities/municipal historical commissions
Status: Planning has begun for the 2023 program. Municipalities will receive applications for the 2023 tours in December, with a goal of nine to ten Town Tours between June and August.
- **Training** – Conduct and support training for historical commissions, committees, and HARBs, often in coordination with CCHPN.
Staff: Laura DeMatteo with support from Nancy Shields and Jeannine Speirs.
External Partners: CCHPN, PHMC
Status: The Chester County Historic Preservation Network fall training workshop took place on November 12th and focused on design guidelines for historic resources and recruitment and retention strategies for municipal historical commissions. *The next CCHPN event will be the Leadership Luncheon, to take place in early March 2023.*
- **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: Laura DeMatteo with Jeannine Speirs support on select items (such as DCD Section 106 Committee and reviews of ordinance language)
External Partners: Vary by project
Programs/Projects:

- DCD Section 106 Committee: Jeannine Speirs serves on this committee. Laura DeMatteo has provided her resume to DCD to serve on this committee. Reviews are ongoing for renovations to apartments for homeless families at 128 E. Chestnut Street, in West Chester Borough, for the CYWA, at 423 Lincoln Highway East, in Coatesville, and for a senior housing development in Phoenixville 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 CC Facilities Dept (Eric Quinn). Multiple bridges are active: Mill Road #167; Elkview Road/Lincoln #35; Seven Stars Road #190; Old Schuylkill Road/Pigeon Creek #207, Allerton Road #111, North Reed Road #134. Cultural Review reports are completed for Warwick Furnace Road #199 and Dutton Mill Road #157. Cultural Review reports are underway for #35, Harvey's Bridge Road #92, Thomas Road over Trout Run #300, and West Cedarville Road/Eckers Run #311. 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. *The Inter-Departmental Historic Structures Committee, composed of representatives from the Chester County Commissioners' Office, Facilities, CCPC, and Parks + Preservation, will reconvene in January 2023, to discuss recommendations for the Hatfield House as well as historic houses on the Chester County Prison property.* 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 Laura DeMatteo for the 250th and Harriet Tubman Byway and Jeannine Speirs for Battlefield Heritage Centers, and municipal heritage interpretive plans
 External Partners: Vary by project
 Projects with ongoing activity:
 - America250PA Chester County Commission: Commissioner Kichline serves on the statewide committee. The second America 250PA Chester County Commission meeting was held on October 6th. Six committees have been established to define and execute the work of the Commission. They are: Heritage Sites, Partnership, Communications & Marketing, Education, Program & Event, and Development. *The next America250PA Chester County Commission meeting is scheduled for Thursday, January 5th at the Chester County Library & District Center.*
 - County Heritage Tourism Plan: A consultant team has been retained to create a plan guide Chester County on heritage tourism and assisting the local heritage economy via examining public historic sites in a thematic context. The consultant team held a coordination meetings with local heritage preservation leaders and CCPC staff on November 21st and have been working with the America250PA Chester County Commission's Heritage Sites Committee to develop a comprehensive directory of historic sites in Chester County and assess their operating capacities and levels of visitor readiness.
 - Iron and Steel Heritage Partnership: The partnership is focusing on coordination with Heritage Tourism planning. The Partnership's Steering Committee held its most recent bimonthly meeting on November 17th at the Schuylkill River Heritage Center. *The next Steering Committee meeting is scheduled for Thursday, January 19th at Pottsgrove Manor in Montgomery County.*
 - Underground Railroad: A section of PA-52 in Pocopson, Kennett, and Pennsbury Townships has been recognized as a state byway by PennDOT and will be called the Harriet Tubman Underground Railroad Byway. The Brandywine Valley Scenic Byway Commission (BVSBC) nominated the byway in commemoration of the bicentennial of Harriet Tubman's birth. *The BVSBC has applied for a FHWA grant to enable development of a Corridor Management Plan for the byway.*
 - 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 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. The regional Heritage Interpretive and Connectivity Plan is funded under VPP (Above and below) has identified heritage centers in the eastern Brandywine Battlefield.

- **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: Laura DeMatteo 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, East Nantmeal, Kennett, and West Caln.
- **Adaptive Reuse Design Guide** – development of a guide specific to adaptive reuse
Staff: Mark Gallant led with support from Jeannine Speirs, Joe Shanley, Jake Michael, and Laura DeMatteo
External Partners: Advisory Committee for the project
Status: Interviews are being conducted to inform the project, and successful examples of adaptive reuse collected, researched, and photographed. The Guide will be made available on the Chester County Planning Commission’s website and will be a “living” document to be updated to highlight best practice projects as they are completed.
- **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 Battlefield Heritage Interpretation and Connectivity Plan (VPP funded). Also assisting to facilitate 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). The battlefield heritage interpretive signage project is nearing completion with the last of the 15 signs being ordered and installed. Several sign dedication events have occurred and have received press coverage.

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 online presentation of reinvestment development tool for municipalities.
- **Non-Residential Construction Report** – 2022 (2021 data) report posted.
- **State of the County Economy Report** –2021 report posted. Finalizing drafting text for 2022 report.

HOUSING

- **Housing Choices Committee** – Fall meeting held October 20.
- **Missing Middle Housing** – Completing edits to report messaging and formatting.
- **Housing eTools** – Updates are largely complete, although resources and examples will continue to be added as appropriate.
- **Case Studies** –Planned: Whitehall and Steel Town.
- **Housing Forum** –*Fall forum held November 15, focusing on A+ Homes pro-formas. A recording of the event is available online.*
- **Residential Construction Report** – 2022 (2021 data) report posted.
- **Video** – The Phoenixville-focused video has been completed and shared, through the HCC meeting, CCPC newsletter, website, and social media. Promotion efforts included the overview video on A+ homes as well. Footage for a senior housing focused video and a Habitat for Humanity video will be used for two additional videos, with plans to conduct new interviews for an employer focused video later in the year.
- **Commissioners' Housing** – Presented potential strategies to key partners. Completing additional stakeholder outreach to solicit feedback and ideas. *Focus group meeting scheduled for December 14th.*
- **Presentations** – Presented housing map at Affordable Housing Development Collaborative in November.

URBAN CENTERS

- **VPP Support** – Monitoring of cash grants to Kennett (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.); Avondale consideration of commercial uses in the R-2 District; Parkesburg for implementation coordination and potential grant funding assistance;; Downingtown (signs, parking, TND) and comprehensive plan update monitoring; Kennett Square for NVF zoning and comprehensive plan update assistance; 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, and zoning updates consistent with the 2022 comprehensive plan update (breweries, mixed use zoning, parking requirements). 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 and 2/23/2022. *Attended WCCCC municipal lunch in Nov. 2022.*
- **Tools** – Supporting the update of multiple online etools. Supporting and advocating for County access to ArcUrban GIS application.
- **Urban Center Webpage** –No recent activity.
- **Urban Center Forum** –The 2022 UCF washeld 10/25/2022 at the County Public Safety Campus. *Twelve of the sixteen urban centers participated in the 2022 UCF providing updates on their community and participating in discussion.*
- **Urban Centers Improvement Inventory** –A draft 2022 UCII was made available in early February 2022. All 2022 UCII coordination is

complete and the final 2022 UCII has been posted. 2023 UCII update announcements were sent to each urban center individually on 11/10/2022. The due date for UCII edits and additions is 1/20/2023. Note beginning with the 2023 CRP, CRP will be every other year instead of annually, which might then also apply to future UCII updates.

- **Urban Centers Survey** – A SurveyMonkey survey has been completed. Working on outreach to urban centers managers, staff, council, and planning commission.
- **DCD CRP Coordination** – Provide input and response to inquiries from urban centers regarding CRP applications. 2021 CRP awards were approved by the Commissioners and letters were sent on November 9, 2021. 2022 CRP applications reviewed and comments submitted, and awards made. Awaiting release of 2023 CRP final determination which is likely to open in February 2023.
- **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 will be held February 14th at 9:30am on Zoom. Project review and scoring will be completed by the May 27, 2022 submission deadline. TCDI review committee meeting was held May 31st. Note, Oxford Borough was awarded \$100,000 in the 2022 TCDI to update their SLDO and Zoning Ordinance.
- **Presentations:** Attended the Western Chester County COG 1/26/2022 and presented a CCPC overview on 2/23/2022. Attended the 5/3/2022 Avondale Borough Council meeting along with Brian O’Leary. Attended CCPC Housing presentation to Kennett Square Council on June 8, 2022.

Director's Report