



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 351E

Hybrid Meeting
February 8, 2023

AGENDA

- 2:00 p.m. 1. CALL TO ORDER
- A. Chair’s Welcome *Chair*
2. PUBLIC COMMENT *Chair*
3. PRESENTATION
- B. Modena Borough Comprehensive Plan *Jennifer Daywalt, Borough Council President
Chris Patriarca, CCPC*
- 2:25 p.m. 4. ACTION ITEMS
- C. 2022 Annual Report *Brian O’Leary*
- D. Approval of Commission Meeting Minutes – January 11, 2023 *Commission*
- E. Act 247 Reviews – January 2023 Applications *Act 247 Team*
- 1) Subdivision and Land Development Plan Reviews (16)
 1. East Nantmeal Township SD-12-22-17501
 2. East Vincent Township LD-01-23-17509
 3. East Vincent Township LD-12-22-17485
 4. East Vincent Township SD-01-23-17510
 5. East Vincent Township SD-12-22-17488
 6. East Whiteland Township LD-12-22-17480
 7. New Garden Township LD-12-22-17487
 8. New Garden Township SD-12-22-17486
 9. New London Township SD-12-22-17490
 10. New London Township SD-12-22-17491
 11. Penn Township LD-11-22-17469
 12. Sadsbury Township SD-12-22-17502
 13. Uwchlan Township LD-12-22-17503
 14. West Goshen Township LD-12-22-17498
 15. West Nantmeal Township LD-12-22-17484
 16. Westtown Township LD-12-22-17497
 - 2) Comprehensive Plan, Zoning and Subdivision Ordinance Amendment, Miscellaneous Reviews (6)
 1. East Brandywine Township SA-12-22-17489
 2. East Brandywine Township ZA-12-22-17495
 3. East Caln Township ZA-01-23-17512
 4. West Chester Borough ZA-12-22-17499
 5. West Goshen Township ZA-12-22-17504
 6. Willistown Township ZA-12-22-17500

- F. Act 537 Reviews- January 2023 Applications *Carrie Conwell*
 - 1) Major Applications (0)
 - 2) Minor Applications (2)
 - 1. Honey Brook Township; Stephen Stoltzfus; 22-7-51.3; consistent
 - 2. West Marlborough Township, Matz Property; 48-4-27; consistent

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

- G. Multimodal Transportation Planning Division Update *Brian Styche*
- H. Design & Technology Division Update *Paul Fritz*
 - 1) 2022 Plan and Ordinance – Year in Review *Paul Farkas*
- I. Community Planning Division Update *Bill Deguffroy*
 - 1) Senior Housing Video
 - 2) 2022 Economy Report *Libby Horwitz*
- J. Agricultural Development Council Update *Hillary Krummrich*
- K. Sustainability Division Update *Rachael Griffith*
- L. Director’s Report *Brian O’Leary*

4:00 p.m. 5. ADJOURNMENT

Action Items



CHESTER COUNTY
Planning
COMMISSION



02.01.23
DRAFT

ANNUAL REPORT 2022



Chairman's MESSAGE



Michael Heberg, Chair

Implementing the Plan

The Chester County Planning Commission is pleased to submit the annual report for the calendar year 2022. The Planning Commission had another successful year of implementing *Landscapes3*, including the start-up of two significant new initiatives in sustainability and transportation. We were excited to once again be able to meet with

colleagues and planning partners in person while offering the option to attend many of our meetings virtually. Just a few highlights this year are noted below centered around the *Landscapes3* goal areas of Preserve, Protect, Appreciate, Live, Prosper, and Connect.

PRESERVE: A major milestone was passed this year with the preservation of over 30%, or 147,000 acres, of the county's land as protected open space. The annual Open Space Summit was well attended on a beautiful day at Springton Manor Farm with the focus on farm preservation.

PROTECT: A new Sustainability Division and Sustainability Director position were created this year to focus on the implementation of the county's *Climate Action Plan* and other environmental initiatives. This division hit the ground running working proactively with the Chester County Environmental and Energy Advisory Board on topics such as supporting clean energy and protecting natural resources.

APPRECIATE: The 2022 theme of the popular Town Tours and Village Walks was "Founding Mothers and Fathers" with the final tour held in the Village of Marshallton, highlighting the many accomplishments of its founder Humphry Marshall. The county's 250th Commission also began kicking into high gear this year in anticipation of the country's semiquincentennial in 2026.

Board members



Nathan M. Cline, P.E.,
Vice-Chair



Roberta
Consentino



Stephanie
Duncan



Douglas A.
Fasick, DC



Matthew
Hammond, P.E.



Molly Morrison



E. Martin Shane



Angela
Thompson-Lobb

LIVE: The annual housing report showed a dramatic 12 percent increase in home prices between 2020 and 2021. Appropriately, the annual A+ Homes Forum looked at the hurdles to building more affordably priced housing, drawing on the experience of both developers and municipal officials.

PROSPER: The Agricultural Development Council released its annual *Guide to Local Farm Products*, highlighting the county's robust agricultural economy and the many options for buying locally produced farm products. The updated Chester County Economy report continues to show that the county has a strong economy and a low unemployment rate.

CONNECT: A new passenger rail authority, the Schuylkill River Passenger Rail Authority, was created in partnership with Chester, Berks, and Montgomery counties with the ambitious and exciting goal of returning passenger rail to Phoenixville, Pottstown, and Reading.

On behalf of the Planning Commission Board, I would like to express our appreciation for the staff's hard work and ongoing commitment to our county and its quality of place. Their efforts are highlighted above and in this annual report and available on the Planning Commission's website, chescoplanning.org, which contains a wealth of information on planning topics, mapping, tools, and upcoming events. We look forward to working with our many partners in 2023 in keeping Chester County a great place to live and work.

Very respectfully,

Michael Heberg Chairman

Achieving the VISION



How We PRESERVE	How We LIVE
How We PROTECT	How We PROSPER
How We APPRECIATE	How We CONNECT

Implementing Landscapes3

The Planning Commission’s work program is guided by *Landscapes3*, Chester County’s comprehensive plan, which seeks to balance growth and preservation. With recent surges in residential development around the county, the need to foster smart growth while preserving existing community character is more important than ever.

To achieve the vision shown in the Landscapes Map, design guides are being prepared for each landscape. A fourth guide prepared in 2022, the *Rural Center Landscapes Design Guide*, illustrates how new development in growing parts of rural communities can be compatible with existing villages and commercial centers.

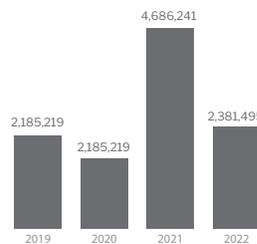
Development Proposals and Landscapes3

Consistency with the Landscapes Map and the planning principles in *Landscapes3* is part of the Act 247 review process for subdivisions, land developments, ordinances, and plans. In 2022, 99 percent of all relevant subdivision and land development plan submissions were consistent with *Landscapes3*. Approximately 82 percent of proposed dwelling units were in *Landscapes3* growth areas. For nonresidential proposals, 90 percent of the square footage was in growth areas. For ordinance and comprehensive plan submissions in 2022, 99 percent were consistent with *Landscapes3*.

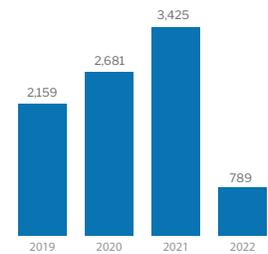
The Rural Center Landscapes Design Guide illustrates best practices for new development.

Excluding second reviews, the Planning Commission reviewed 202 subdivision and land development plan submissions in 2022, a seven percent increase from the number of plans reviewed in 2021 (188). However, the number of proposed residential lots/units for the entire county decreased substantially, from 3,425 in 2021 to 789. While proposed nonresidential structural square footage decreased from 4,298,938 in 2021 to 2,381,495 in 2022, it should be noted that 2021 was the first year since 2007 that the Planning Commission had reviewed more than four million square feet of nonresidential structural square footage in one year. Over the past decade, except for 2020, at least two million square feet of nonresidential square footage has been proposed each year in the county.

Proposed Non-residential Square Footage



Proposed Lots/Units



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

Open Space Preservation

At the start of 2022, 147,000 acres, or more than 30% of the county, was protected open space, according to the Planning Commission's [annual tracking](#) of land preservation by the Department of Parks and Preservation, land trusts, municipalities, and other preservation partners. Many new properties were preserved during 2022, such as a 166-acre expansion of Elk Creek State Park in Elk Township, a 154-acre addition to Starr Farm Park in East Bradford Township, and a 115-acre easement on Castle Rock Farm in West Bradford and Newlin Townships.

30% of the county is protected open space

Municipal Open Space Outreach

To help municipalities achieve their open space goals, county staff analyzed every municipality's open space accomplishments and current preservation tools, sharing this information with each municipality while also identifying additional open space tools they might want to consider.



The conservation easement on Castle Rock Farm preserved additional land along the West Branch Brandywine Creek greenway. (Photo credit: Jack Stefferud)

Open Space Summit

The 2022 open space summit, which focused on farm preservation, was held at Springton Manor Farm. Pennsylvania Secretary of Agriculture Russell Redding was on hand for an informative and fun event that included tours of the farm and Chester County Food Bank operations. In conjunction with the event, the Planning Commission and Parks and Preservation Departments arranged tours of five preserved Chester County farms.



Conservation Subdivision Design Guide

Planning Commission staff updated and modernized the [Conservation Subdivision Design Guide](#), creating an online version of the guide that shows municipalities how significant amounts of open space can be preserved as part of a residential subdivision.

How We PROTECT

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

New Sustainability Division

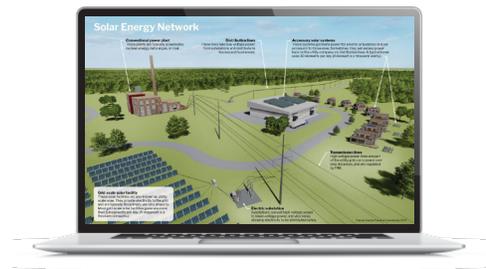
To help implement the county's *Climate Action Plan* and to support environmental initiatives, the county created a new Sustainability Director position, which has become part of a new Sustainability Division within the Planning Commission.



The Sustainability Division consists of Rachael Griffith, Director, and Carrie Conwell, Environmental Planner.

Chester County Solar Power Guide

The Planning Commission produced an [online guide](#) to solar power, which is primarily focused on grid-scale solar facilities. This guide is divided into three topic areas: Solar Power Trends, Planning for Solar Power, and Regulating Solar Power at the Municipal Level.



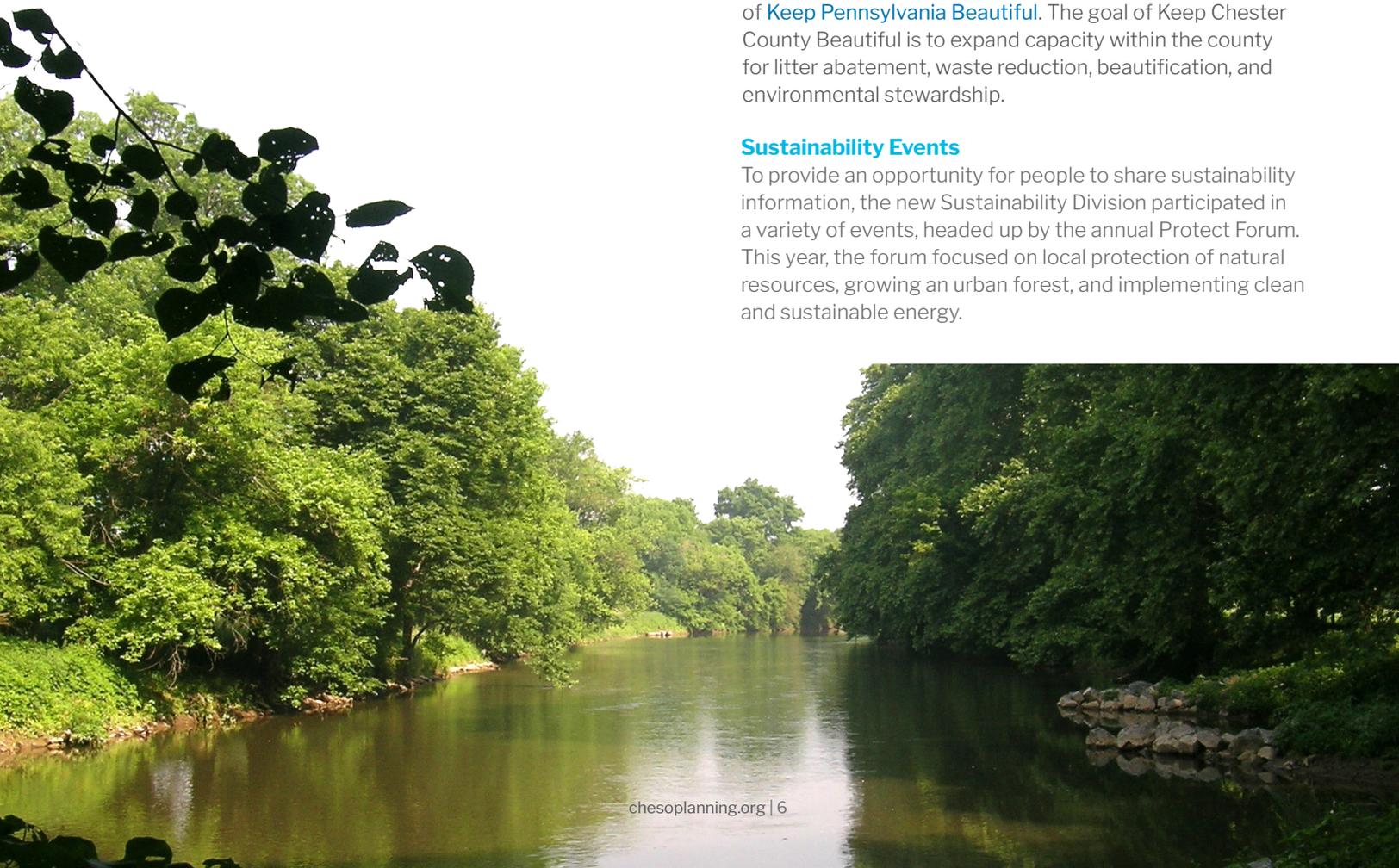
The Solar Power Guide provides guidance on the best locations for solar power generation facilities.

Keep Chester County Beautiful

During the year, Chester County became an official affiliate of [Keep Pennsylvania Beautiful](#). The goal of Keep Chester County Beautiful is to expand capacity within the county for litter abatement, waste reduction, beautification, and environmental stewardship.

Sustainability Events

To provide an opportunity for people to share sustainability information, the new Sustainability Division participated in a variety of events, headed up by the annual Protect Forum. This year, the forum focused on local protection of natural resources, growing an urban forest, and implementing clean and sustainable energy.



How We APPRECIATE

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

Interpreting the Brandywine Battlefield

The Planning Commission continued facilitating the installation of Brandywine Battlefield historic markers in 2022, including signs in Birmingham, Pennsbury, Pocopson, and Thornbury Townships, as well as Kennett Square Borough. So far, 12 of an intended 15 municipal signs have been installed.



In May, a new historical marker detailing an event that occurred during the Battle of the Brandywine was dedicated at the Barns-Brinton house in Pennsbury Township.



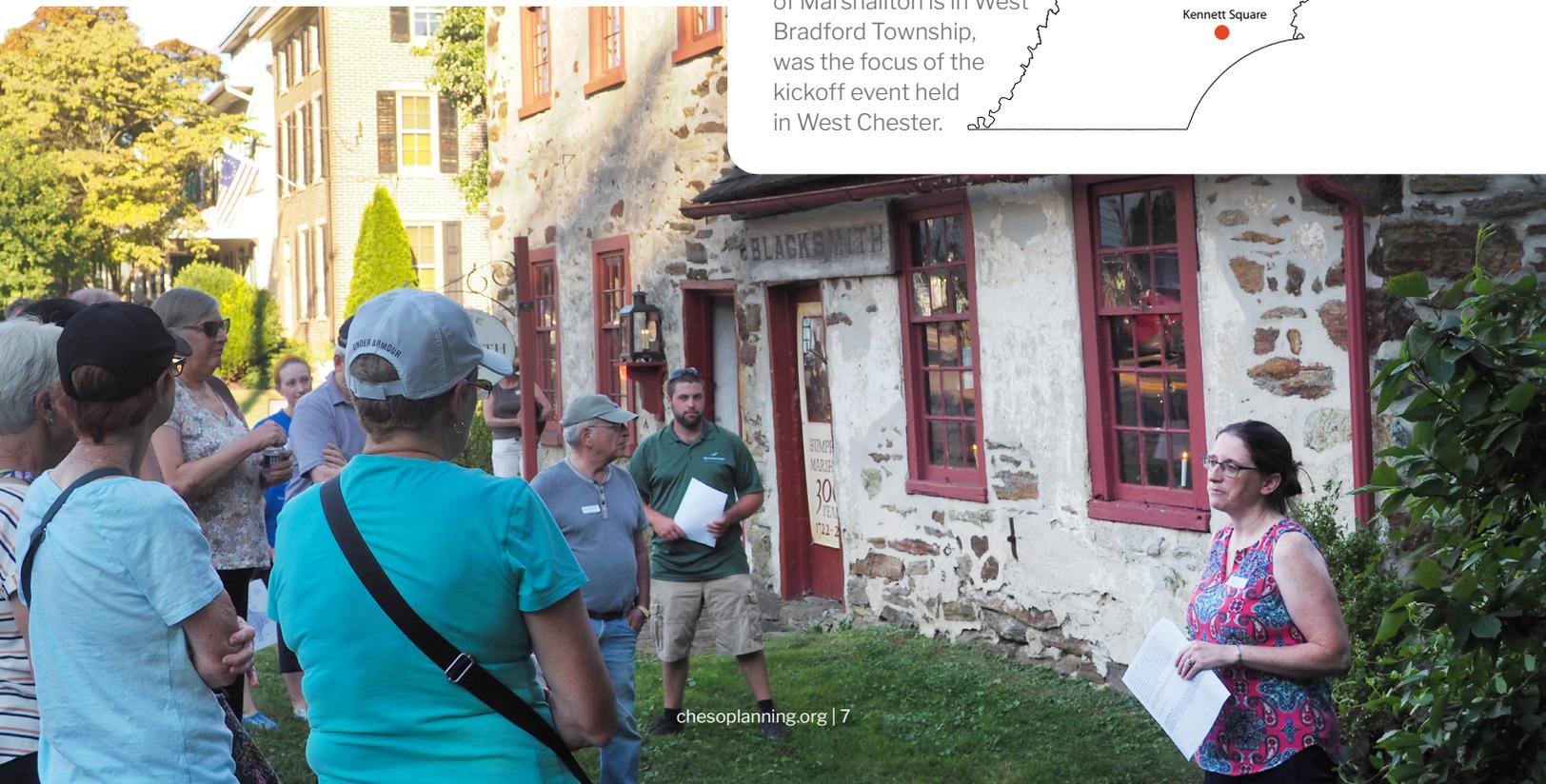
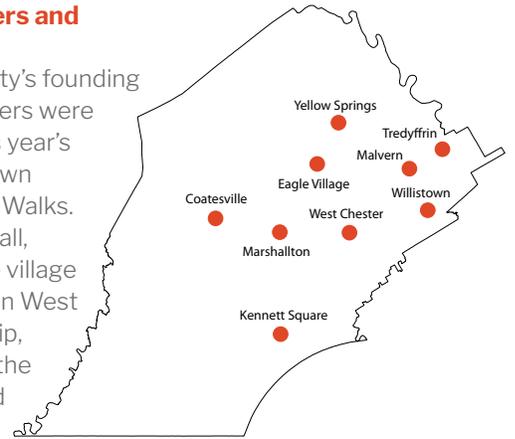
In August, Laura DeMatteo joined the Planning Commission staff as its new Heritage Preservation Coordinator.

America 250PA Chester County Commission

The county's new Chester County 250th Commission began meeting in the summer to start preparing educational materials, programs, and events that will highlight the diverse history of the county over the past few hundred years.

Founding Mothers and Fathers

Many of the county's founding mothers and fathers were recognized in this year's nine in-person Town Tours and Village Walks. Humphrey Marshall, whose namesake village of Marshallton is in West Bradford Township, was the focus of the kickoff event held in West Chester.



How We LIVE

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

Housing Data

The annual [Housing Report](#) showed that there were dramatic changes in housing between 2020 and 2021. The median housing value in 2021 rose to \$420,000, a huge 12% jump over the prior year and the highest inflation-adjusted sales price ever for the county. A total of 3,743 units were built in 2021, the largest number of units built in the county since 2001. And 9,049 units were sold, the largest number of units sold since 2005.



SINGLE FAMILY
916 UNITS BUILT



SINGLE FAMILY ATTACHED
864 UNITS BUILT



MULTI-FAMILY
1,963 UNITS BUILT

Understanding Social Equity

With social equity being a top concern of the public, Planning Commission staff created a social equity [web area](#) that provides background information, data, maps, and helpful web links on demographics, housing, the economy, education, transportation, and the environment.

Missing Middle Housing Report

As part of the county's ongoing A+ Homes initiative, the Planning Commission released a new housing guide: [Planning for Attractive Homes – Missing Middle Housing](#). The report provides many examples of Missing Middle housing and shows how it can easily match existing community character.

A+ Homes Forum

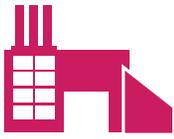
The county's [Housing Choices Committee](#) sponsored the annual A+ Homes forum, Costs and Challenges of Building A+ Homes. A panel of developers and municipal officials highlighted the hurdles to building more affordably-priced housing.



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

Nonresidential Construction

The county's *Nonresidential Construction Report* showed that nonresidential construction was moderate in 2021, with about 1,140,000 square feet built, with institutional and commercial development accounting for most of the new building square footage. One project, West Chester University's Commons Building, accounted for 315,000 square feet of the total.



INDUSTRIAL
150,111 SF BUILT



COMMERCIAL
436,378 SF BUILT



INSTITUTIONAL
533,622 SF BUILT



AGRICULTURAL
19,040 SF BUILT

Outreach to Municipalities on Agriculture

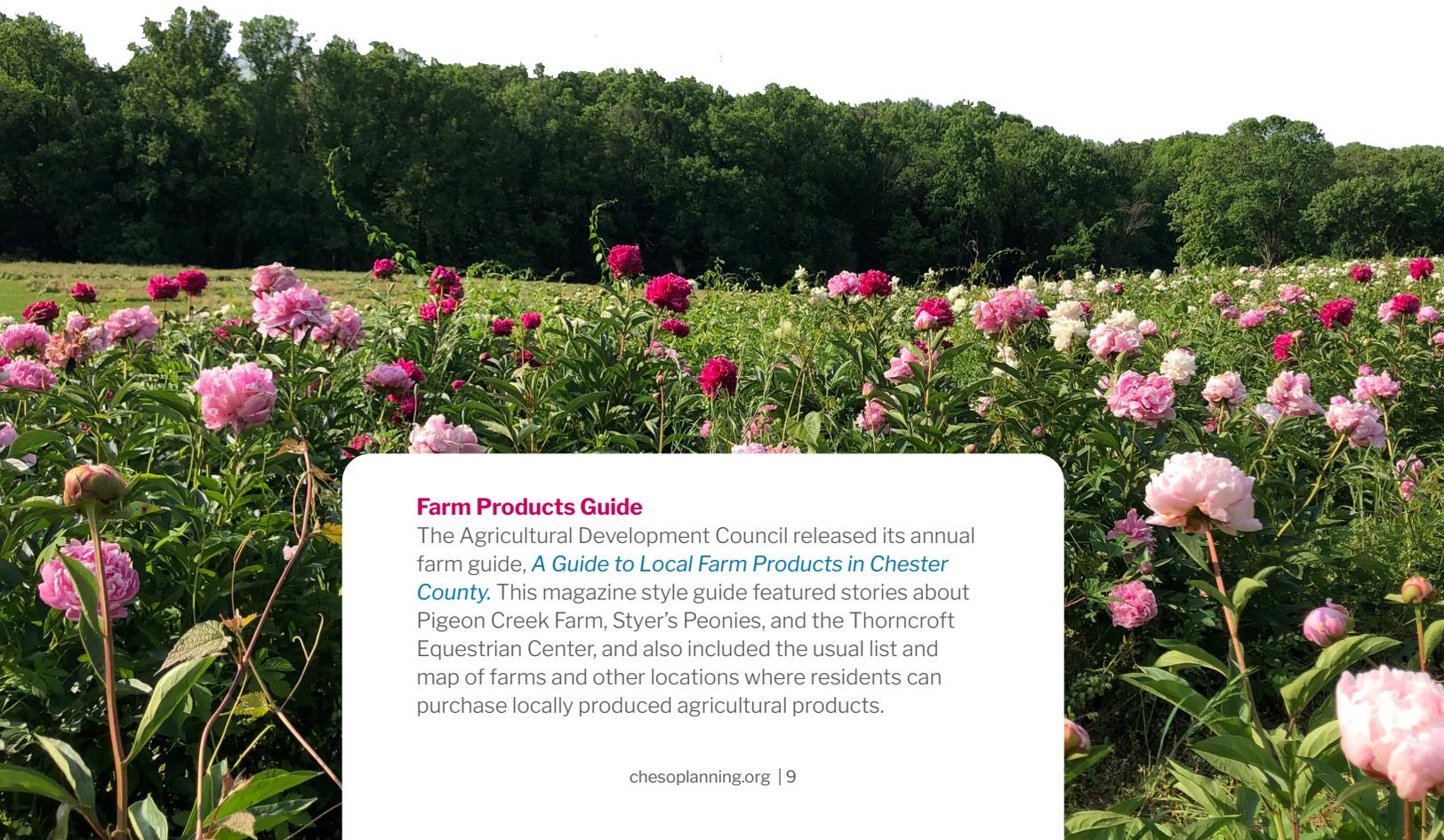
Many people don't realize that agriculture can occur on relatively small properties and even in buildings. To provide guidance on this topic, the Planning Commission and Agricultural Development Council shared a flyer, called *Agriculture in Developed Communities*, with the county's municipalities.

The Chester County Economy Report

The Planning Commission, in partnership with the Chester County Economic Development Council, prepared the third *annual report* on the county's economy. This report continues to show that the county has a strong and diverse economy with a low unemployment rate and rising participation in the workforce.

Urban Centers Forum

In October, the Planning Commission held its Urban Centers Forum in South Coatesville, with a theme of density, diversity, and discussion. Borough and city representatives from the county's 16 urban centers shared their own success stories and issues with the group as a whole for robust conversation and input.



Farm Products Guide

The Agricultural Development Council released its annual farm guide, *A Guide to Local Farm Products in Chester County*. This magazine style guide featured stories about Pigeon Creek Farm, Styer's Peonies, and the Thorncroft Equestrian Center, and also included the usual list and map of farms and other locations where residents can purchase locally produced agricultural products.

How We CONNECT

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

Transportation Forum

In September, the Planning Commission hosted its annual transportation forum, titled “Trails, Transit, and Tractor Trailers.” Speakers at the forum described the process for creating a county-wide trail plan, provided an overview of the draft freight plan, and summarized a state bus stop design guide.

Pedestrian and Bicycle Safety Campaign

To improve the safety of bicyclists and pedestrians, who are very vulnerable when hit by a vehicle, the county launched a new social media campaign that highlights best safety practices for drivers, pedestrians, and bicyclists.



Schuylkill River Passenger Rail Authority

In consultation with Amtrak and other transportation partners, Chester, Berks, and Montgomery counties created a new passenger rail authority focused on returning passenger rail to Phoenixville, Pottstown, and Reading. With the new federal infrastructure bill and Amtrak’s ambitious expansion plans, there could be Amtrak service in these communities in the future.



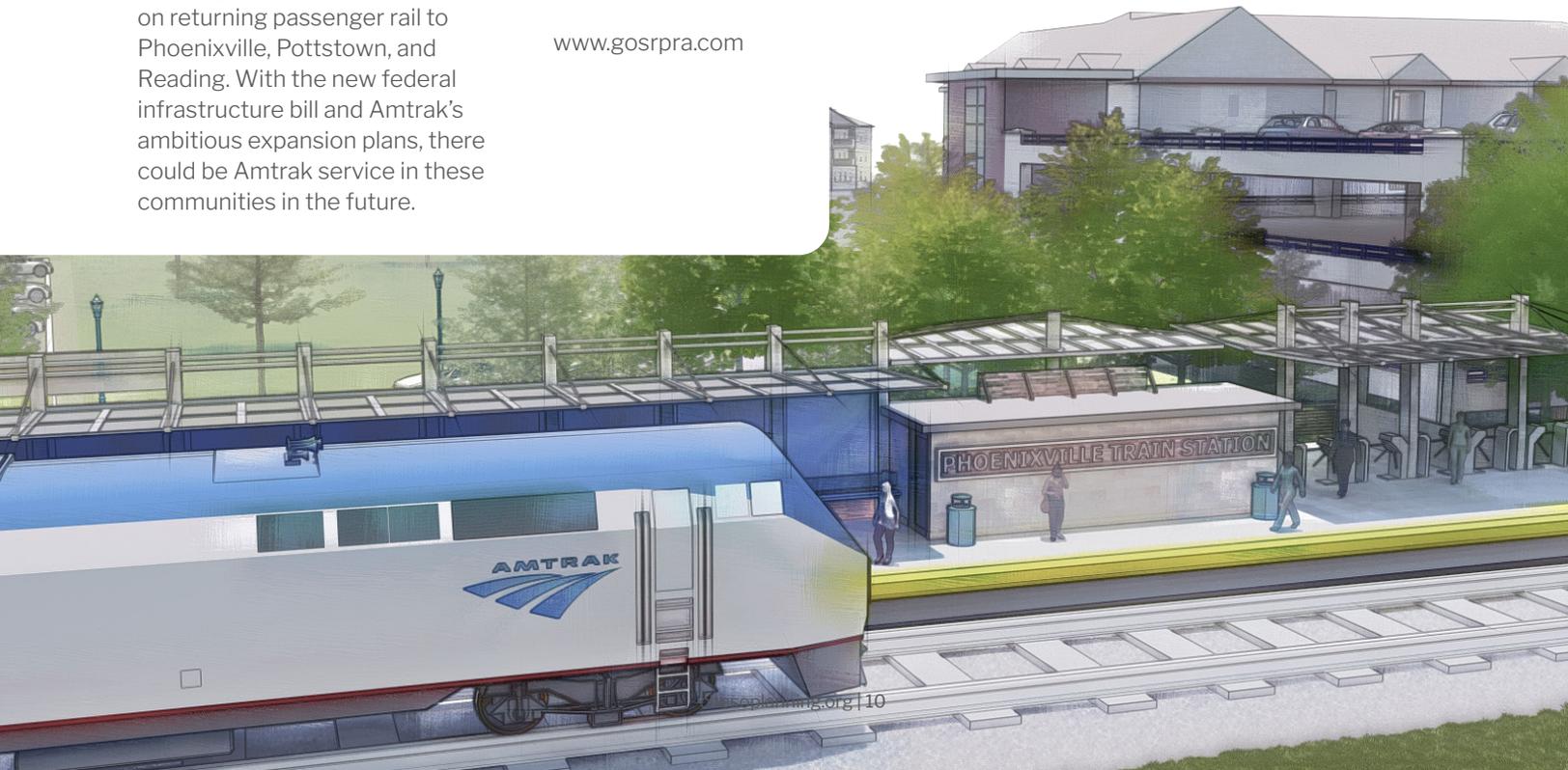
www.gosrpra.com



In anticipation of connecting the Philadelphia and Thorndale right-of-way to an extension of the Chester Valley Trail, Multimodal Transportation Division staff visited the new trail bridge in Lancaster County.

Chester County Freight Plan

Planning Commission staff provided guidance to DVRPC on the creation of a new freight plan for the county that identifies existing freight areas, designates a truck network for the county, and describes freight priority areas.





Director's MESSAGE



Brian N. O'Leary, AICP

Keeping Planning Front and Center

Although we remain in uncertain times in our nation and the world, the planning issues we face in Chester County are well established. To address these, we need to continue preserving our quality of place, encouraging smart growth, creating more transportation choices, facilitating

more varied housing, protecting our natural resources, and bolstering the economy.

The infusion of federal money over the past few years has accelerated many of our planning efforts. It has also moved us closer to certain long-range goals, such as returning passenger rail service to Phoenixville, encouraging affordably-priced homes, or preserving more open space. And it has helped our many partners advance their projects, particularly in the infrastructure realm.

In 2023, we will keep things moving forward. By the end of the year, we expect to complete three major plans – an updated public transportation plan, a new county trail plan, and a heritage tourism study. Meanwhile, we will continue implementing *Landscapes3* and new related plans, including our *Climate Action Plan*, the *Agricultural Economic Development Strategic Plan*, and our *Freight Plan*. And most importantly, we will continue providing extensive support and resources for the county's 73 municipalities.

There are lots of opportunities to make a planning impact in 2023, and we look forward to working with our partners to keep Chester County a great place to live, work, and raise a family.

Brian N. O'Leary, AICP
Executive Director

Major 2023 Initiatives

- Public transportation plan
- County-wide trail master plan
- Historic tourism plan support
- Climate action plan implementation
- Ag economic strategic plan implementation
- Municipal open space outreach
- Sustainable practices for homeowners' associations
- Adaptive reuse guide
- Village preservation guide
- A+ homes initiative
- VPP grants and technical assistance
- Rural landscapes design guide

Budget

Expenditures	2020	2021	2022
Personnel Services	\$3,053,094	\$3,084,212	\$3,266,016
Materials & Services	\$147,001	\$237,251	\$170,416
Contributions, Grants, Subsidies	\$170,910	\$170,911	\$170,910
TOTAL	\$3,371,005	\$3,492,374	\$3,607,432

Revenues	2020	2021	2022
Federal	\$246,498	\$251,946	\$263,466
State	\$0	\$5,000	\$20,425
Local	\$329,224	\$48,701	\$45,475
Subdivision/Land Review Fees	\$182,450	\$211,770	\$175,849
Miscellaneous	\$108	\$11,822	\$1,250
TOTAL	\$758,279	\$529,238	\$506,465

* Remaining revenue comes from Chester County

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Staff

Administration Services

Brian N. O'Leary, AICP, *Executive Director*
Carol J. Stauffer, AICP, *Assistant Director*
Beth A. Cunliffe,
Office & Communications Manager
Carolyn Oakley, *Communications Supervisor*
Elle Steinman, *Communications Coordinator*
Nancy Shields, *Administrative Coordinator*
Jenn Kolvereid, *Land Development Analyst*
Patti Strauber, *Administrative Support*
Sally Warren, *Administrative Support*
Suzanne Wozniak, *Administrative Coordinator* *

Agricultural Development Council

Hillary Krummrich, Esq., *Director*
Ann Lane, *Program Coordinator*

Community Planning

Bill Deguffroy, AICP,
Community Planning Director
Katherine Clark, AICP, *Community Planner*
Laura DeMatteo,
Heritage Preservation Coordinator
Mark Gallant, *Community Planner*
Libby Horwitz, AICP,
Housing & Economic Planner
Kevin Myers, *Urban Planner*
Chris Patriarca, AICP, *Community Planner*
Joe Shanley, *Community Planner*
Jeannine Speirs, *Community Planner*

* Former staff

Multimodal Transportation Planning

Brian Styche, RLA, AICP,
Multimodal Transportation Planning Director
Stephen Buck, RLA, *Trails Planner*
Brian Donovan, AICP, *Transportation Planner* *
Jake Michael, AICP, *Demographer*
Eric Quinn, *Transportation Planner* *
Patricia Quinn, *Transportation Planner*
Alex Sankaran, *Transportation Planner*

Sustainability Planning

Rachael Griffith, RLA, AICP, *Director*
Carolyn Conwell, AICP, *Environmental Planner*

Design & Technology

Paul Fritz, RLA, AICP,
Design & Technology Director
Glenn Bentley, *Plan Reviewer*
Wes Bruckno, AICP, *Plan Reviewer*
Paul Farkas, *Plan Reviewer*
Gene Huller, *Technical Services Supervisor*
Colin Murtoff, *GIS Planner*
Benny Nein, *Technical Services Specialist* *
Richard Drake, *Technical Services Specialist*
Diana Zak, *Graphics Supervisor*
Christopher Bittle, *Graphics Specialist*
Ian Mix, *Graphics Specialist*
Albert Park, *Design Specialist*



Marian Moskowitz
Josh Maxwell
Michelle Kichline



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

MINUTES: Regular Monthly Meeting
Chester County Planning Commission

Hybrid - GSC Suite 270
January 11, 2023

MEMBERS PRESENT IN PERSON: Michael Heaberg, Chair; Nate Cline, Vice Chair; Roberta Cosentino; Matt Hammond; Stephanie Duncan; Andrew Wright.

MEMBERS PRESENT VIA ZOOM: Doug Fasick; Molly Morrison; Angie Thompson-Lobb.

STAFF PRESENT IN PERSON: Brian O'Leary, Executive Director; Carol Stauffer, Assistant Director; Paul Fritz; William Deguffroy; Gene Huller; Nancy Shields; Brian Styche; Libby Horwitz; Richard Drake.

STAFF PRESENT VIA ZOOM: Chris Bittle; Wes Bruckno; Carrie Conwell; Paul Farkas; Rachael Griffith; Hillary Krummrich; Jake Michael; Glenn Bentley; Patty Quinn; Carolyn Oakley; Diana Zak; Joe Shanley.

VISITORS PRESENT IN PERSON: Jason Cary, IBEW 98N; Al Wright, East Fallowfield Township.

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 270 and via Zoom audio/video on Wednesday, January 11, 2023 was called to order at 2:00 P.M. by Chair Michael Heaberg.

Mr. Heaberg welcomed Andrew Wright as the newest board member.

Public Comment: There were no public comments.

ACTION ITEMS:

Appointment of the 2023 Officers:

Mr. Hammond reported that the Nominating Committee consisting of Dr. Fasick, Ms. Duncan, and Mr. Hammond discussed the nominations for the 2023 Officers. Their nominations are Michael Heaberg, Chair; Nate Cline, Vice Chair; and Brian O'Leary, Secretary.

A MOTION TO APPROVE THE APPOINTMENT OF THE 2023 PLANNING COMMISSION BOARD OFFICERS CONSISTING OF MICHAEL HEABERG, CHAIR, NATE CLINE, VICE CHAIR, AND BRIAN O'LEARY, SECRETARY, WAS MADE BY MR. HAMMOND, SECONDED BY MS. DUNCAN, AND PASSED BY UNANIMOUS VOTE OF THE COMMISSION.

Appointment of the 2023 VPP Subcommittee:

A MOTION TO APPROVE THE APPOINTMENT OF THE 2023 PLANNING COMMISSION BOARD VPP SUBCOMMITTEE CONSISTING OF MICHAEL HEABERG, STEPHANIE DUNCAN, AND MOLLY MORRISON WAS MADE BY MR. CLINE, SECONDED BY MS. COSENTINO, AND PASSED BY UNANIMOUS VOTE OF THE COMMISSION.

Approval of Meeting Minutes:

A MOTION TO APPROVE THE MINUTES FOR THE DECEMBER 14, 2022 MEETING OF THE CHESTER COUNTY PLANNING COMMISSION WAS MADE BY MR. HAMMOND, SECONDED BY MR. CLINE, AND PASSED BY UNANIMOUS VOTE OF THE COMMISSION, WITH MR. WRIGHT ABSTAINING.

Act 247 Reviews:

Subdivision and Land Development Reviews – December 2022:

There were sixteen (16) Subdivision and Land Development Reviews prepared in December.

A MOTION TO APPROVE THE SIXTEEN (16) SUBDIVISION AND LAND DEVELOPMENT REVIEWS WAS MADE BY DR. FASIC, SECONDED BY MS. COSENTINO, AND PASSED BY UNANIMOUS VOTE OF THE COMMISSION.

Mr. Cline recused himself from the following application: SD-10-22-17420.

Mr. Hammond recused himself from the following applications: SD-12-22-17479; LD-11-22-17460; LD-11-22-17450.

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

There were sixteen (16) Comprehensive Plan, Zoning and Subdivision Ordinance Amendment, and Miscellaneous Reviews prepared in December.

A MOTION TO APPROVE THE SIXTEEN (16) COMPREHENSIVE PLAN, ZONING AND SUBDIVISION ORDINANCE AMENDMENT, AND MISCELLANEOUS 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: OM-11-22-17474.

Act 537 Reviews:

Ms. Conwell presented the Commission with three (3) minor Act 537 reviews for the month of December 2022.

A MOTION TO APPROVE THE THREE (3) MINOR ACT 537 REVIEWS WAS MADE BY MS. DUNCAN, SECONDED BY MR. HAMMOND, AND PASSED BY UNANIMOUS VOTE OF THE COMMISSION.

Mr. Cline recused himself from the following application: East Brandywine Township 537 review.

DISCUSSION AND INFORMATION ITEMS:

Sustainability Division Update:

Ms. Griffith reported that the Clean Energy Subcommittee of the Environmental and Energy Advisory Board (EEAB) hosted a Solar Stakeholder Roundtable event discussing the barriers to installing solar power. The subcommittee plans to present these barriers and how to address the barriers at the next EEAB meeting on January 25.

Ms. Griffith reported that she facilitated a workshop with the following County department heads that will implement the Climate Action Plan: Conservation District, Planning Commission, Community Development, Water Resources Authority, Facilities, Parks and Preservation, Solid Waste Authority, Strategic Planning Administration, Finance, and Communications. The goal of the workshop was to make all departments familiar the plan, including what actions are listed for each department as an implementor. Goals were discussed along with how the departments will work together to implement the plan. It was decided that the group will meet quarterly.

Ms. Griffith reported that Ms. Conwell received a large number of requests for support letters from municipalities applying to the PA DCED Small Water and Sewer Grant Program and to the H2O PA Program.

Lastly, Ms. Griffith reported that East Pikeland Township received approximately \$700,067 for the development of their Hidden River Park and Westtown Township received approximately four million dollars for the acquisition of Crebility Farm from the Federal Land and Water Conservation fund through DCNR.

Multimodal Transportation Division Update:

Mr. Styche announced that Ariella Maron has been appointed DVRPC's new Executive Director. Ms. Maron will be replacing Barry Seymour, who is retiring. More information can be found at www.dvrpc.org/executivedirector.

Mr. Styche reported that rural road safety will be addressed in 2023. The Federal Highway Administration reported that based on population, the percentage of rural area fatalities is two- and one-half times higher than in urban areas. To help address this issue, the transportation division will be gathering accident data associated with intersection locations along with promoting Complete Streets, the third round of the Roads Program offered by PA, and free training opportunities offered by PENNDOT for roadway maintenance. This is another opportunity to combine forces with DVRPC's Regional Vision Zero Safety Plan.

Lastly, Mr. Styche reported that they are working with the Agriculture Development Council (ADC) on the first steps needed to update the ADC's work program as it relates to farming equipment on the roadways.

Design and Technology Division Update:

Mr. Fritz reported that their division has been busy assisting other Planning Commission divisions. Richard Drake, the new technical service specialist, was introduced.

Community Planning Division Update:

Mr. Deguffroy reported on some of the County Consulting projects staff will be working on in 2023 including: Kennett Township Subdivision and Land Development Ordinance; Oxford Region

Comprehensive Plan; Oxford Borough Comprehensive Plan; East Caln Township Comprehensive Plan; East Bradford Township Zoning Ordinance; and West Sadsbury Township Comprehensive Plan. VPP cash grant projects that staff will continue to monitor in 2023 include: five comprehensive plans; one subdivision and land development ordinance; three zoning ordinances; and ten special plans/studies/ordinances. The first round of the 2023 VPP Cash Grants will open in February.

Mr. Deguffroy went on to report that the Adaptive Reuse Guide will be finished early this year. The 2023 Town Tours and Village Walks (TTVW) theme is “Our Agricultural Heritage”. Other 2023 Heritage Preservation activities being worked on by staff include: Leadership Luncheon; America250 – Chester County; Heritage Tourism Plan; Brandywine Battlefield – Phase 3; and general municipal assistance.

Next, Mr. Deguffroy reported that Libby Horwitz will produce the following 2023 economic development and housing reports: Non-Residential Construction Report; County Economy Report; County Housing Report, and the Adaptable Housing Guide (the next A+ Homes Guide). The Housing Summit is planned to take place this fall. Staff will also be working on the implementation of the Commissioners’ Workforce Housing Initiative.

Lastly, Mr. Deguffroy reported that Kevin Myers is working on the following urban center projects: Urban Centers Improvement Inventory and the Urban Centers Forum.

Ms. Horwitz gave a presentation on Missing Middle Housing (MMH). Ms. Horwitz pointed out that MMH does not refer to income or home prices, but that MMH units are often more affordably priced due to their smaller sizes. Ms. Horwitz quickly walked through the Missing Middle webpages, which can be found here:

<https://www.chescoplanning.org/Housing/MissingMiddle/Introduction.cfm>

Agricultural Development Council Update:

In regard to the Rural Road Safety Program, Ms. Krummrich reported that ADC will help bring an understanding of the enormous scale and scope of modern farm machinery to municipalities, road crews, PENNDOT, etc. by having groups come out and see the equipment. ADC will also be working with Ms. DeMatteo to help identify agricultural themes and opportunities for the 2023 Town Tours and Village Walks program.

Ms. Krummrich reported that the ADC Board continues to work on Ag Plan implementation and is working with partners to determine the structure of how the plan is overseen. Ms. Lane is working on a series called Meet the Makers, where she is identifying and highlighting businesses growing and making ag products in Chester County. More information on Meet the Makers can be found here: <https://www.chescofarming.org/profiles.cfm>.

Ms. Lane is also working with a former teacher who is also a board member of Chester Delaware Farm Bureau to hold a series of educational events at libraries for Kindergarten through Fifth grade students. The first of this series will take place this Saturday, January 14 at the Coatesville Library.

Next, Ms. Krummrich reported that she and Jeannine Speirs wrote a proposal for a mobile workshop tour for the National Planning Conference this April in Philadelphia. The proposal has been accepted by the National Committee. The tour consists of three stops: Thornbury Farm, which is part of the Brandywine Battlefield; New Bolton Center; and behind the scenes at Longwood Gardens. Mr. O’Leary mentioned that two other staff members’ mobile workshop proposals have also been accepted for the National Planning Conference. Kevin Myers is holding a mobile workshop in Coatesville and Bill Deguffroy is holding a mobile workshop in Phoenixville.

Director's Report:

Mr. O'Leary reported that a draft Annual Report will be available to board members next month and should be submitted to the county commissioners by March 1, 2023.

Mr. O'Leary then highlighted a few of the planning commission's many accomplishments in 2022.

ADJOURNMENT

THERE BEING NO FURTHER BUSINESS, A MOTION TO ADJOURN AT 3:17 PM. WAS MADE BY MR. HAMMOND, SECONDED BY MS. COSENTINO, 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 large, sweeping initial 'B'.

Brian N. O'Leary, AICP
Secretary

BNO/ncs

Act 247 Reviews



Subdivision & Land Development

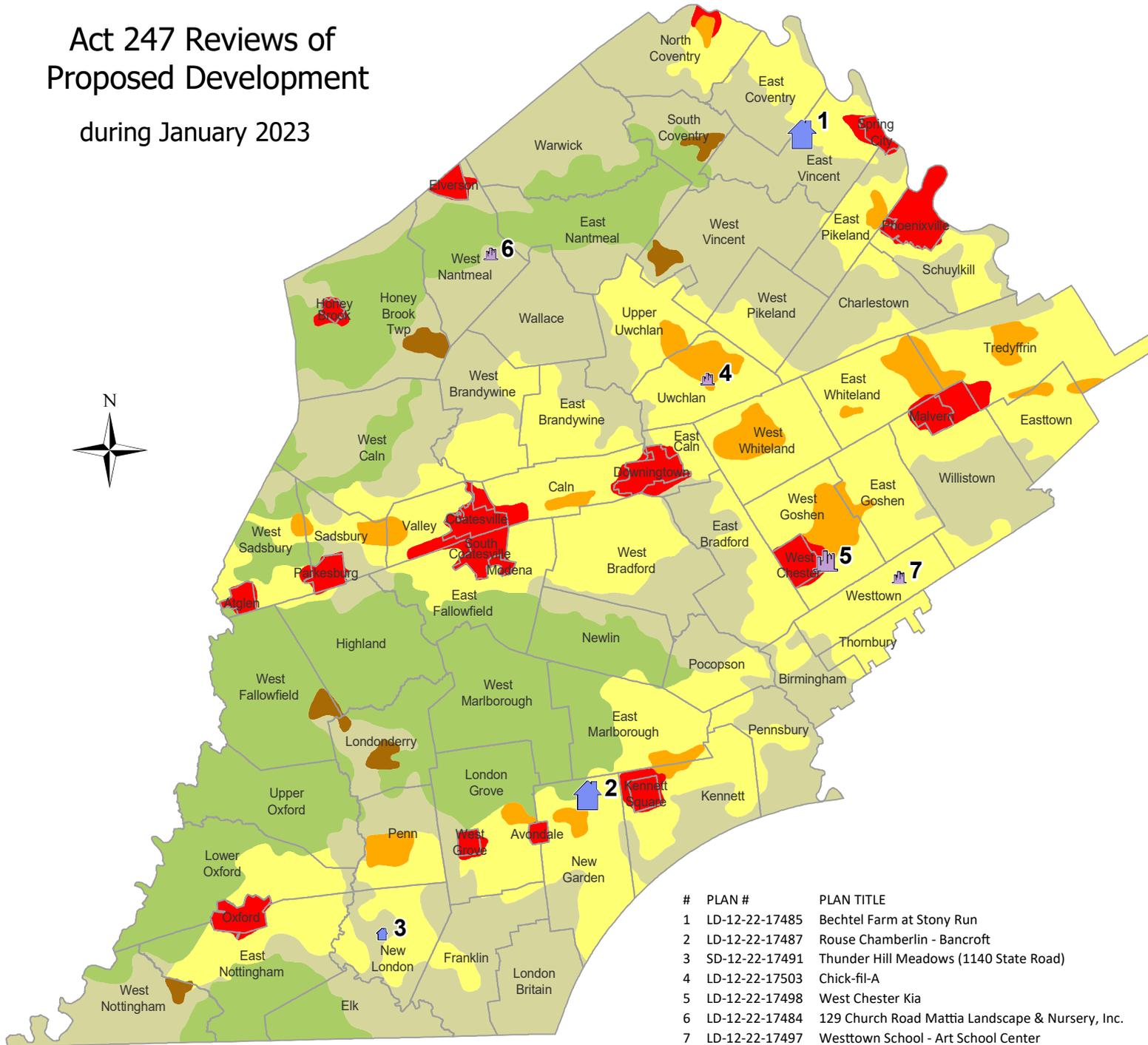


Proposed Plan and Ordinance Reviews



Act 247 Reviews of Proposed Development

during January 2023



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
- Not Consistent with Landscapes3
- Not Consistent with Landscapes3

Landscapes3

Growth Areas

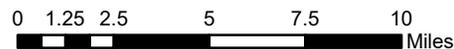
- Urban Center
- Suburban Center
- Suburban
- Rural Center

Rural Resource Areas

- Rural
- Agricultural

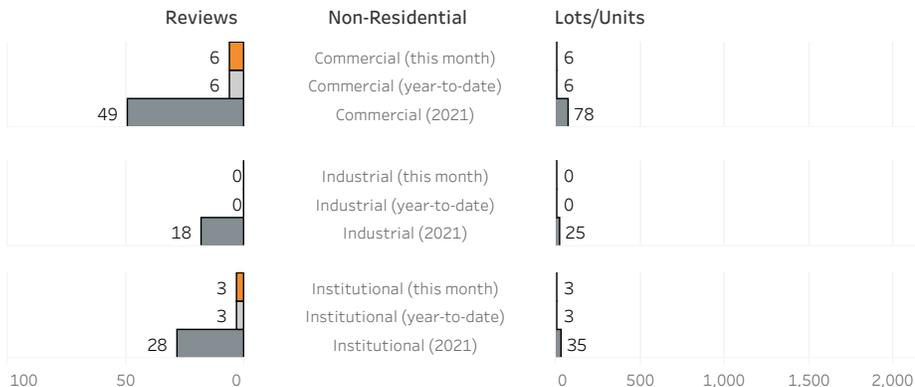
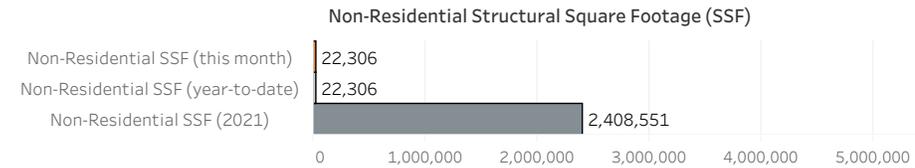
Note: Excludes lot line revisions, lot consolidations, second reviews, sketch plans, and surface parking, UNLESS those reviews cited unique or significant community impacts.

#	PLAN #	PLAN TITLE
1	LD-12-22-17485	Bechtel Farm at Stony Run
2	LD-12-22-17487	Rouse Chamberlin - Bancroft
3	SD-12-22-17491	Thunder Hill Meadows (1140 State Road)
4	LD-12-22-17503	Chick-fil-A
5	LD-12-22-17498	West Chester Kia
6	LD-12-22-17484	129 Church Road Mattia Landscape & Nursery, Inc.
7	LD-12-22-17497	Westtown School - Art School Center



Subdivision and Land Development Applications

January 2023



Subdivision and Land Development Reviews 1/1/2023 to 1/31/2023

Municipality	Plan #	Title	Review Date	Acreage	Land Use	Lots/Units	Non-Res. Sq. Footage	Structure Use	Non-Res. Bldgs.	Roads (L. Feet)	Landscapes ³ (Yes, No, N/R)
East Nantmeal Township	SD-12-22-17501	150 Creamery Road	1/11/2023	6.90	Single Family Residential	3		Residential Single Family Residential		0	Yes
East Vincent Township	LD-01-23-17509	Independence Park Phase 1 & II	1/25/2023	96.00	Institutional	1		Institutional Park			Yes
East Vincent Township	LD-12-22-17485	Bechtel Farm at Stony Run	1/23/2023	67.91	Single Family Residential	86		Residential Single Family Residential		6,646	Yes
East Vincent Township	SD-01-23-17510	Independence Park Phase 1 & II	1/25/2023	96.00	Institutional	1		Institutional Park			Yes
East Vincent Township	SD-12-22-17488	Bechtel Farm at Stony Run	1/23/2023	67.91	Single Family Residential	1		Residential Single Family Residential			Yes
East Whiteland Township	LD-12-22-17480	BTDS Protein Lab Expansion - M11	1/24/2023	3.10	Commercial	1		Commercial			Yes
New Garden Township	LD-12-22-17487	Rouse Chamberlin - Bancroft	1/6/2023	26.08	Townhouse	98		Residential Townhouse		2,830	Yes
New Garden Township	SD-12-22-17486	Rouse Chamberlin - Bancroft	1/6/2023	26.08	Townhouse	1		Residential Townhouse			Yes
New London Township	SD-12-22-17490	Thunder Hill Meadows (1135 State Road)	1/20/2023	43.88	Single Family Residential	2		Residential Single Family Residential			Yes
New London Township	SD-12-22-17491	Thunder Hill Meadows (1140 State Road)	1/20/2023	78.42	Single Family Residential	2		Residential Single Family Residential			Yes
Penn Township	LD-11-22-17469	Jenners Commons	1/11/2023	6.86	Commercial	1		Commercial Parking Lot/Garage			Yes
Sadsbury Township	SD-12-22-17502	Michael Quinn	1/10/2023	3.39	Commercial	1		Commercial Lot Consolidation		0	Yes
Uwchlan Township	LD-12-22-17503	Chick-fil-A	1/10/2023	1.42	Commercial	1	415	Commercial Addition to Existing	1		Yes
West Goshen Township	LD-12-22-17498	West Chester Kia	1/24/2023	2.43	Commercial	1	11,520	Commercial Addition to Existing	3	0	Yes

Subdivision and Land Development Reviews 1/1/2023 to 1/31/2023

Municipality	Plan #	Title	Review Date	Acreage	Land Use	Lots/Units	Non-Res. Sq. Footage	Structure Use	Non-Res. Bldgs.	Roads (L. Feet)	Landscapes3 (Yes, No, N/R)
West Nantmeal Township	LD-12-22-17484	129 Church Road Mattia Landscape & Nursery, Inc.	1/6/2023	2.75	Commercial	1	1,680	Commercial Unique	1		Yes
Westtown Township	LD-12-22-17497	Westtown School - Art School Center	1/12/2023	170.50	Institutional	1	8,691	Institutional Addition to Existing	1	0	Yes
Grand Totals of Subdivision and Land Development Reviews		16 Reviews		699.63 Acres		202 Lots/Units	22,306 Non-Res. Sq. Feet		6 Non-Res. Bldgs.	9,476 Linear Feet Roadway	

There are **16** plans consistent, **0** plans inconsistent, and **0** plans with no relevance to *Landscapes3*.

Unofficial Sketch Plan Evaluations

1/1/2023 to 1/31/2023

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

1/1/2023 to 1/31/2023

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

Subdivision & Land Development Letters





THE COUNTY OF CHESTER



COMMISSIONERS
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

January 11, 2023

Susan Rutherford, Secretary/Treasurer
East Nantmeal Township
3383 Conestoga Road
Glenmoore, PA 19343

Re: Final Subdivision - 150 Creamery Road
East Nantmeal Township - SD-12-22-17501

Dear Ms. Rutherford:

A final subdivision plan entitled "150 Creamery Road", prepared by Hershey Surveying Inc. and dated November 18, 2022, was received by this office on January 6, 2023. 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 Creamery Road and south of Conestoga Road (State Route 401), west of Marsh Road
Site Acreage: 6.90 acres
Lots: 3 lots
Proposed Land Use: Single Family Residential
UPI#: 24-3-43.5, 24-3-43.4, 24-3-43.1

PROPOSAL:

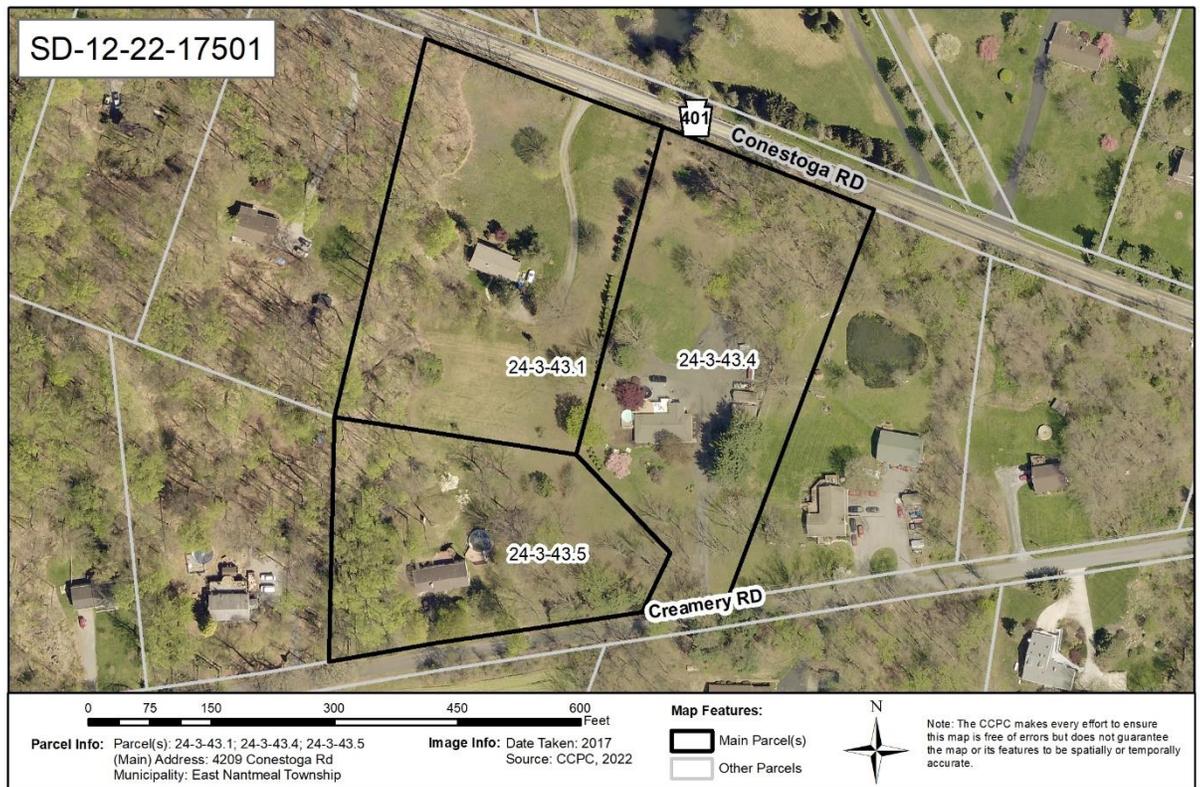
The applicant proposes the adjustment of the lot line separating three lots. The site, which is served by on-site water and sewer facilities, is located in the East Nantmeal Township AP-Agricultural Preservation zoning district. The site contains three dwellings and the plan does not propose any additional development.

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

COUNTY POLICY:

LANDSCAPES:

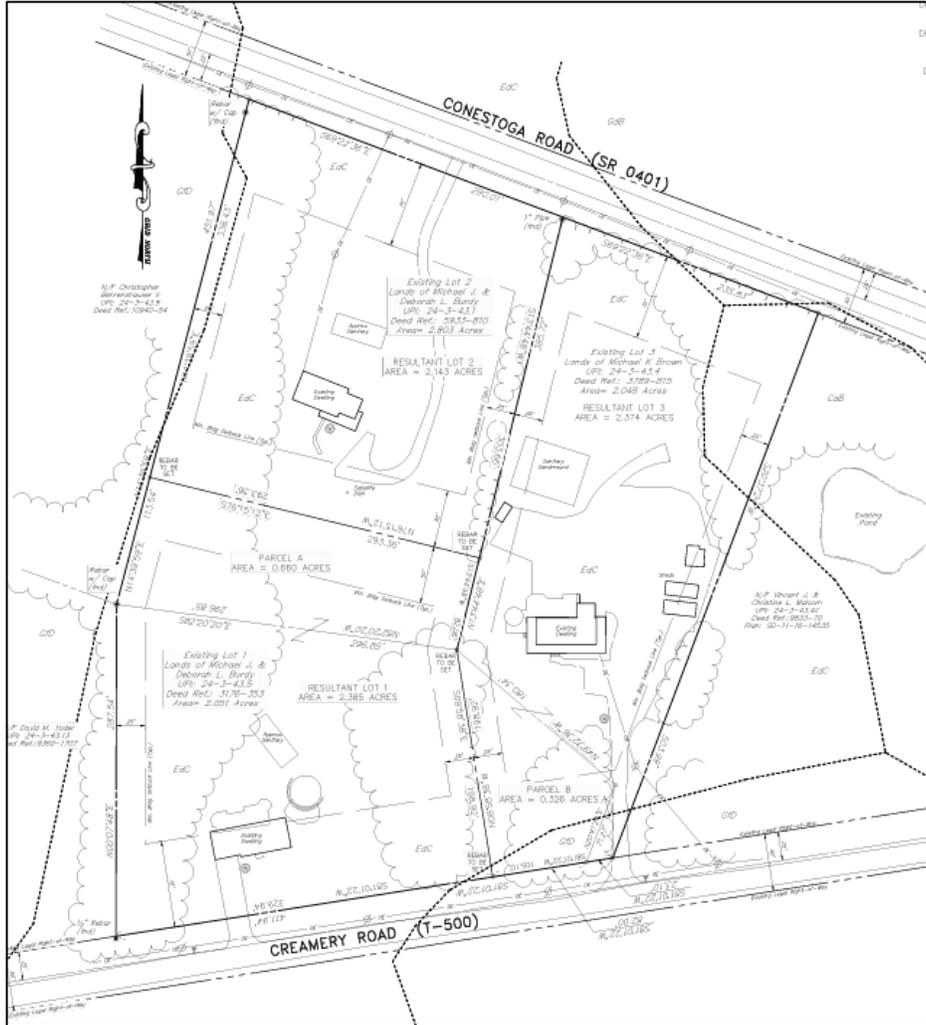
1. The site is located within the **Rural Landscape** designation of [Landscapes3](#), the 2018 County Comprehensive Plan. This landscape consists of open and wooded lands with scattered villages, farms and residential uses. The vision for the **Rural Landscape** is the preservation of significant areas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



PRIMARY ISSUES:

2. The proposed subdivision appears to create more logically-shaped lots with more usable yard areas.
3. The County Planning Commission's [Multimodal Circulation Handbook](#) (2016 Update), which is available online at www.chescoplanning.org/resources/PubsTransportation.cfm, classifies Conestoga Road (State Route 401) as a minor collector. The Handbook (page 183) recommends an 80-foot-wide right-of-way for minor collector roads to accommodate future road and infrastructure improvements. We recommend that the applicant and the Township contact PennDOT to determine the appropriate right-of-way to be reserved for this section of Conestoga Road. We suggest that this area be identified as a dedicated right-of-way, and be offered for dedication to PennDOT.

4. We suggest that the applicant ensure that potential alternate on-lot sewage disposal drainfields can be provided on each lot after the subdivision.



*Detail of
"Final Subdivision - 150 Creamery Road"*

ADMINISTRATIVE ISSUE:

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

Page: 4
Re: Final Subdivision - 150 Creamery Road
East Nantmeal Township - SD-12-22-17501

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

Sincerely,

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

Wes Bruckno, AICP
Senior Review Planner

cc: Hershey Surveying Inc.
Michael J. Burdy
Chester County Health Department



THE COUNTY OF CHESTER



COMMISSIONERS
Marian D. Moskowitz
Josh Maxwell
Michelle Kichline

Brian N. O'Leary, AICP
Executive Director

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

January 25, 2023

Catherine Ricardo, Township Manager
East Vincent Township
262 Ridge Road
Spring City, PA 19475

Re: Preliminary/Final Subdivision and Land Development - Independence Park Phases I & II
East Vincent Township - SD-01-23-17510- LD-01-23-17509

Dear Ms. Ricardo:

A Preliminary/Final Subdivision and Land Development Plan entitled "Independence Park Phases I & II", prepared by CKS Engineers, Inc., and dated October 20, 2022, with additional material submitted, January 18, 2023, was received by this office on January 6, 2023. 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 Pennhurst Road, south of Dunlap Road
Site Acreage: 96.00
Lots/Units: 1 lot
Proposed Land Use: Park
New Parking Spaces: 29
Municipal Land Use Plan Designation: Park/Recreation
UPI#: 21-1-92.11-E, 21-1-92.12-E

PROPOSAL:

The applicant proposes the consolidation of two existing lots and the construction of park and recreation facilities at the northwest corner of the site. The project site, which will be served by water and sewer, is located in the IMU-Industrial Mixed Use zoning district.

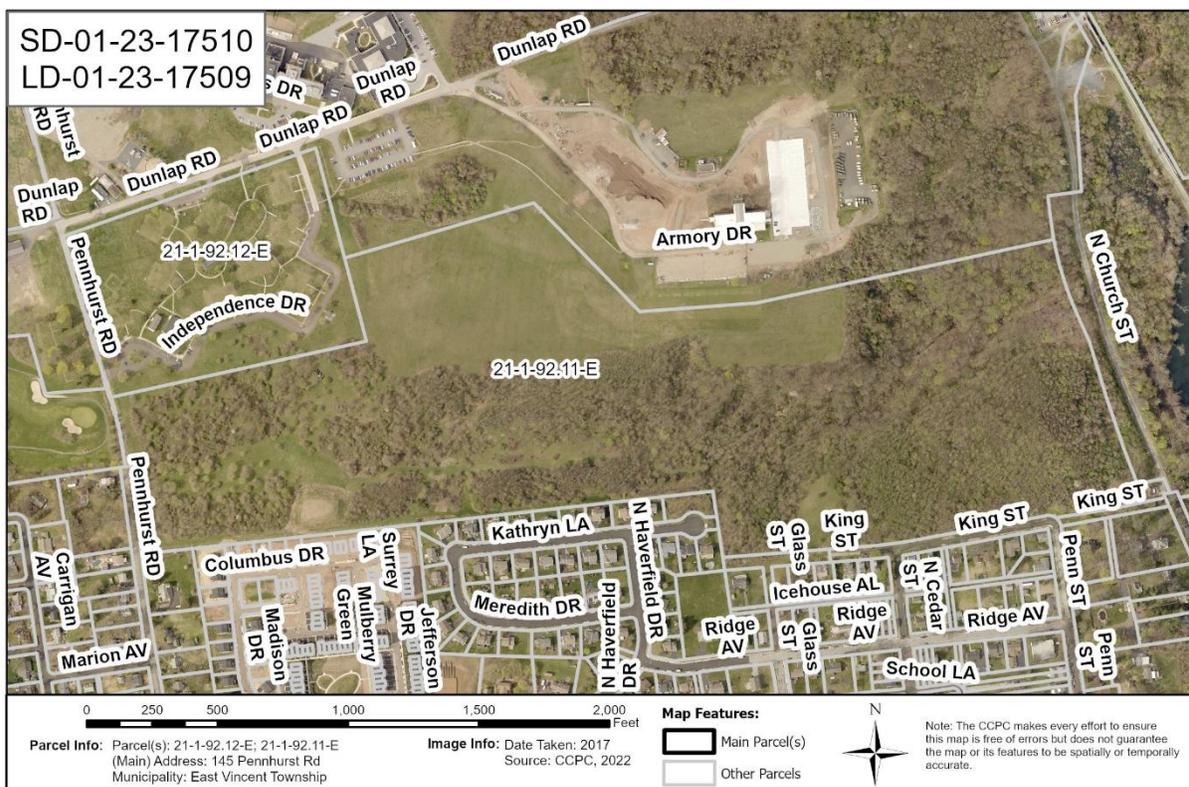
RECOMMENDATION: The County Planning Commission recommends that the issues raised in this letter should be addressed and all Township issues should be resolved before action is taken on this subdivision/land development plan.

Re: Preliminary/Final Subdivision and Land Development - Independence Park Phases I & II
East Vincent Township - SD-01-23-17510- LD-01-23-17509

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



WATERSHEDS:

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

PRIMARY ISSUES:

3. We endorse the installation of missing sections of sidewalk and the construction of the eight foot-wide ADA trail and suggest that the Township consider extending the ADA compliant trail through the main area of the park. The Township should also consider how the park can be connected to the Township and Regional Trail network.



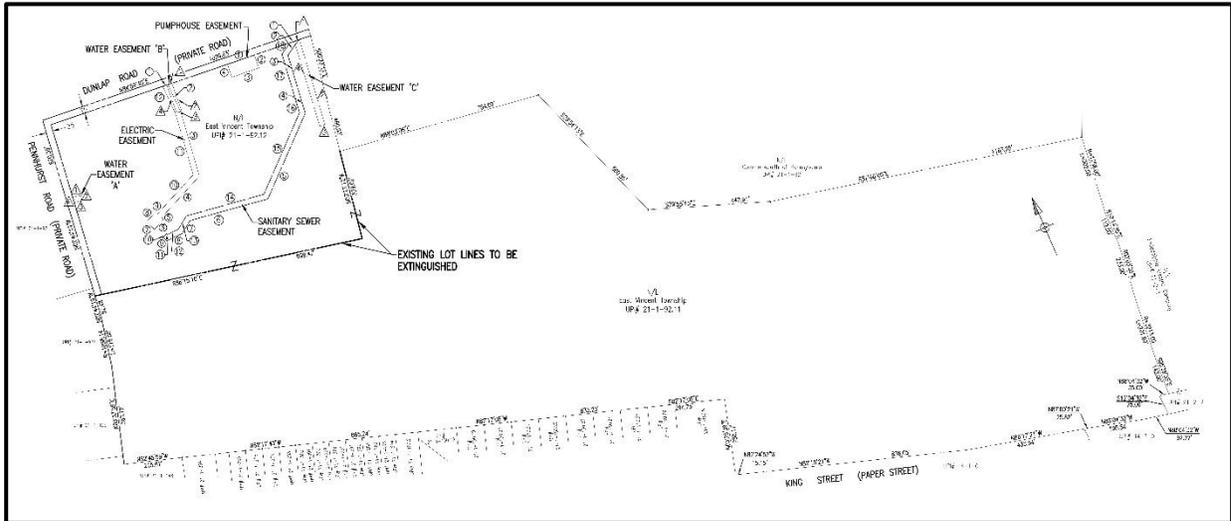
Park Layout Plan

PRIMARY ISSUES:

4. The Township should consider how the design of the expanded parking lot on Dunlap Road could be improved. The proposed configuration with the expansion being sited at the west end of the lot could create crossing movements for vehicles entering and leaving where the new and existing parking lots merge. We suggest moving the west entrance of the existing lot to the end of the expanded parking area to improve vehicle circulation and safety within the lot. This would also allow vehicles to more easily navigate the lot when parking spaces are full. We also suggest that the sidewalk along the southern side of the existing parking be extended to the west end of the new lot to give pedestrians a safer way to move back and forth to their vehicles.
5. We would encourage the Township to add landscaping throughout the park especially at the northwest corner of the site to screen the fencing around the multi-purpose field. Additionally, shade tree plantings around the parking area would help reduce the heat island effects and stormwater runoff.
6. Unless they are part of the park program, we suggest the existing walkway sections that are “stubs” off the connected walkways be removed to reduce impervious surface coverage and future pavement maintenance.

Re: Preliminary/Final Subdivision and Land Development - Independence Park Phases I & II
East Vincent Township - SD-01-23-17510- LD-01-23-17509

7. The Township should ensure that the proposed land development is consistent with all municipal outdoor lighting and stormwater management requirements.



Detail of the Subdivision Plan

ADMINISTRATIVE ISSUES:

8. The applicant should contact the office of the Chester County Conservation District (telephone #610-455-1360) for information and clarification on erosion control measures. The provisions of the Commonwealth Erosion Control Regulations may apply to the project and may require an Earth Disturbance Permit or a National Pollutant Discharge Elimination System permit for discharge of stormwater from construction activities. Additional information on this topic is provided online at: <https://www.chesco.org/284/ErosionStormwater>.
9. A minimum of four (4) copies of the plan should be presented at the Chester County Planning Commission for endorsement to permit recording of the final plan in accord with the procedures of Act 247, the Pennsylvania Municipalities Planning Code, and to meet the requirements of the Recorder of Deeds and the Assessment Office.

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

Sincerely,

Glenn Bentley
Senior Review Planner

cc: CKS Engineers
Chester County Conservation District



THE COUNTY OF CHESTER



COMMISSIONERS
Marian D. Moskowitz
Josh Maxwell
Michelle Kichline

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

January 23, 2023

Catherine Ricardo, Township Manager
East Vincent Township
262 Ridge Road
Spring City, PA 19475

Re: Preliminary Subdivision - Bechtel Farm at Stony Run
East Vincent Township - SD-12-22-17488 & LD-12-22-17485

Dear Ms. Ricardo:

A Preliminary Subdivision and Land Development Plan entitled "Bechtel Farm at Stony Run", prepared by Edward B. Walsh & Associates, Inc., and dated June 24, 2022, and last revised on December 5, 2022, was received by this office on December 28, 2022. This plan is reviewed by the Chester County Planning Commission in accord with the provisions of Section 502 of the Pennsylvania Municipalities Planning Code. We offer the following comments on the proposed Subdivision and Land Development Plan for your consideration.

PROJECT SUMMARY:

Location:	South side of Stony Run Road, west of West Bridge Street
Site Acreage:	67.91
Lots/Units:	86
Proposed Land Use:	Single Family Residential
New Parking Spaces:	69
Municipal Land Use Plan Designation:	Residential Infill
UPI#:	21-5-78, 21-5-79

PROPOSAL:

The applicant proposes the creation of 85 new single-family residential units, 69 public parking spaces and 6,646 linear feet of new road. The existing historic farmhouse will remain. The proposed subdivision activity involves consolidation of the two parcels comprising the site. The project will be served by public water and public sewer and is located in the LR-Low Density Residential zoning district. This submission utilizes transferred development rights and the Open Space Design Option.

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.

BACKGROUND:

1. The Chester County Planning Commission has previously reviewed three zoning ordinance amendment revisions pertaining to earlier development proposals for this site. Those reviews, CCPC# ZA-06-19-15956, ZA-02-20-16281 and ZA-09-20-16467, were related to the adoption of an Age-Qualified Overlay zoning district and were dated July 17, 2019, March 19, 2020, and September 29, 2020.

COUNTY POLICY:

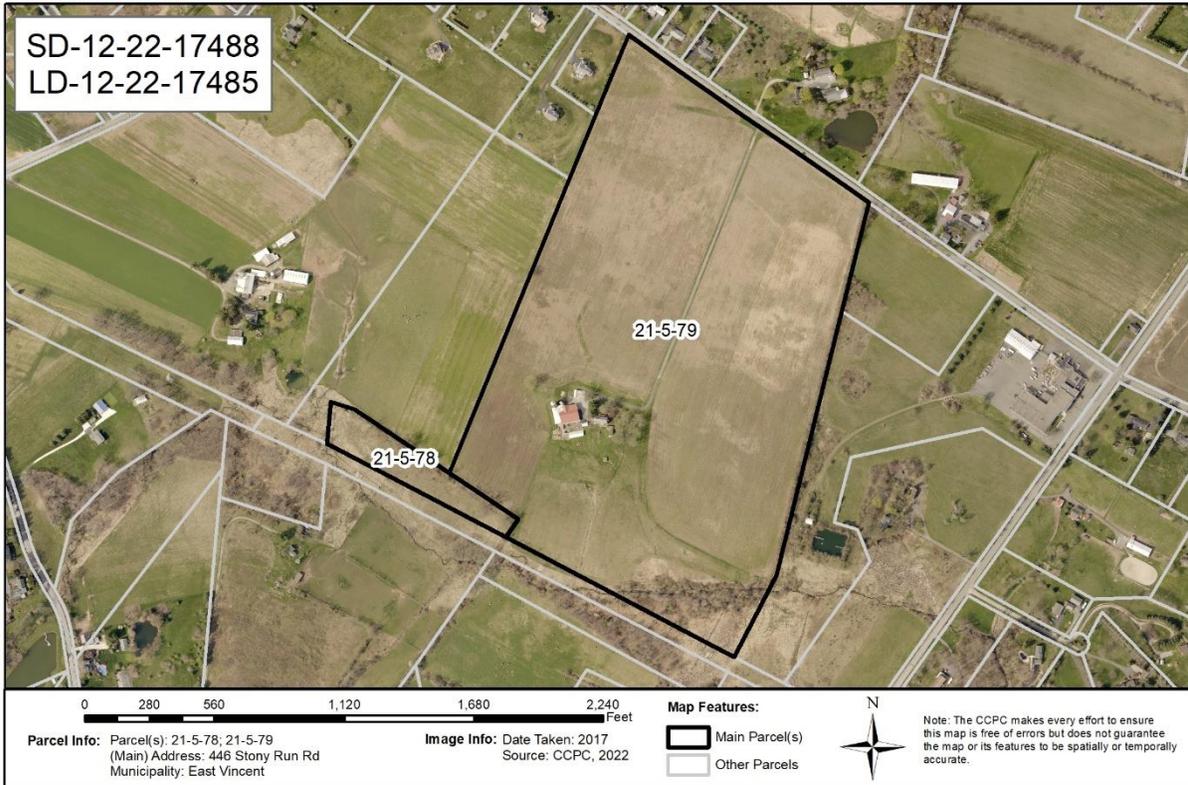
LANDSCAPES:

2. This site is in the **Suburban and Rural Landscape** designations of *Landscapes3*, the 2018 County Comprehensive Plan. The **Suburban Landscape** is limited to a narrow strip along the southern edge of Stony Run Road. 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 area to the south of the **Suburban Landscape** is located in the **Rural Landscape**.

The **Rural 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 extension of public utilities and higher development density in the **Rural Landscape** is inconsistent with *Landscapes3*. Any areas proposed for preservation or lower intensity development would be consistent with the **Rural Landscape**.

PRIMARY ISSUES:

3. We note that the scope of development of this submission is significantly reduced from what was proposed in the three zoning ordinance amendments that we previously reviewed. The current approach reduces impacts on the natural features of the site, with more than 56% of the site to be retained as open space, which is more consistent with the guidelines of *Landscapes3*. We also note the incorporation of design elements that were suggested in our previous reviews, such as a central green/community space, appropriate pedestrian facilities and side loaded garages. While much of the residential development proposed in this plan is still located within the **Rural Landscape**, the proposal has been significantly improved and the Township should take this into consideration.
4. The applicant and the Township should discuss the need for a second full access to this development. We acknowledge the inclusion of an emergency access from Stony Run Road but suggest that a single access to the public road network is insufficient for 86 residences.
5. The Township and applicant should consider creating stub roads along the east and/or west perimeter to permit improved access when the adjoining parcels are developed.
6. We endorse the applicant's decision to preserve the historic farmstead residence and its context on lot 86, the Estate Lot.

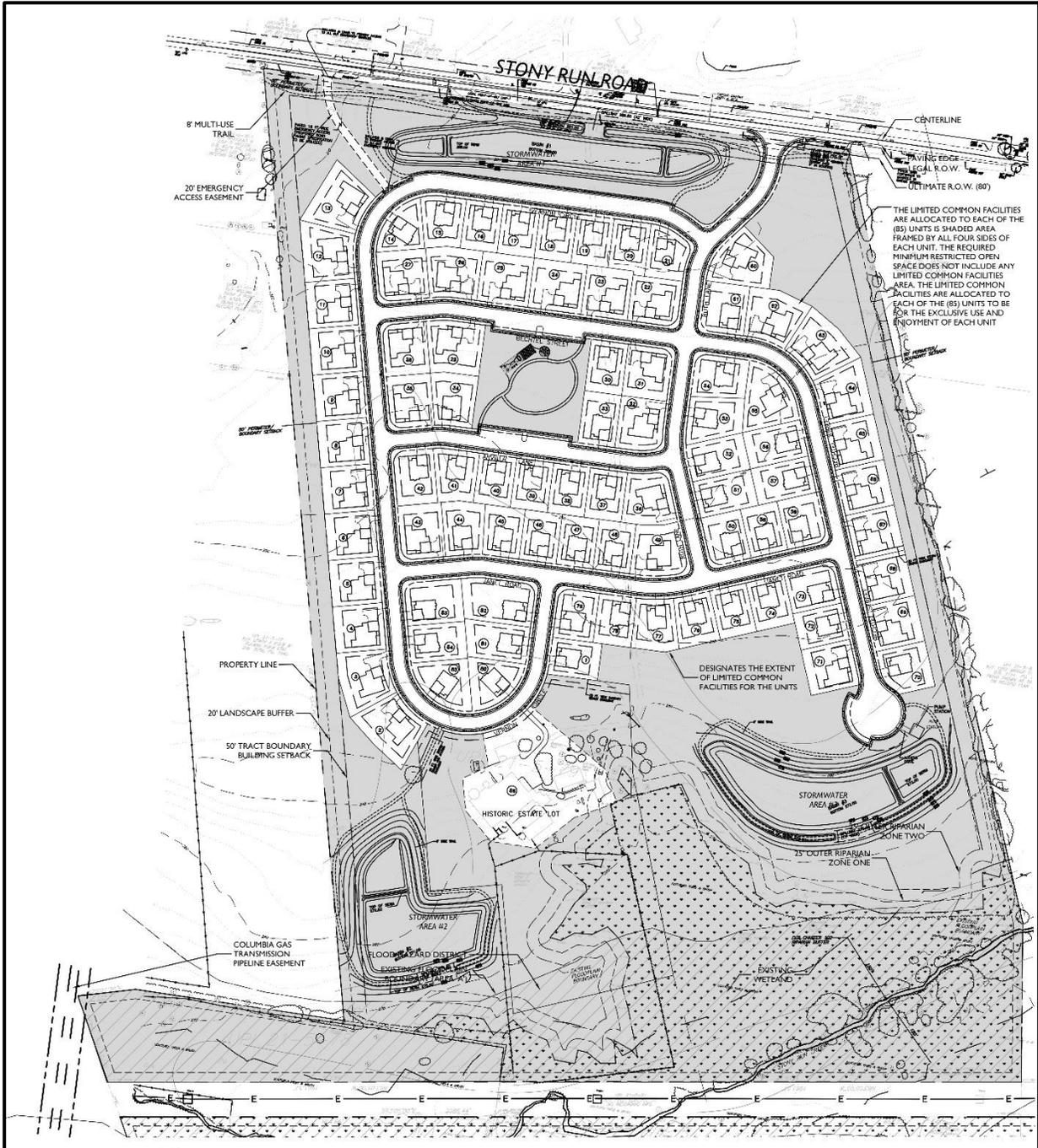


7. General Note #24 on sheet 2 of the plan indicates that 10.75 acres of open space is to be dedicated to East Vincent Township. Details of the location and any use restrictions associated with the dedicated area should be incorporated into the deeds of the parcel.
8. The Township should confirm that the site plan complies with the riparian buffer requirements in the Township ordinances. *Landscapes3* supports the comprehensive protection and restoration of the county's ecosystems, including riparian corridors ("Protect" Objective B, page 63) also see comment #15 below.
9. The plan indicates that each unit will have a Limited Common Facilities Area, this is shown on the plan as if it were the lot for that dwelling, with bearings and distances, but it is in actuality it is part of the common area. The applicant and the Township should consider defining the limits of this area to assist with any potential disputes between neighbors; this is usually accomplished with property corner markers on a fee simple lot.
10. The Township and the applicant should discuss providing a second cluster mailbox on Arvilla Lane at the south side of the central green to avoid crowding and disperse vehicle circulation and parking.
11. The applicant should consider adding signature blocks to the Parcel Consolidation Plan, sheet 3A of the plan set. This would permit the subdivision plan to be recorded separately.

WATERSHEDS:

12. *Watersheds*, the water resources component of *Landscapes3*, indicates the proposed development is located within the Stony Run subbasin of the Schuylkill River watershed. *Watersheds'* highest priority land use objectives within this watershed are: implementation of comprehensive

stormwater management, restoration of water quality of “impaired” streams, and protection of vegetated riparian corridors. *Watersheds* can be accessed at www.chesco.org/water.



Detail of page 12 of the plan

NATURAL FEATURES PROTECTION:

13. Stony Run is a High Quality stream. Under 25 Pa. Code 93, a High Quality existing use designation for a waterbody merits more protection against degradation than designated uses of Trout Stocking and Migratory Fishes. See also items 18 & 21.

14. Flood Hazard Zone A - This site will be vulnerable to flood events with levels above the 100-year base flood elevations. Flooding issues are complicated at this site because of the potential for backwater flooding from Stony Run. As parcel 21-5-78 is fully located in and the southern portion of parcel 21-5-79 is in Flood Zone A. FEMA regulatory floodplain delineations represent the best-available engineered approximation of flood risk, however natural flood events can deviate from the mapped elevations. Given the density of this development and its proximity to a major flooding source. In the event of a 100-year flood at Stony Run or tributaries to Stony Run, there is a possibility of inundation along this water body. The applicant should ensure that there are separate access points are available to ensure that residents and emergency responders are able safely evacuate the site in during a significant storm event.

15. Riparian Buffers - Pennsylvania regulations in 25 Pa. Code Chapter 102.14(a)(2) require applicants conducting earth disturbance within 150 feet of a perennial or intermittent impaired stream in an Exceptional Value or High Quality watershed to either protect an existing riparian buffer, convert an existing riparian buffer into a forested buffer, or establish a new forested buffer. If earth disturbance is planned for within 150 feet of a perennial or intermittent stream, the applicant must abide by the regulations included in Pennsylvania Act 162 Section 402(c)(1). Specifically, §102.14 states the following:
 - (a) *General requirements for mandatory riparian buffers.*
 - (1) Except as in accordance with subsection (d), persons proposing or conducting earth disturbance activities when the activity requires a permit under this chapter may not conduct earth disturbance activities within 150 feet of a perennial or intermittent river, stream, or creek, or lake, pond or reservoir when the project site is located in an exceptional value or high quality watershed attaining its designated use as listed by the Department at the time of application and shall protect any existing riparian buffer in accordance with this section.
 - (2) Except as in accordance with subsection (d), persons proposing or conducting earth disturbance activities when the activity requires a permit under this chapter where the project site is located in an Exceptional Value or High Quality watershed where there are waters failing to attain one or more designated uses as listed in Category 4 or 5 on Pennsylvania's Integrated Water Quality Monitoring and Assessment report, as amended and updated, at the time of the application, and the project site contains, is along or within 150 feet of a perennial or intermittent river, stream, or creek, lake, pond or reservoir shall, in accordance with the requirements of this section do one of the following:
 - (i) Protect an existing riparian forest buffer.
 - (ii) Convert an existing riparian buffer to a riparian forest buffer.
 - (iii) Establish a new riparian forest buffer.

16. The Overall Construction Improvement Plan indicates an existing well located in the Historic Estate Lot will be abandoned. The applicant should clarify if the well will be removed or filled and ensure that this activity is done in accordance with Chester County Health Department Standards.

17. Given the extensive paved areas, parking lots, sidewalks and roadways, and the direct discharge of stormwater to Stony Run, consideration should be given to establishing a material storage and pre-treatment and deicing plan for the site that minimizes the volume of de-icing chemicals and pollutants that may runoff the roads and walkways into Stony Run.

STORMWATER CONSIDERATIONS:

18. The headwaters of Stony Run are designated as natural reproduction trout streams by the Pennsylvania Fish and Boat Commission. New development and impervious cover increase the risk of thermal degradation in these streams, which could impact wild trout populations. The applicant should consider the following to minimize thermal impacts to the adjacent streams:
 - a. Runoff from the site should be appropriately captured and infiltrated or detained both during and after construction to limit flow directly into these streams. The proper installation of sediment ponds and other E&S features are critical to limiting the volume of untreated stormwater runoff and sediment into receiving stream prior to the installation and completion of the stormwater management system.
 - b. Stormwater basins and subsurface infiltration facilities should be designed to infiltrate the greatest volume possible given site conditions. Special consideration should be given to ensuring BMPs located adjacent to, or upslope of riparian corridors and wetlands are sufficiently infiltrating all runoff from the two-year storm event to reduce disruptions to the hydrology of these features.
 - c. The planned stormwater basins should be designed and installed as naturalized basins. The applicant should consider incorporating raingarden seed mix and appropriate water-tolerant native shrubs, low-flow channels, and sediment forebays into the basin design to promote greater infiltration. Naturalized basins can also improve nutrient and sediment uptake and improve wildlife and pollinator habitat.
19. Stormwater Basins #2 and #3 in the drainage plan located along the stream corridor and flood zone area are vulnerable to frequent and potentially severe riverine flooding. Please ensure that these features are designed to be resilient to flood flows and flood debris. In this flood prone area, the need and frequency of and maintenance or repair of these features due to flood scour and debris could be greater than anticipated. The O&M Plan should emphasize the need for maintaining the features to withstand flood flows and immediate inspection and cleanout of debris from Stony Run riverine flooding as well as from stormwater flows discharged through these features. Additional items to address in the O&M Plan include:
 - a. Inspecting all outfalls and their energy dissipaters for debris and scour after each major storm event to ensure that they maintain their designed conditions; and
 - b. Inspecting the system regularly to ensure that the flood flap gates are passing the lowest flow and velocity of drainage from the conveyance system to avoid unintended in-pipe storage and stagnant water.
20. The applicant should ensure that the Erosion and Sediment Control features, particularly those located along the stream corridor, are designed to sustain flood flows to the extent possible since construction will occur in or adjacent to flood-prone areas. The applicant should remove any construction debris dislodged during a storm event to minimize debris accumulations in and along Stony Run.
21. Stony Run is a High Quality stream. Given the significant increase of new impervious cover, the applicant should consider the following actions to increase infiltration and evaporation of stormwater:

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Re: Preliminary Subdivision - Bechtel Farm at Stony Run

East Vincent Township - SD-12-22-17488 & LD-12-22-17485

- a. Utilizing permeable paving materials in suitable locations, such as the planned sidewalks and parking areas, to increase infiltration and decrease runoff volumes.
 - b. Adding a vegetated island with a curb cut in the cul-de-sac to infiltrate stormwater and connect to stormwater drainage system.
22. PCSM Facilities Inspections includes inspections after a 100-year or greater storm event. On October 5, 2022, East Vincent Township adopted a new stormwater ordinance. §23-706 of the ordinance requires, if the BMP is privately owned and maintained, a deposit to the Municipal Stormwater Control and BMP Operation and Maintenance Fund shall cover the cost of periodic inspections performed by the municipality, as estimated by the Municipal Engineer, for a period of 15 years at the following frequencies:
- a. Annually for the first 5 years.
 - b. Once every 3 years thereafter.
 - c. During or immediately after the cessation of a 25-year or greater storm, as determined by the Municipal Engineer.
 - d. The Municipal Engineer may request the landowner or landowner's designee to submit an inspection report after the cessation of a 10-year or greater storm event if there is reason to believe that a BMP has sustained damage that impacts its ability to function as designed and if the BMP's failure would result in damage to downgradient properties.

We recommend that the applicant include similar language as part of the PCSM Facilities Inspections notes as well as the Long Term PCSM Operation and Maintenance Plan.

ADMINISTRATIVE ISSUES:

23. The plan indicates that a Homeowners' Association will be responsible for the proposed roads and common facilities/areas. Ownership, maintenance, use provisions, restrictions, and liability responsibilities associated with any commonly held amenities should be written into the Homeowners' Association (HOA) document. The HOA document should include provisions which allow the Township to: intervene and maintain common owned facilities; determine the schedule for Association formation; timing for construction of common facilities; and determine the schedule for transfer of ownership from developer to the HOA of common facilities. The HOA document should be submitted as part of the application to the municipality to be reviewed by an attorney versed in homeowners' association documents to evaluate the document for its completeness and compliance.
24. The applicant is requesting 15 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.
25. 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

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Re: Preliminary Subdivision - Bechtel Farm at Stony Run

East Vincent Township - SD-12-22-17488 & LD-12-22-17485

discharge of stormwater from construction activities. Additional information on this topic is provided online at: <https://www.chesco.org/284/ErosionStormwater>.

26. According to County Tax Assessment records, tax parcel 21-5-78 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.
27. According to County Tax Assessment records, tax parcel 21-5-79 of the proposed subdivision appears to be subject to an Act 515 covenant. We advise the applicant to contact the Chester County Assessment Office (telephone #610-344-6105) regarding this subdivision.
28. We acknowledge the offer of dedication of additional right-of-way on the south side of Stony Run Road for future PennDOT use.
29. A minimum of four (4) copies of the plan should be presented at the Chester County Planning Commission for endorsement to permit recording of the final plan in accord with the procedures of Act 247, the Pennsylvania Municipalities Planning Code, and to meet the requirements of the Recorder of Deeds and the Assessment Office.

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

Sincerely,



Glenn Bentley
Senior Review Planner

cc: AQ Dev, LLC/1241 W. Bridge Street Development, LLC
Artisan Construction Group, LLC
E.B. Walsh & Associates, Inc. Attn: Adam Brower
Chester County Water Resources Authority
Anthony Antonelli, District Permits Manager, PennDOT
Francis J. Hanney, PennDOT
Chester County Conservation District
Chester County Assessment Office



THE COUNTY OF CHESTER



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January 24, 2023

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

Re: Preliminary/Final Land Development - BTDS Protein Lab Expansion - M11
East Whiteland Township – LD-12-22-17480

Dear Mr. Barner:

A Preliminary/Final Land Development Plan entitled "BTDS Protein Lab Expansion - M11", prepared by Gilmore and Associates, Inc., and dated September 13, 2022, and last revised on November 28, 2022, was received by this office on January 6, 2023. 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.

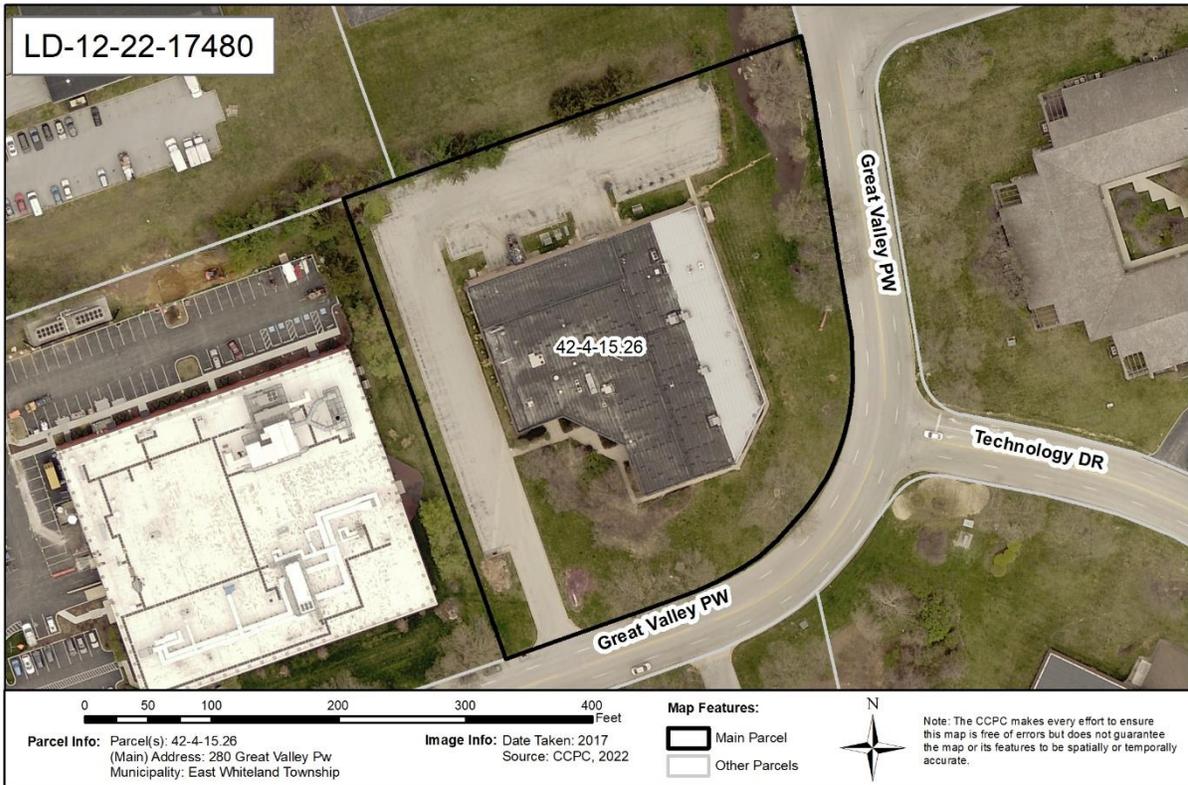
PROJECT SUMMARY:

Location:	the northwest corner of Great Valley Parkway and Technology Drive
Site Acreage:	3.10
Lots/Units:	1 Lot
Non-Res. Square Footage:	0
Proposed Land Use:	Commercial
Municipal Land Use Plan Designation:	Office/Business Park
UPI#:	42-4-15.26

PROPOSAL:

The applicant proposes the redevelopment of the driveways, sidewalks, parking lots (including ADA compliant parking), and stormwater management facilities of the site, in conjunction with the proposed interior renovations of the existing commercial building (the application narrative indicates that the building will be utilized for pharmaceutical research). The project site, which is served by public water and public sewer, is located in the Office/Business Park zoning district.

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



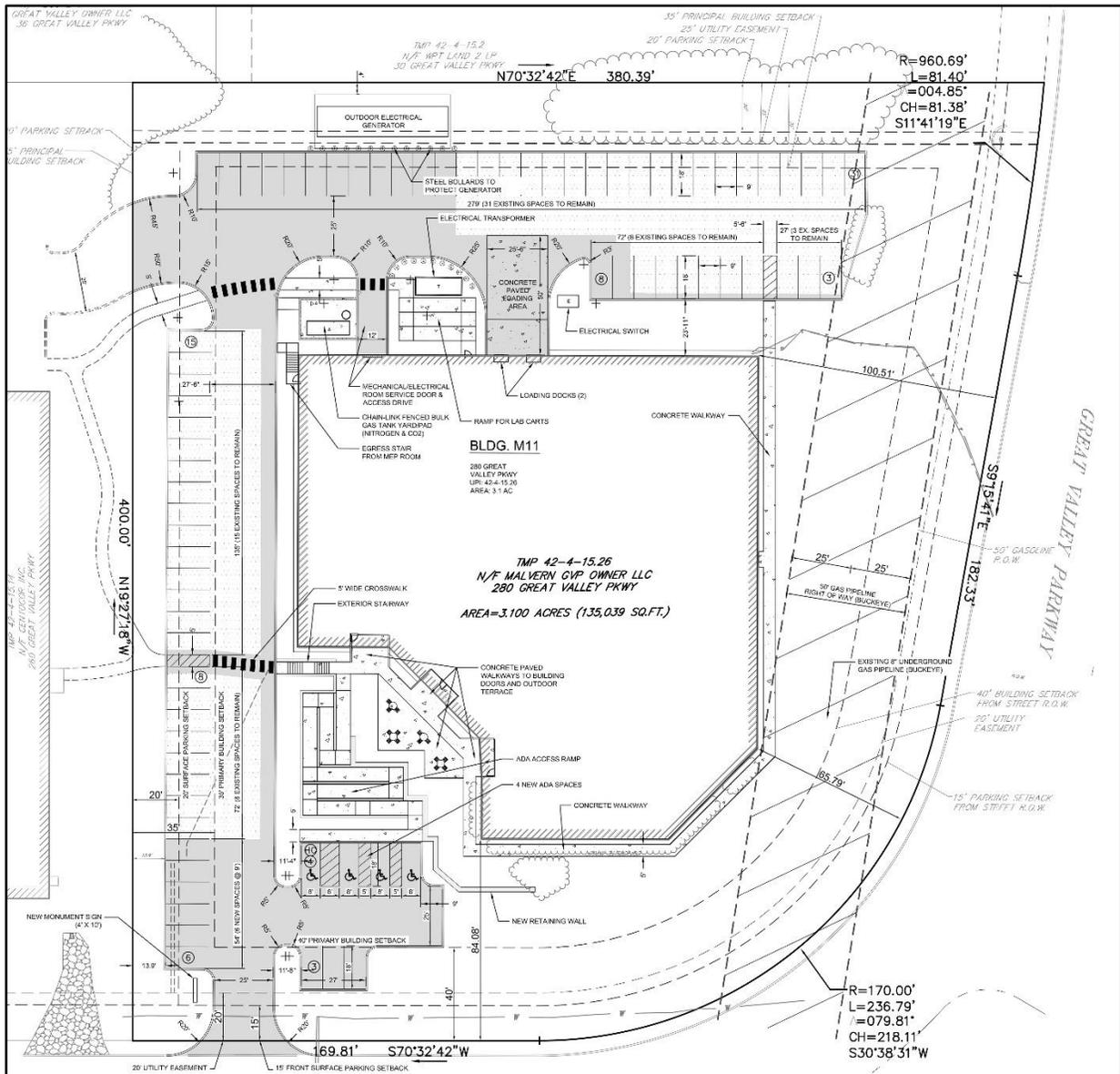
COUNTY POLICY:

LANDSCAPES:

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

WATERSHEDS:

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



Site Plan Detail, Sheet 3: Preliminary/Final Land Development - BTDS Protein Lab Expansion - M11

PRIMARY ISSUES:

Access and Circulation:

- While we acknowledge that two separate pedestrian connections (sidewalk/crosswalk areas) will be provided to the adjoining site to the west, we recommend that the applicant and Township consider providing sidewalks along Great Valley Parkway, along with providing direct pedestrian access from the sidewalk network to the building. Sidewalks are an essential design element in the **Suburban Center Landscape**. Additionally, the Multimodal Connections map in the Township’s 2022 Parks, Recreation, and Open Space Plan recommends that sidewalks be provided in this area of the Township.

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Re: Preliminary/Final Land Development - BTDS Protein Lab Expansion - M11

East Whiteland Township – LD-12-22-17480

4. We acknowledge, and endorse, that a driveway connection will be provided to the adjoining parcel to the west. Interconnected streets and properties are essential transportation design elements in the Suburban Center Landscape.

Transmission Pipeline:

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

Lighting:

6. The Township should verify that the design of the proposed outdoor lighting plan (Sheet 17) 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.

Stormwater Management:

7. Land disturbance and land development activities that occur within the (East) Valley Creek watershed must comply with the applicable stormwater management ordinance standards as approved in the *Valley Creek Watershed Act 167 Stormwater Management Plan* (February 2011). We note that the applicant is requesting one waiver from the stormwater infiltration requirements in Section 170-306 of the Township Code, which is further discussed in comment #10.
8. The site is underlain by carbonate geology in which the presence or potential may exist for formation and/or expansion of solution channels, sinkholes, and other karst features. These features can present risk of collapse and groundwater contamination that often can be overcome and avoided with careful stormwater management design. The location, type, and design of stormwater facilities and best management practices (BMPs) should be based on a site evaluation conducted by a qualified licensed professional that ascertains the conditions relevant to formation of karst features, and the PA BMP Manual or other design guidance acceptable to the Municipal Engineer.

ADMINISTRATIVE ISSUES:

9. The Zoning Variances Granted table on Sheet 3 indicates that, on August 22, 2022, the Township Zoning Hearing Board granted two variances from the development standards set forth in Section 200-36.C of the Township Zoning Ordinance for this submission. Prior to granting final plan approval, the Township should verify that the plan conforms to the decision issued by the Township Zoning Hearing Board. Any conditions of approval issued by the Zoning Board should be identified on the approved plan.

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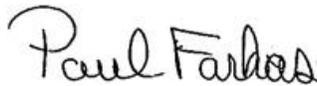
Re: Preliminary/Final Land Development - BTDS Protein Lab Expansion - M11

East Whiteland Township – LD-12-22-17480

10. The Ordinance Waivers Requested table on Sheet 3 indicates that the applicant is requesting one from the stormwater infiltration requirements in Section 170-306 of the Township Code, along with six waivers from 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.
11. A minimum of four (4) copies of the plan should be presented at the Chester County Planning Commission for endorsement to permit recording of the final plan in accord with the procedures of Act 247, the Pennsylvania Municipalities Planning Code, and to meet the requirements of the Recorder of Deeds and the Assessment Office.

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

Sincerely,

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

Paul Farkas
Senior Review Planner

cc: Janssen Research and Development LLC
Gilmore and Associates, Inc.
Malvern GVP Owner, LLC



THE COUNTY OF CHESTER



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January 6, 2023

John Granger, Interim Manager
New Garden Township
299 Starr Road
New Garden, PA 19350

Re: Preliminary Subdivision and Land Development Plan - Rouse Chamberlin - Bancroft
New Garden Township - SD-12-22-17486, LD-12-22-17487

Dear Mr. Granger:

A preliminary subdivision and land development plan entitled "Rouse Chamberlin - Bancroft", prepared by Edward B. Walsh & Associates, Inc. and dated November 18, 2022, was received by this office on December 9, 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:	East side of Bancroft Road, north of Crestview Drive
Site Acreage:	26.08 acres
Lots:	1 lot proposed, lot consolidation
Proposed Land Use:	98 townhouses
New Parking Spaces:	37 guest parking spaces
Municipal Land Use Plan Designation:	Site Sensitive Residential, Priority Parcel for Future Open Space Protection Priorities
UPI#:	60-1-87, 60-1-88

PROPOSAL:

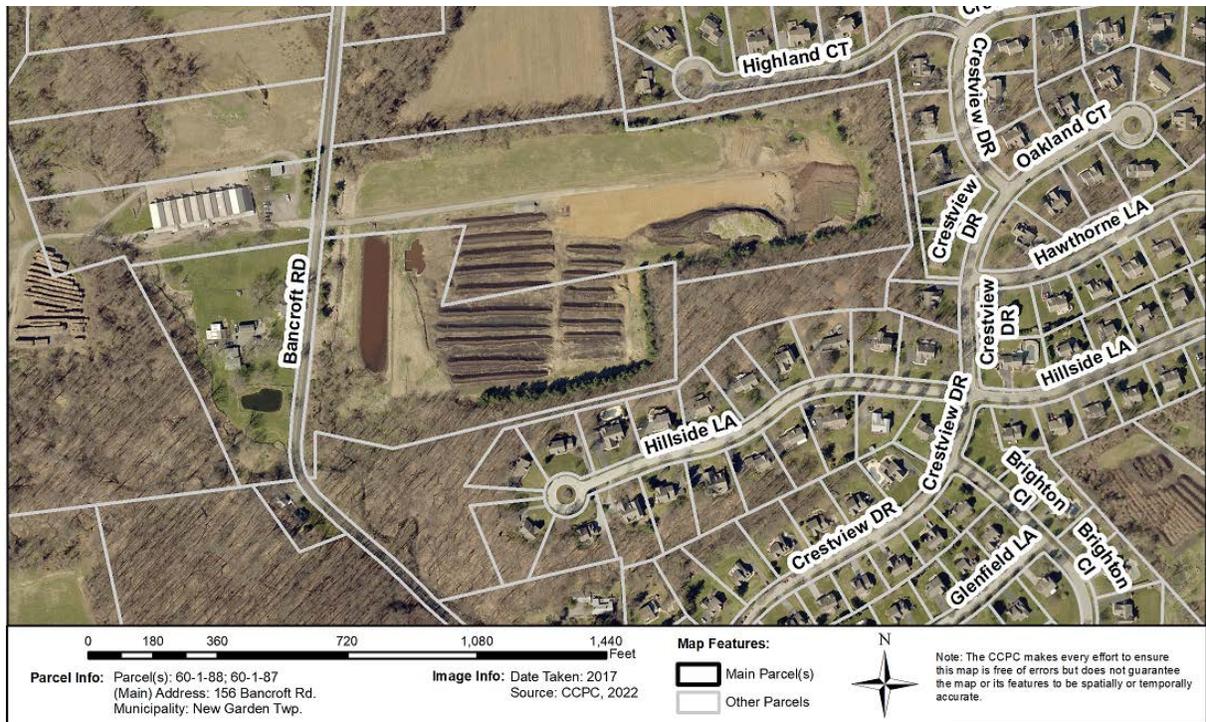
The applicant proposes a subdivision and a land development plan for 98 dwellings on 24.86 acres, 13.69 acres of open space, 2,830 feet of new road, to be constructed in two phases. The site, which will be served by public water and sewer facilities and is located in the New Garden Township R-2 High Density Residential zoning district, will be developed using the Multi-family Development option of Section 200-129 of the Township zoning ordinance. A Conditional Use was approved by the New Garden Township Board of Supervisors for this project on February 22, 2022.

RECOMMENDATION: The County Planning Commission recommends that the issues raised in this letter should be addressed and all New Garden 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 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 and land development is consistent with the objectives of the **Suburban Landscape**.



WATERSHEDS:

2. **Watersheds**, the water resources component of *Landscapes3*, indicates the proposed development is located within the West Branch of the Red Clay Creek watershed, Christina River Basin. **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.

Water Resources Information:

FEMA: Proposed development site is not located in a FEMA Zone

MS4 community: Yes

TMDL: Christina River Basin High Flow and Low Flow TMDLs

Impairments for West Branch Red Clay Creek: Assessed Use - Aquatic Life, Source – Agriculture, Cause – Nutrients

Designated use: Trout Stocking, Migratory Fishes

Natural Features Protection:

4. Existing site conditions show wooded areas consisting of mature trees, many of which will be removed during construction. The removal of the site's 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 (BMPs). Given the project's location in a trout stocking and migratory fishes watershed, the applicant should minimize the removal of trees on the property to the greatest extent possible to reduce the volume of stormwater generated.
5. The applicant should consult with a landscape architect or landscape professional to ensure that the landscaping plan does not include trees that are non-native to Pennsylvania (e.g. Concolor Fir, Leyland Cypress, Bloodgood London Plane Tree, etc.). While Leyland cypress and Bloodgood London Plane Tree are fast growing, they are non-native to Pennsylvania. These trees require constant upkeep and trimming to remain healthy. Over time, the center of the tree is known to form clusters of dried twigs and branches creating a fire hazard to the tree and surrounding property.

Another leading factor to the decline of the Leyland Cypress is infestation. Small pests, particularly bagworms, find their way to this tree and burrow inside. These pests can destroy the tree and are hard to eradicate. As this tree grows taller, reaching heights of up to 70 feet, its limited root support can become apparent as it is one of the first trees to uproot and blow over in storms with high winds. The applicant should consult their landscape architect for alternatives to the Leyland Cypress species.

Stormwater Considerations:

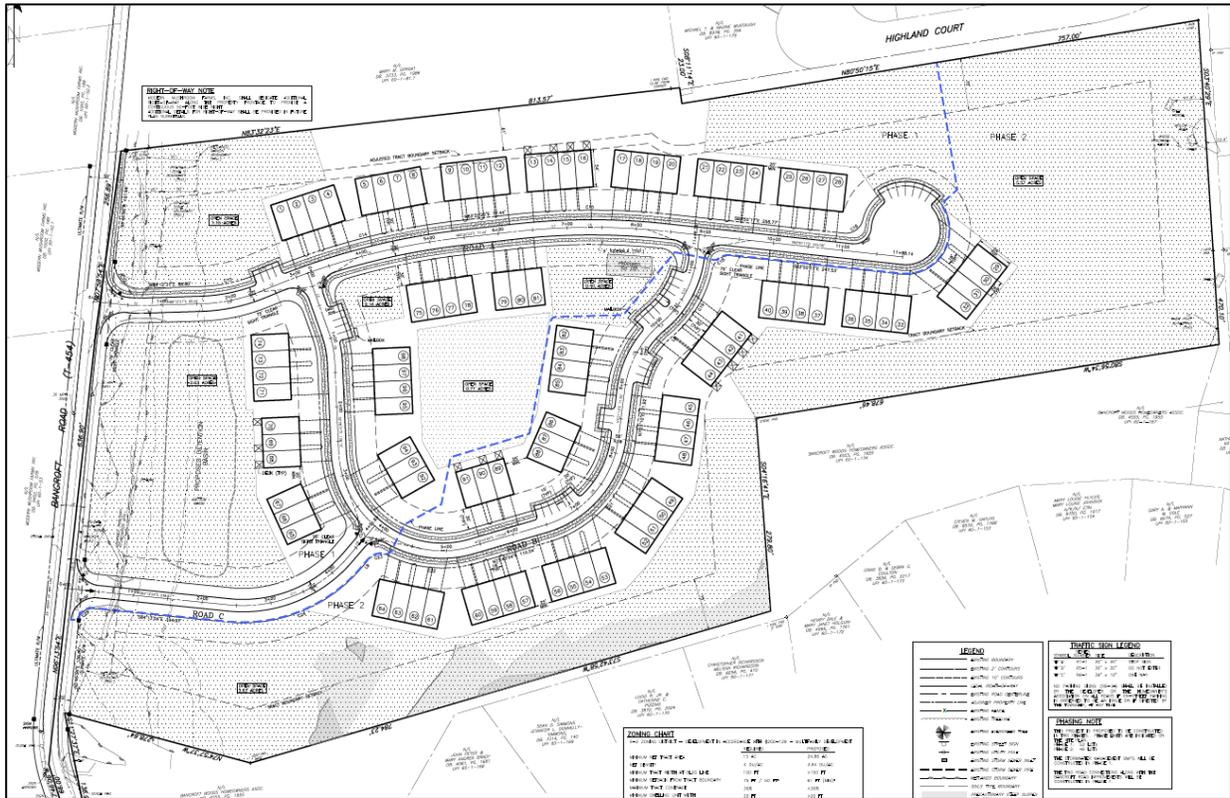
6. The applicant should obtain appropriate approval from the Chester County Conservation District for any disturbance or regrading activities, including modifications to existing sediment basin because part of the basin lies within a wetlands margin and riparian buffer zone 2 areas.
7. The headwaters of the West Branch Red Clay Creek are designated as natural reproduction trout streams by the Pennsylvania Fish and Boat Commission. New development and impervious cover increase the risk of thermal degradation in these streams, which could impact wild trout populations. The applicant should consider the following to minimize thermal impacts to the adjacent streams:
 - a. Runoff from the site should be appropriately captured and infiltrated or detained both during and after construction to limit flow directly into these streams. The proper installation of sediment ponds and other erosion and sedimentation control features are critical to limiting the volume of untreated stormwater runoff and sediment into receiving streams prior to the installation and completion of the stormwater management system.

- b. Stormwater basins and subsurface infiltration facilities should be designed to infiltrate the greatest volume possible given site conditions. Special consideration should be given to ensuring BMPs located adjacent to or upslope of riparian corridors and wetlands are sufficiently infiltrating all runoff from the two-year storm event to reduce disruptions to the hydrology of these features.
8. The planned stormwater basin should be designed and installed as an aesthetically-pleasing naturalized basin. Naturalized basins can increase nutrient and sediment uptake and improve wildlife and pollinator habitat. Naturalizing the shape of the basins, generous plantings of species that thrive in on-site soils, and minimal use of turf grass are some ways to help improve the function and aesthetics of the basin facilities. The applicant should consider incorporating an appropriate native wetland, raingarden or meadow seed mix and water-tolerant native shrubs, low-flow channels, and sediment forebays into the basin design to promote greater infiltration. Installing these features as naturalized infiltration beds and swales will reduce the amount of required lawn and mowing maintenance and will foster greater infiltration and evapotranspiration of stormwater runoff.
9. Relating to Erosion and Sedimentation – Standard Construction Details (Sheet 14) – information in the supporting table does seem not to have been entered correctly; the applicant should provide the correct values.
10. The Post Construction Maintenance of Stormwater Facilities and Overall Site details for Detention Basin #1 only requires inspections annually for the first five years and once every three years thereafter. Note that the text should be corrected as it currently reads “once every three (2) years thereafter.”
 - a. PADEP’s 2022 Model Stormwater Management Ordinance for municipal separate storm sewer system (MS4s) (Section 802) requires inspections of stormwater BMPs:
 - Annually for the first 5 years;
 - Once every 3 years thereafter; and
 - During or immediately after the cessation of a 10-year or greater storm.MS4 municipalities are required to adopt stormwater regulations consistent with PADEP’s model ordinance.
 - b. Chester County municipalities are required to adopt stormwater regulations consistent with the 2022 County-wide Act 167 Stormwater Model Ordinance. The model ordinance (Section 706) has two options for both municipal inspection (Option 1) and landowners’ inspection (Option 2). Under the County’s model stormwater ordinance, municipalities must include the requirement to inspect BMPs after the cessation of a 25-year storm event and:
 - Option 1 – if a municipality opts to conduct inspections, the municipality has the option to request that the owner of a BMP complete an inspection after a 10-year storm event; or
 - Option 2 – if a municipality requires the owner of a BMP to be responsible for inspections, a municipality can require inspections after each 10-year event, but inspection reports are only required to be submitted if requested by the municipality.

We recommend the applicant include additional inspection requirements during or immediately after a 10-year or greater storm event, or 25-year or greater storm event to be consistent with both PADEP’s and the County’s Act 167 Stormwater Model Ordinances.

ADDITIONAL ISSUES:

11. The plan indicates that a subdivision is proposed, but the plan does not clearly show the lots that are to be affected. It appears that UPI# 60-1-87 and 60-1-88 are to be consolidated. This should be clarified.
12. Two access points from Bancroft Road are proposed, one is one-way in (18 feet wide), the other access is a two-way main access. Both these access roads cross a creek. The applicant should be aware that an encroachment permit may be required by the Pennsylvania Department of Environmental Protection in accordance with Section 105.293 of its Rules and Regulations. The applicant should supply information on the installation technique and materials to ensure that there will be no stream degradation (or seepage of effluent into the stream).
13. The Township should verify that the design of the slopes is consistent with all ordinance requirements related to permitted grades, the design and specifications of retaining walls and slope stabilization. Areas of steep and moderate slopes should be protected from disturbance that may cause erosion and flooding, as well as negatively impact water quality, wildlife habitat, slope stability, and scenic views.
14. The Township Engineer should review the design of the retaining wall proposed at the southeast portion of the site. The Township and the applicant should review the Chester County Planning Commission's eTool on retaining walls, at: [eTools: Retaining Wall Design Standards \(chescoplanning.org\)](http://chescoplanning.org)
15. The site is currently or recently used for mushroom compost production. The applicant and the Township should indicate whether there is any possible soil contamination on the site.
16. The Act 247 form that was submitted with the plan indicates that a Homeowners' Association (HOA) will be responsible for the proposed common facilities/areas. Ownership, maintenance, use provisions, restrictions, and liability responsibilities associated with any commonly held amenities should be written into the HOA document. The HOA document should include provisions which allow the Township to: intervene and maintain common owned facilities; determine the schedule for Association formation; timing for construction of common facilities; and determine the schedule for transfer of ownership from developer to the HOA of common facilities. The HOA document should be submitted as part of the application to the municipality to be reviewed by an attorney versed in homeowners' association documents to evaluate the document for its completeness and compliance.
17. The stormwater management plans indicate that recharge beds are proposed. The applicant should clarify that the home owner association will be responsible for the ownership and maintenance of all stormwater management facilities. Ongoing efforts by the municipality may be needed to educate the homeowners so that they can fully understand and fulfill the operation and maintenance requirements for these facilities.



***Detail of Rouse Chamberlin - Bancroft
Preliminary Subdivision and Land Development Plan***

18. To ensure that all stormwater management facilities will operate properly, we suggest that the owner of these facilities convey an easement to the municipality to permit the municipality to inspect and, if necessary, repair the stormwater management facility and provide for the reimbursement of related expenses to the municipality.
19. The conditional use that was granted for this project on February 22, 2022 contains significant design considerations that we support:
 - a. Condition 4 relates to converting the emergency access to a full accessway. We support the provision of a second accessway to this site from Bancroft Road. The Chester County Planning Commission’s Multi-modal Circulation Handbook at: [Multi-modal Handbook \(chescoplanning.org\)](http://chescoplanning.org) contains recommendations regarding access to residential developments.
 - b. Condition 6 relates to a “Road A” right-of-way connection from this site to the adjacent Highland Court cul-de-sac; we recommend that this connection be provided. (This area is also within the R-2 zoning district).
 - c. Condition 8 relates to trails on and near the site. We endorse provisions to connect the proposed trail on this site to current and future nearby trails. The County Planning Commission’s Trail & Path Planning Guide at: [trailGuide final.qxp \(chescoplanning.org\)](http://chescoplanning.org) contains recommendations on trail design and planning. “Connect” Objective C of *Landscapes3*, the

Page: 7

Re: Preliminary Subdivision and Land Development Plan - Rouse Chamberlin - Bancroft
New Garden Township - SD-12-22-17486, LD-12-22-17487

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.

20. We suggest that the Road A cul-de-sac should be provided with an internal landscaped island with mountable curbs to break up its expanse of paving.
21. The plan shows some rear decks (“typ”). The applicant should clarify whether all or only some of the dwellings can accommodate rear decks.
22. The Township Engineer should confirm how a sidewalk system further north on Bancroft Road will connect to the school grounds. Sidewalks are an essential design element for new construction in the **Suburban Landscape**. The Township Engineer should also consider whether curbing should be provided along Bancroft Road.
23. The applicant should describe how the HOA will provide winter road maintenance, discuss the materials to be used for de-icing roads, and identify a place to put plowed snow.

ADMINISTRATIVE ISSUES:

24. 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>.
25. 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 New Garden Township. However, we appreciate the opportunity to review and comment on this plan. The staff of the Chester County Planning Commission is available to you to discuss this and other matters in more detail.

Sincerely,



Wes Bruckno, AICP
Senior Review Planner

cc: Edward B. Walsh & Associates, Inc.
Bancroft - Rouse Chamberlin
Modern Mushroom Farms, Inc.
Chester County Conservation District
Chester County Water Resources Authority



THE COUNTY OF CHESTER



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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

January 20, 2023

Maureen Zdun, Township Secretary
New London Township
902 State Road, PO Box 1002
New London, PA 19360

Re: Preliminary/Final Subdivision - Thunder Hill Meadows (1135 State Road)
New London Township - SD-12-22-17490

Dear Ms. Zdun:

A Preliminary/Final Subdivision Plan entitled "Thunder Hill Meadows (1135 State Road)", prepared by Hillcrest Associates, Inc., and dated October 3, 2022, was received by this office on January 5, 2023. 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 State Road, south of Lewisville Road
Site Acreage: 43.88
Lots/Units: 2 lots
Proposed Land Use: Single Family Residential
Municipal Land Use Plan Designation: Residential
UPI#: 71-1-52.1, 71-3-38

PROPOSAL:

The applicant proposes the reconfiguration of two existing lots to create a residential lot for the existing dwelling. The project site, which will be served by onsite water and sewer, is located in the R-2 Medium Density Residential zoning district.

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

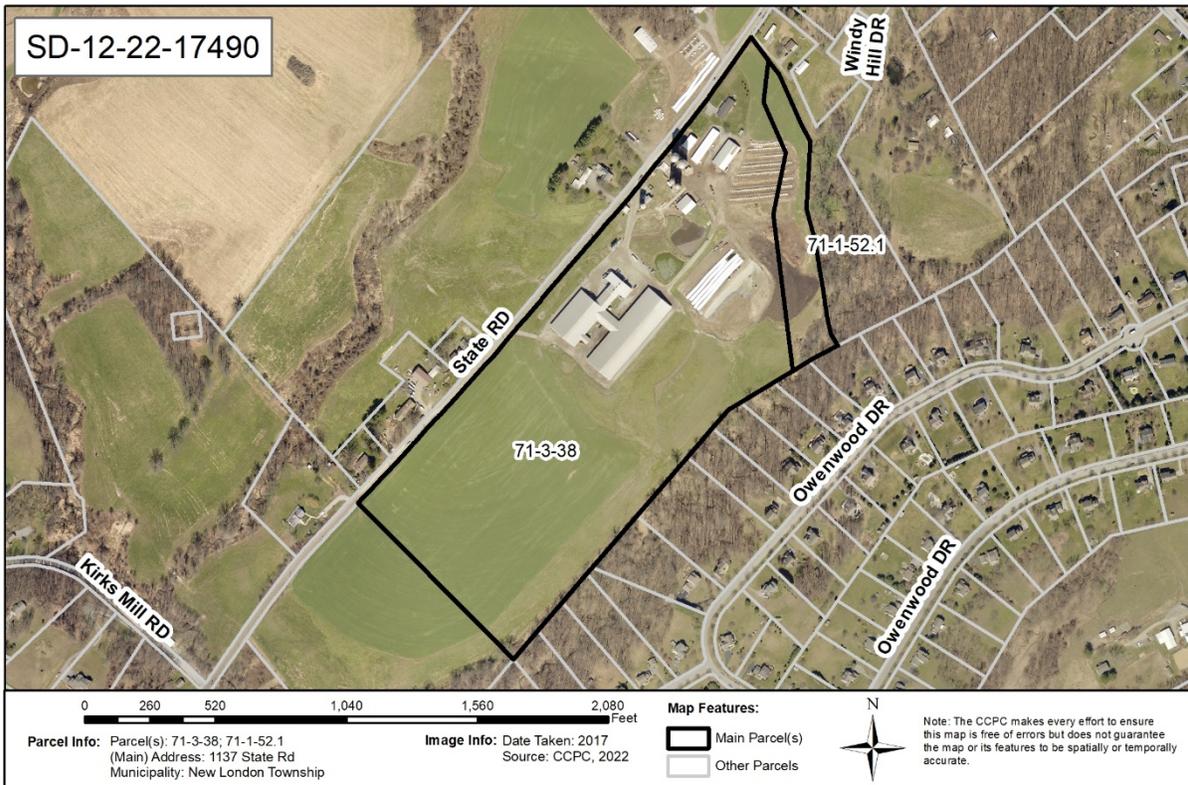
BACKGROUND:

1. The Chester County Planning Commission has also received a subdivision proposal for an adjacent site on the north side of State Road site. That plan, CCPC# SD-12-22-17491, will be reviewed separately.

COUNTY POLICY:

LANDSCAPES:

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

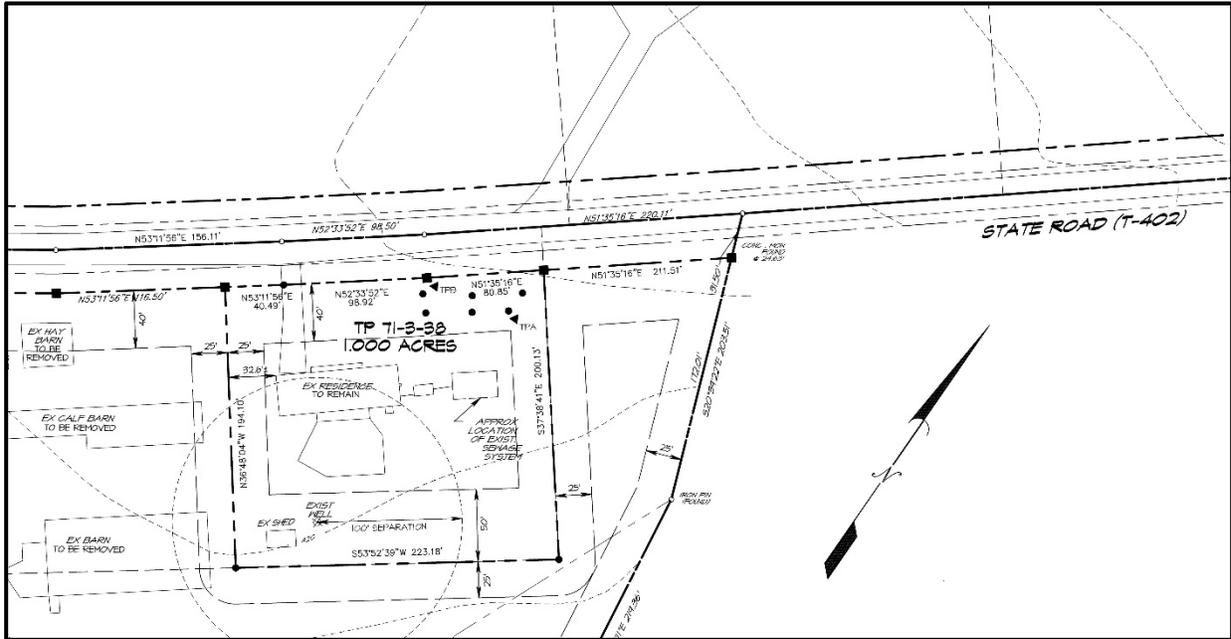


PRIMARY ISSUES:

- The land of the proposed subdivision is part of the County Agricultural Land Preservation Program and is protected by an agricultural conservation easement. The Township and applicant should contact the Chester County Parks + Preservation Department (telephone #610-344-5656) for information and clarification on what is permitted and/or restricted under the agricultural conservation easement that protects this property. This will ensure that the proposal is designed and carried out in a manner consistent with the purpose of the agricultural conservation easement.

ADMINISTRATIVE ISSUES:

- According to County Tax Assessment records, the project site appears to be subject to an Act 319 (Clean and Green) covenant. We advise the applicant to contact the Chester County Assessment Office (telephone #610-344-6105) to determine if this proposal could affect the applicant's tax status. Additional information on this topic is provided online at: www.chesco.org/256/Act-319--Clean-Green.



Detail of Sheet 2 of the plan

ADMINISTRATIVE ISSUES:

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

This report does not review the plan for compliance to all aspects of your ordinance, as this is more appropriately done by agents of New London 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: Thunder Hill Meadows, LLC
Hillcrest Associates, Inc.
Chester County Assessment Office
Chester County Parks + Preservation, Attn: Evan Martin



THE COUNTY OF CHESTER



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Marian D. Moskowitz
Josh Maxwell
Michelle Kichline

Brian N. O'Leary, AICP
Executive Director

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

January 20, 2023

Maureen Zdun, Township Secretary
New London Township
902 State Road, PO Box 1002
New London, PA 19360

Re: Preliminary/Final Subdivision - Thunder Hill Meadows (1140 State Road)
New London Township - SD-12-22-17491

Dear Ms. Zdun:

A Preliminary/Final Subdivision Plan entitled "Thunder Hill Meadows (1140 State Road)", prepared by Hillcrest Associates, Inc., and dated November 30, 2022, was received by this office on January 5, 2023. 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 southwest corner of State Road and Lewisville Road
Site Acreage:	78.42
Lots/Units:	2 lots
Proposed Land Use:	Single Family Residential
Municipal Land Use Plan Designation:	Residential
UPI#:	71-1-46

PROPOSAL:

The applicant proposes the reconfiguration of two existing lots to create a residential lot for the existing dwelling. The project site, which is served by onsite water and sewer, is located in the R-2 Medium Density Residential zoning district.

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

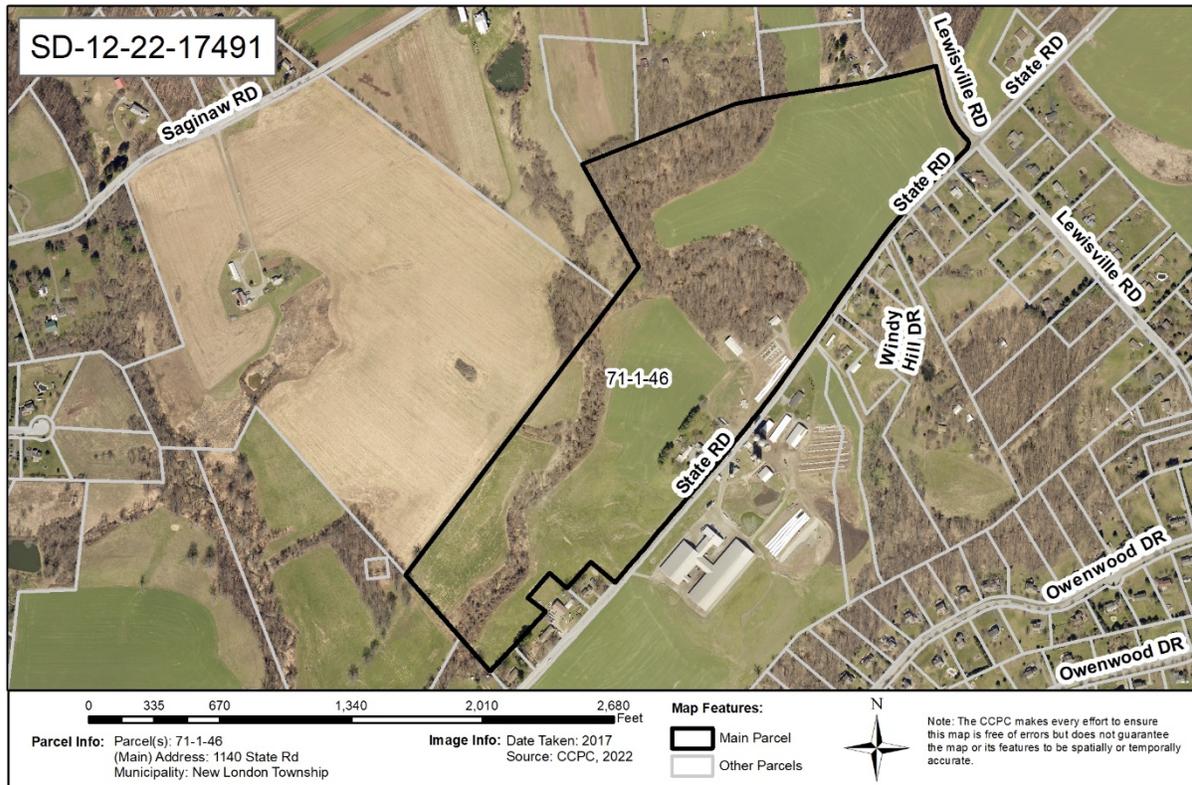
BACKGROUND:

1. The Chester County Planning Commission has also received a subdivision proposal for an adjacent site on the south side of State Road. That plan, CCPC# SD-12-22-17490, will be reviewed separately.

COUNTY POLICY:

LANDSCAPES:

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

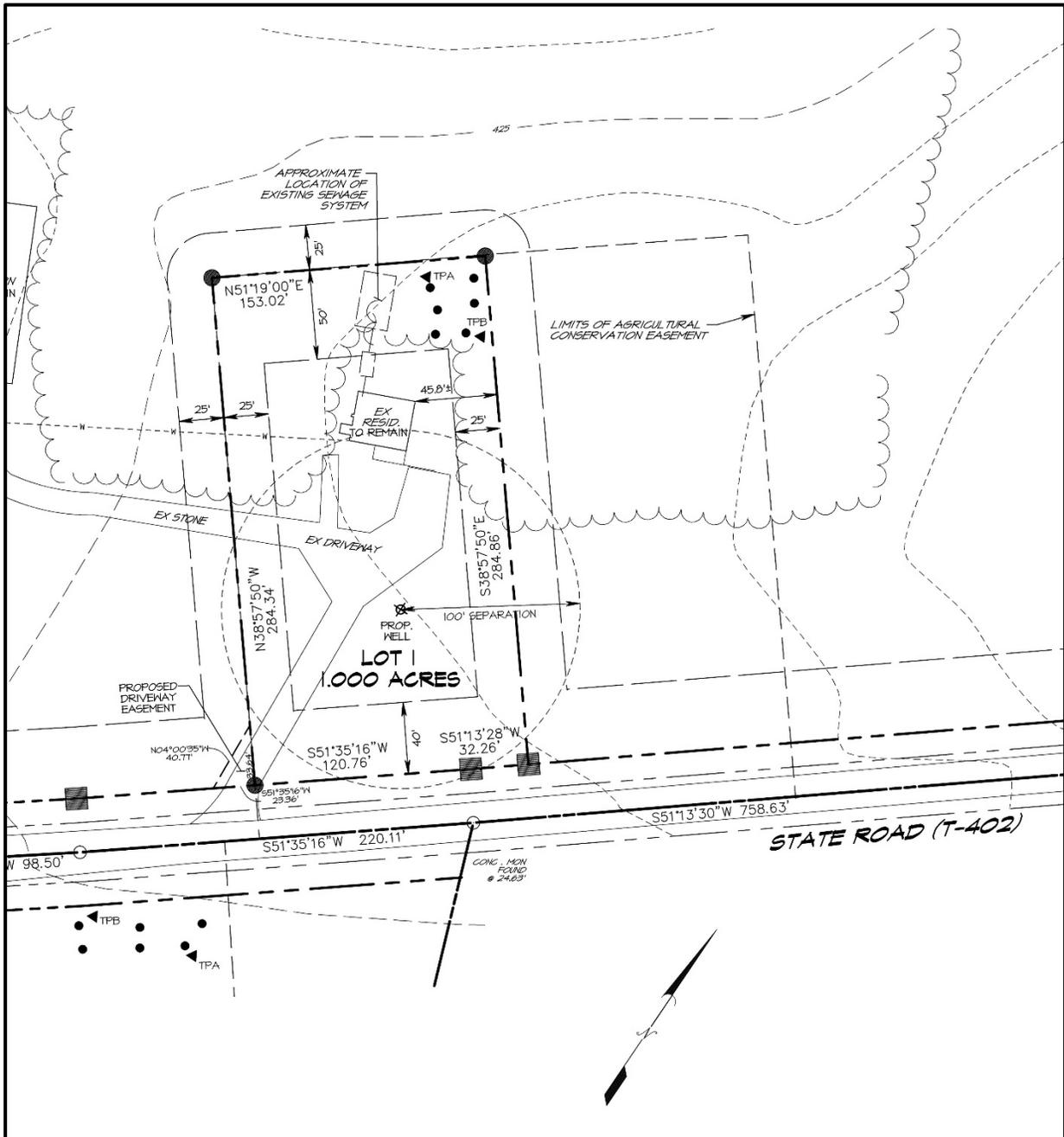


PRIMARY ISSUES:

- The land of the proposed subdivision is part of the County Agricultural Land Preservation Program and is protected by an agricultural conservation easement. The Township and applicant should contact the Chester County Parks + Preservation Department (telephone #610-344-5656) for information and clarification on what is permitted and/or restricted under the agricultural conservation easement that protects this property. This will ensure that the proposal is designed and carried out in a manner consistent with the purpose of the agricultural conservation easement.

ADMINISTRATIVE ISSUES:

- According to County Tax Assessment records, the project site appears to be subject to an Act 319 (Clean and Green) covenant. We advise the applicant to contact the Chester County Assessment Office (telephone #610-344-6105) to determine if this proposal could affect the applicant's tax status. Additional information is online at: www.chesco.org/256/Act-319---Clean-Green.



Detail of Sheet 2 of the plan

5. The applicant is requesting five 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.

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

Page: 4

Re: Preliminary/Final Subdivision - Thunder Hill Meadows (1140 State Road)

New London Township - SD-12-22-17491

This report does not review the plan for compliance to all aspects of your ordinance, as this is more appropriately done by agents of New London 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: Thunder Hill Meadows, LLC
Hillcrest Associates, Inc.
Chester County Assessment Office
Chester County Parks + Preservation, Attn: Evan Martin



THE COUNTY OF CHESTER



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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

January 11, 2023

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

Re: Preliminary/Final Land Development - Jenners Commons
Penn Township - LD-11-22-17469

Dear Ms. Ianni:

A Preliminary/Final Land Development Plan entitled "Jenners Commons", prepared by JMR Engineering LLC, and dated June 29, 2022, was received by this office on November 22, 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 Waltman Way, west of Vineyard Way
Site Acreage: 6.86
Lots/Units: 1 lot
Proposed Land Use: Parking Lot/Garage
Municipal Land Use Plan Designation: Suburban & Suburban Center
UPI#: 58-4-59.1

PROPOSAL:

The applicant proposes the construction of an additional access to the Jenners Commons parking area from Waltman Way. The project site, which will be served by public water and sewer, is located in the C-1 Village Commercial zoning district.

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

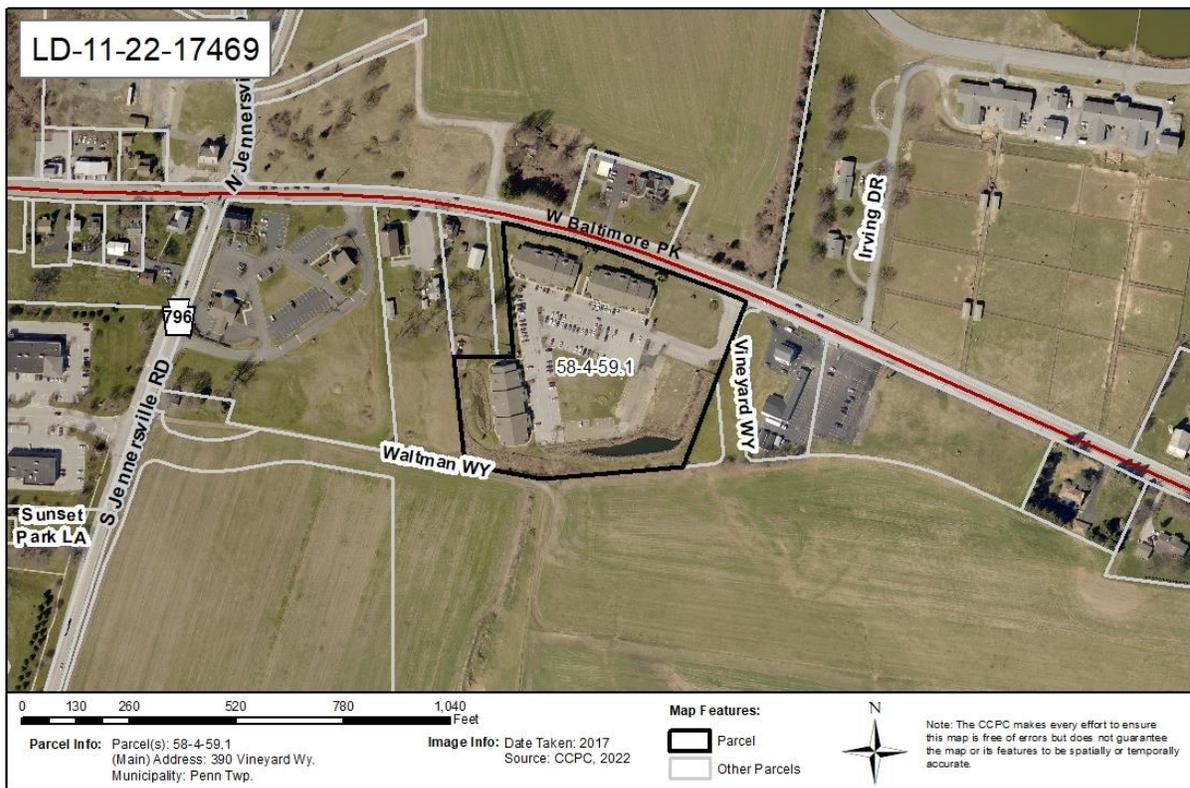
BACKGROUND:

1. The Chester County Planning Commission has previously reviewed a land development for this site. That review, CCPC# LD-07-22-17265, dated July 27, 2022, addressed the construction of an additional access to the Jenner's Commons parking area from Waltman Way.

COUNTY POLICY:

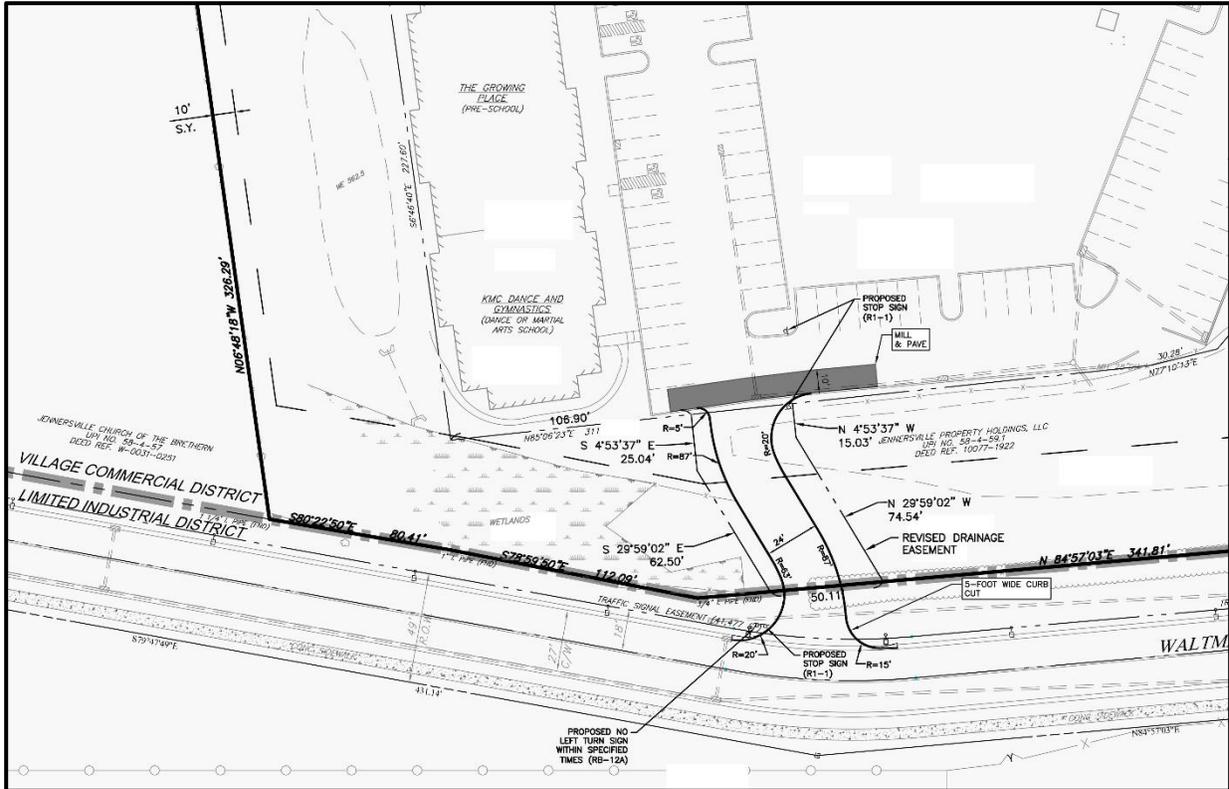
LANDSCAPES:

- The project site is located within the **Suburban** and **Suburban Center Landscapes** 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. The proposed land development is consistent with the objectives of the **Suburban and Suburban Center Landscapes**.



WATERSHEDS:

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



Detail of Sheet 1 of the plan

PRIMARY ISSUES:

4. The applicant and the Township should consider the need for crosswalks across Waltman Way at the location of the new driveway access to Jenner's Commons and across Vineyard Way at an appropriate location to provide pedestrian access to the commercial uses from the new sidewalks on those roads.
5. The applicant should contact the office of the Chester County Conservation District (telephone #610-455-1360) for information and clarification on erosion control measures. The provisions of the Commonwealth Erosion Control Regulations may apply to the project and may require an Earth Disturbance Permit or a National Pollutant Discharge Elimination System permit for discharge of stormwater from construction activities. Additional information on this topic is provided online at: <https://www.chesco.org/284/ErosionStormwater>.

ADMINISTRATIVE ISSUES:

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

Page: 4

Re: Preliminary/Final Land Development - Jenners Commons

Penn Township - LD-11-22-17469

This report does not review the plan for compliance to all aspects of your ordinance, as this is more appropriately done by agents of Penn 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: Jennersville Property Holdings, LLC
JMR Engineering, Attn: Jack Robinson
Chester County Conservation District



THE COUNTY OF CHESTER



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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

January 10, 2023

Linda Shank, Secretary/Assistant Treasurer
Sadsbury Township
2920 Lincoln Highway, PO Box 261
Sadsburyville, PA 19369

Re: Final Subdivision - Michael Quinn
Sadsbury Township - SD-12-22-17502

Dear Ms. Shank:

A final subdivision plan entitled "Michael Quinn", prepared by Register Associates, Inc. and dated July 13, 2022, was received by this office on December 22, 2022. This plan is reviewed by the Chester County Planning Commission in accord with the provisions of Section 502 of the Pennsylvania Municipalities Planning Code. We offer the following comments on the proposed subdivision for your consideration.

PROJECT SUMMARY:

Location:	Southeast intersection of Timacula Road and Strasburg Road (State Route 3062) and Valley Road (State Route 372). The southern part of the parcel is located in East Fallowfield Township.
Site Acreage:	3.39 acres
Lots:	2 lots to be merged
Proposed Land Use:	Commercial
Municipal Land Use Plan Designation:	Low Density Residential (Sadsbury Township)
UPI#:	37-4-123, 37-4-122

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 C-1 Limited Commercial zoning district in Sadsbury Township (a small part of the parcel is located in the Sadsbury Township R-1 Residential zoning district) and in the R-1 Low Density Residential zoning district in East Fallowfield Township. The site contains a restaurant and parking area, but no additional development is proposed by this subdivision.

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

COUNTY POLICY:

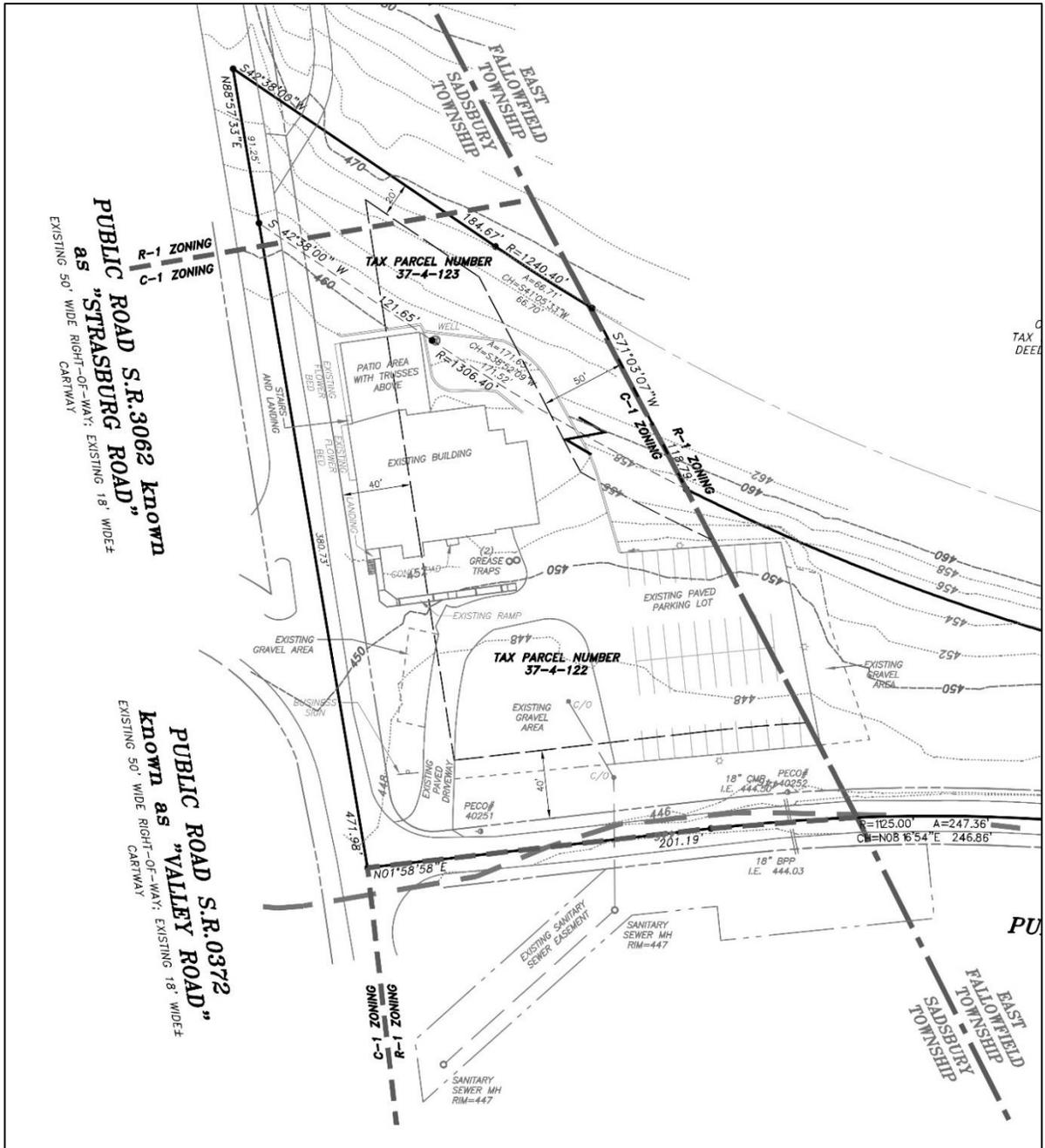
LANDSCAPES:

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



PRIMARY ISSUES:

2. The County Planning Commission's [Multimodal Circulation Handbook](#) (2016 Update), which is available online at www.chescoplanning.org/resources/PubsTransportation.cfm, classifies Strasburg Road (State Route 3062) and Valley Road (State Route 372) as minor collectors. The Handbook (page 183) recommends an 80 foot-wide right-of-way for minor collector roads to accommodate future road and infrastructure improvements. We recommend that the applicant and the Township contact PennDOT to determine the appropriate right-of-way to be reserved for this section of Strasburg and Valley Road. We suggest that this area be identified as a dedicated right-of-way, and be offered for dedication to PennDOT.



**Detail of Michael Quinn
 Final Subdivision Plan**

3. The existing driveway on Timacula Road is in proximity to a complex intersection of Strasburg Road and Valley Road, which may lead to conflicts with vehicle movements at this intersection and the driveway. We suggest that the Township and the applicant consider relocating the driveway to a point farther south on Timacula Road to improve safety. The applicant and the Township should consider a 30-foot driveway setback from the intersection to increase safety; the "Setback from Intersection" standards in the of the County Planning Commission's Multimodal Circulation Handbook (2016 Update) can be reviewed for recommendations. The Handbook is available online at <https://www.chescoplanning.org/municorner/MultiModal/19-Driveways.cfm>.

Page: 4
Re: Final Subdivision - Michael Quinn
Sadsbury Township - SD-12-22-17502

4. The applicant and the Township should consider adding more landscaping in the interior and perimeter of the parking lot to help with stormwater absorption and filtration, shading, and to help create an overall more attractive setting for users of the lot and passersby.

ADMINISTRATIVE ISSUES:

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

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

Sincerely,



Wes Bruckno, AICP
Senior Review Planner

cc: Regester Associates, Inc.
Anthony Antonelli, District Permits Manager, PennDOT
Francis J. Hanney, PennDOT
MQB LLC
Michael Quinn
Sue Sereditch, East Fallowfield Township Secretary



THE COUNTY OF CHESTER



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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

January 10, 2023

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

Re: Preliminary/Final Land Development - Chick-fil-A
Uwchlan Township - LD-12-22-17503

Dear Ms. Giordano:

A preliminary/final land development plan entitled "Chick-fil-A", prepared by Colliers Engineering & Design and dated December 2, 2022, was received by this office on December 29, 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:	Northeast intersection of Eagleview Boulevard and Dowlin Forge Road
Site Acreage:	1.42 acres
Lots/Units:	1 lot/1 unit
Non-Res. Square Footage:	415 square feet (net addition)
Proposed Land Use:	Restaurant
Parking Spaces:	42 spaces
Municipal Land Use Plan Designation:	Commercial
UPI#:	33-4G-366.2

PROPOSAL:

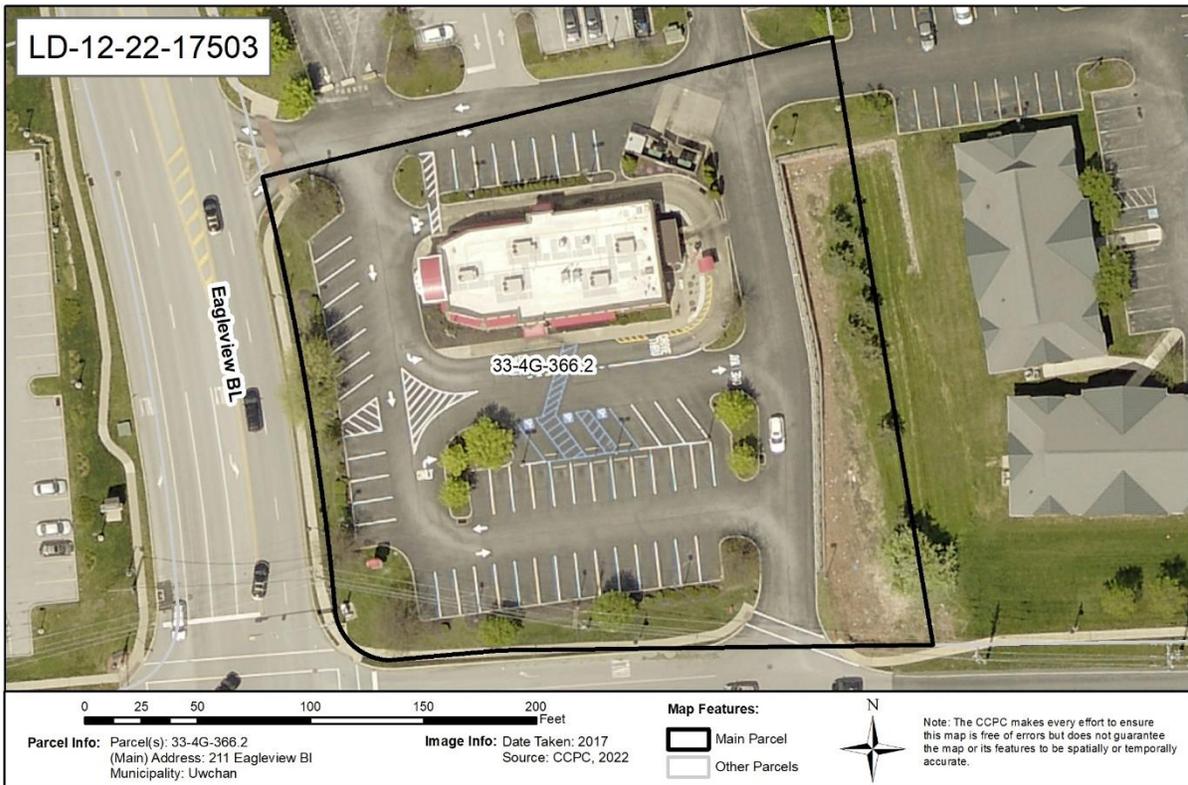
The applicant proposes the construction of building additions totaling 415 net square feet at an existing restaurant. The site, which is served by public water and sewer facilities, is located in the Uwchlan Township PC Planned Commercial zoning district. The applicant received a variance from the Township Zoning Hearing Board to permit a reduction in required on-site parking to 42 spaces.

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

COUNTY POLICY:

LANDSCAPES:

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

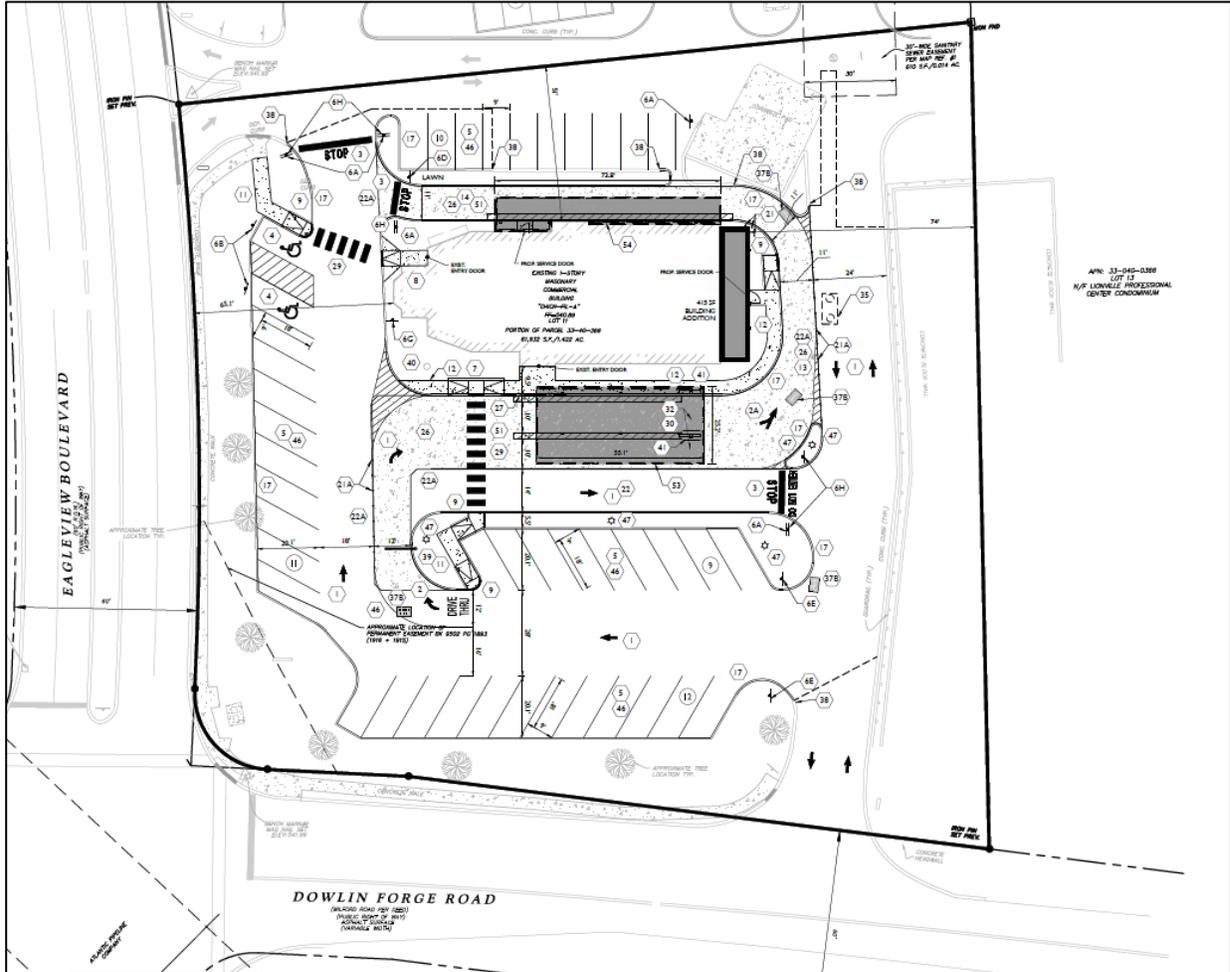


WATERSHEDS:

2. **Watersheds**, the water resources component of [Landscapes3](#), indicates the proposed development is located within the 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* (August 2022) and the associated Act 167 stormwater management ordinance standards adopted by each municipality.



*Detail of Chick-fil-A
Preliminary/Final Land Development Plan*

PRIMARY ISSUES:

4. We recommend that the applicant and the Township review the pedestrian and vehicular circulation pattern between this site and the adjacent areas for safety and convenience. The applicant and Township can 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 for recommendations on pedestrian and vehicular circulation.
5. The applicant should ensure that the parking spaces to the south of the restaurant can be entered and exited if vehicles at the drive-through queue extend into this area.

Page: 4
Re: Preliminary/Final Land Development - Chick-fil-A
Uwchlan Township - LD-12-22-17503

6. The 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. *Landscapes3* recommends that developments in the **Suburban Center Landscape** include extensive landscaping in parking areas (page 37).
7. 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. 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 emergency access connections. This design element is available online at: www.chesco.org/DocumentCenter/View/27034.

ADMINISTRATIVE ISSUE:

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

Sincerely,



Wes Bruckno, AICP
Senior Review Planner

cc: LTK Associates LP. c/o J Loew Property Management
Chick-fil-A c/o Doug Wolfe
Colliers Engineering & Design



THE COUNTY OF CHESTER



COMMISSIONERS
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Josh Maxwell
Michelle Kichline

Brian N. O’Leary, AICP
Executive Director

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

January 24, 2023

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

Re: Preliminary/Final Land Development – West Chester Kia
West Goshen Township – LD-12-22-17498

Dear Mr. Bashore:

A Preliminary/Final Land Development Plan entitled "West Chester Kia", prepared by D.L. Howell Associates, Inc. and dated December 14, 2022, was received by this office on December 28, 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.

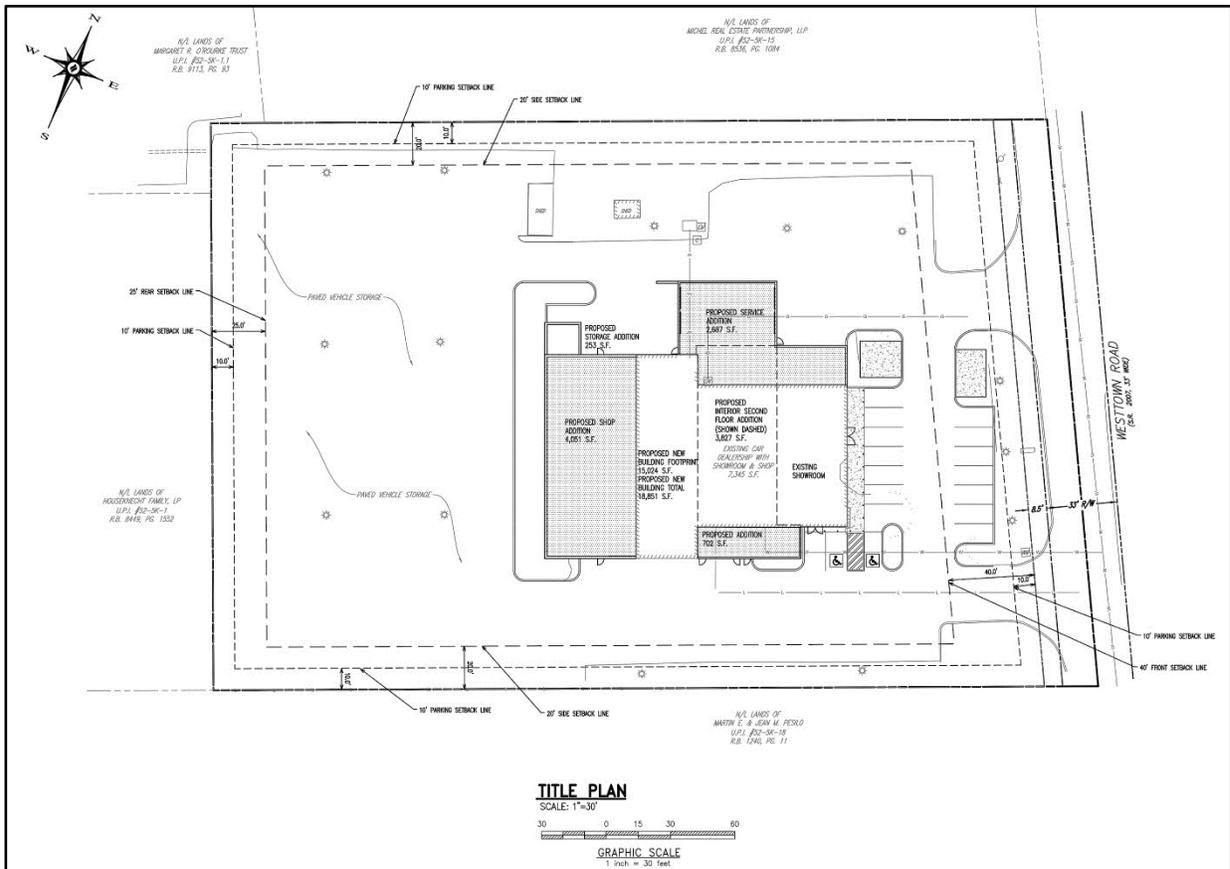
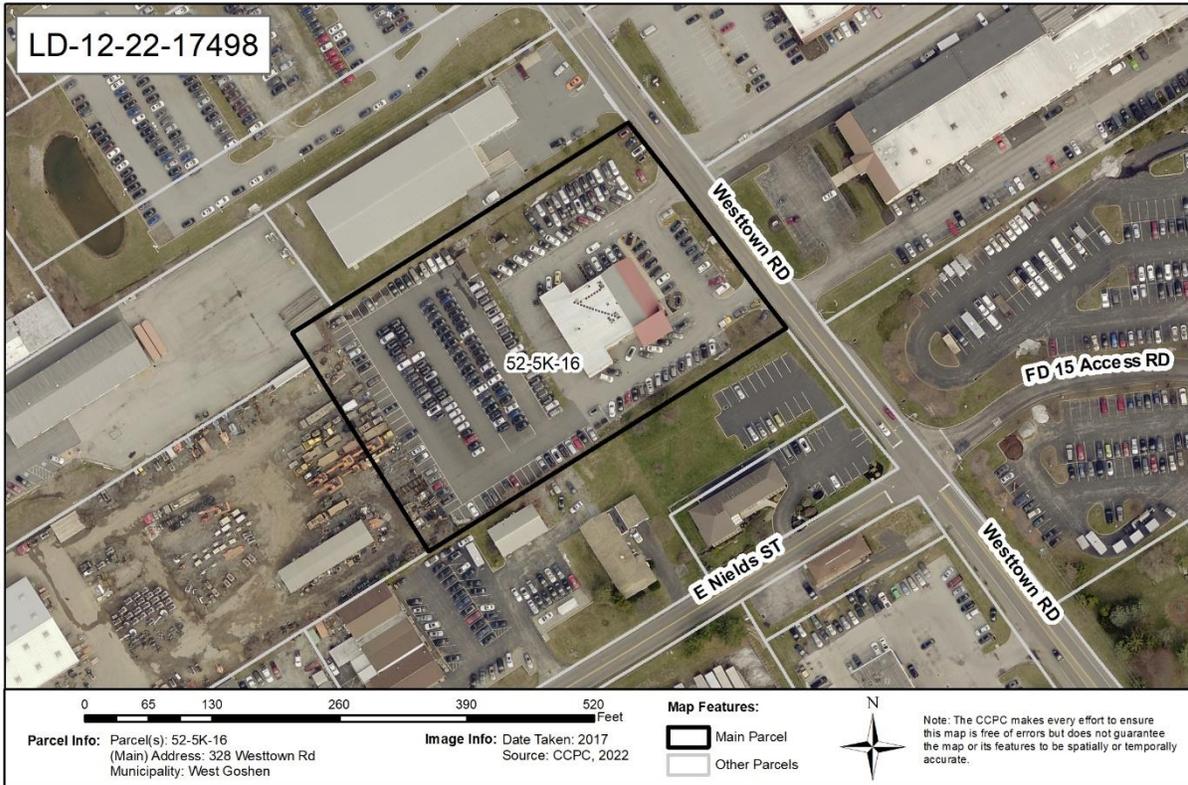
PROJECT SUMMARY:

Location:	west side of Westtown Road, north of East Nields Street
Site Acreage:	2.43
Lots/Units:	1 lot
Non-Res. Square Footage:	11,520
Proposed Land Use:	Additions to existing commercial building
New Parking Spaces:	0
Municipal Land Use Plan Designation:	Commercial, Office, Industrial Infill
UPI#:	52-5K-16

PROPOSAL:

The applicant proposes the construction of building additions totaling 11,520 square feet to an existing automotive sales and service building. No new sewage disposal or water supply is proposed as part of this submission. The project site is located in the MPD Multipurpose zoning district.

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



Site Plan Detail, Sheet 2: Preliminary/Final Land Development – West Chester Kia

BACKGROUND:

1. The Chester County Planning Commission has previously reviewed a land development proposal for this site. That review, CCPC# LD-10-16-14522, dated November 16, 2016, which addressed the construction of three building additions totaling 6,369 square feet, was approved by the Township on March 8, 2017. However, based upon our comparison between the previously approved plan and the existing conditions depicted on the current plan submission, it does not appear that the previously approved building additions were constructed.

COUNTY POLICY:

LANDSCAPES:

2. The project site is located within the **Suburban Center Landscape** designation of [Landscapes3](#), the 2018 County Comprehensive Plan, adjoining an **Urban Center Landscape**. The vision for the **Suburban Center Landscape** is regional economic, population and transportation centers with varying land uses, accommodating substantial future growth of medium to high intensity. 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 **Suburban Center Landscape**.

WATERSHEDS:

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

PRIMARY ISSUES:

4. The Township should verify that the design of the proposed outdoor lighting plan (Sheet 9) 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.
5. While it does not appear that there any changes to the design of the existing driveway entrances, the Township should verify that adequate sight distances have been provided at both entrances. We note that there are sight distance issues along this section of Westtown Road.
6. The Township should verify that vehicle parking, landscaping, and yard setbacks conform to Township ordinance requirements.

ADMINISTRATIVE ISSUES:

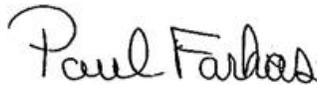
7. Land disturbance and land development activities that occur within Chester County must comply with the **County-wide Act 167 Stormwater Management Plan for Chester County, PA** (August 2022) and the associated Act 167 stormwater management ordinance standards adopted by each municipality.

Page: 4
Re: Preliminary/Final Land Development – West Chester Kia
West Goshen Township – LD-12-22-17498

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

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

Sincerely,



Paul Farkas
Senior Review Planner

cc: Kia of West Chester
D.L. Howell and Associates, Inc.
JAS Real Estate Holdings



THE COUNTY OF CHESTER



COMMISSIONERS
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Josh Maxwell
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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

January 6, 2023

Deborah M. Kolpak, Secretary/Treasurer
West Nantmeal Township
455 North Manor Road, PO Box 234
Elverson, PA 19520

Re: Preliminary/Final Land Development - 129 Church Road Mattia Landscape & Nursery, Inc.
West Nantmeal Township - LD-12-22-17484

Dear Ms. Kolpak:

A preliminary/final land development plan entitled "129 Church Road Mattia Landscape & Nursery, Inc.", prepared by Chester Valley Engineers, Inc. and dated December 1, 2022, was received by this office on December 28, 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 Church Road, south of Little Conestoga Road
Site Acreage:	2.75 acres
Lots:	1 lot
Non-Res. Square Footage:	1,680 square feet
Proposed Land Use:	Commercial
New Parking Spaces:	2 spaces
Municipal Land Use Plan Designation:	Rural Residential
UPI#:	23-5-22

PROPOSAL:

The applicant proposes the construction of a 1,680 square foot pole barn building and two parking spaces. The site is located in the West Nantmeal Township R-2 zoning district and currently contains a garage and other structures. No water or sewer facilities are proposed.

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

COUNTY POLICY:

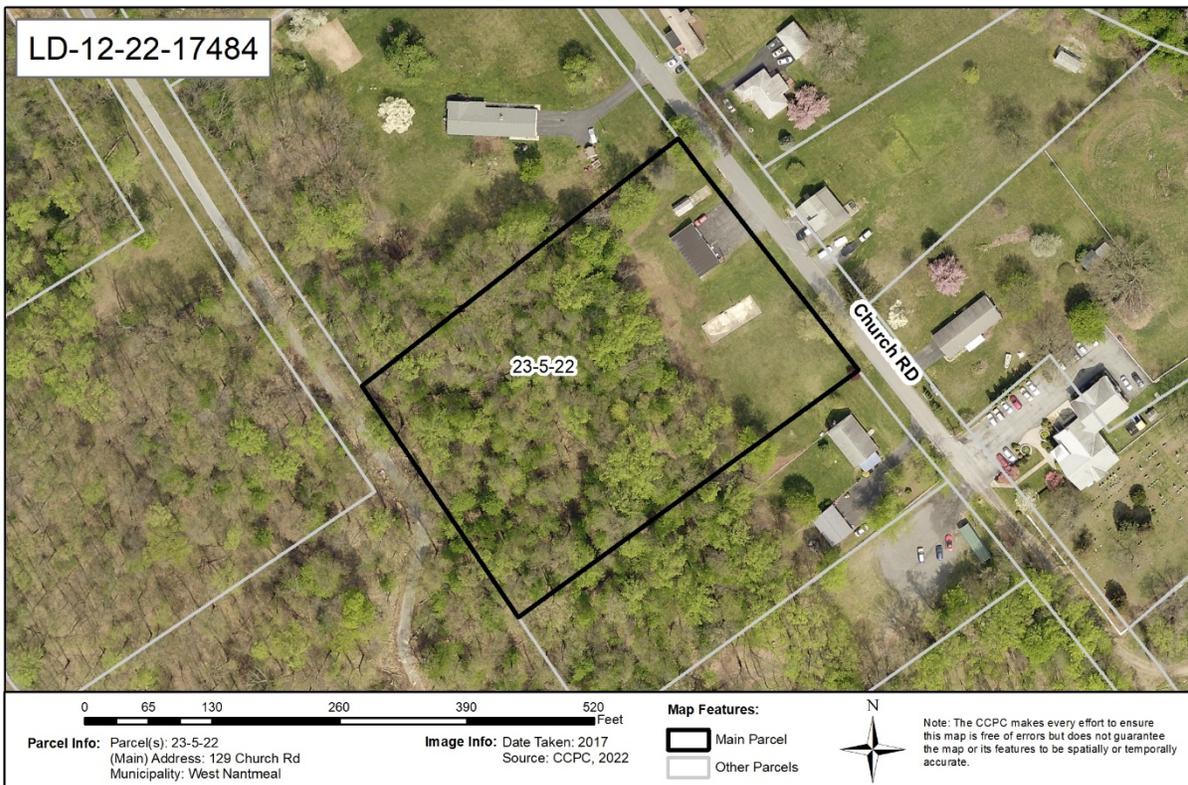
LANDSCAPES:

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

WATERSHEDS:

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

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





***Detail of 129 Church Road Mattia Landscape & Nursery, Inc.
Preliminary/Final Land Development Plan***

3. The Pennsylvania Department of Environmental Protection (PA DEP) 2022 Model Stormwater Management Ordinance for municipal separate storm sewer system (MS4s) (Section 802) requires inspections of stormwater BMPs: annually for the first 5 years; once every 3 years thereafter; and during or immediately after the cessation of a 10-year or greater storm. MS4 municipalities are required to adopt stormwater regulations consistent with PADEP's model ordinance.

Under PA Act 167, all Chester County municipalities are required to adopt stormwater regulations consistent with the 2022 County-wide Act 167 Stormwater Model Ordinance by May 31, 2023. Approved by PA DEP, the model ordinance (Section 706) has two alternate options for item iii listed under PADEP's ordinance for both municipal inspection (Option 1) and landowners' inspection (Option 2). Under the County's model stormwater ordinance, municipalities must include the requirement to inspect BMPs after the cessation of a 25-year storm event and:

- Option 1 – if a municipality opts to conduct inspections, the municipality has the option to request that the owner of a BMP complete an inspection after a 10-year storm event; or

Page: 4

Re: Preliminary/Final Land Development - 129 Church Road Mattia Landscape & Nursery, Inc.
West Nantmeal Township - LD-12-22-17484

- Option 2 – if a municipality requires the owner of a BMP to be responsible for inspections, a municipality can require inspections after each 10-year event, but inspection reports are only required to be submitted if requested by the municipality.

We recommend the applicant include inspection requirements to be consistent with both PADEP's and the County's model stormwater ordinances.

PRIMARY ISSUES:

4. The plan shows 12,616 square feet of proposed paving. The stormwater management plans indicate that subsurface infiltration practices will be utilized to manage a portion of the site's stormwater runoff. The applicant should submit the operations and management plan for the stormwater facilities to the Township, which should be reviewed by the municipal engineer. To ensure this system continues to function as designed, the applicant and/or those responsible for future maintenance should strictly adhere to the inspection schedule included in the operation and maintenance plan. Appropriate pre-treatment Best Management Practices (BMPs) should be installed to remove sediment and other debris from runoff before it discharges to the planned subsurface infiltration system. Sediment, oil, grease, or other debris should be regularly removed from these pretreatment BMPs.
5. Subsurface infiltration stormwater management practices are not appropriate for areas that will receive runoff with high sediment loads. Particular care should be taken during construction to prevent compaction of the soil below the system and to minimize the delivery of sediment to this system from construction runoff. The applicant should ensure that sufficient observation wells and access points are incorporated into the design and are located in areas that will remain easily accessible. These access points should be designed to allow for the occasional removal of accumulated sediment.
6. The existing driveway has an excessively wide curb cut that contrasts with the character of the surrounding area, and the proposed development will create a second driveway curb cut within the lot's frontage area. The applicant should consider ways to minimize the width of the existing driveway curb cut and the number of curb cuts. A shared curb cut is a potential solution.
7. The applicant should discuss the potential need for water and sewer facilities on the site.

ADMINISTRATIVE ISSUES:

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

Page: 5

Re: Preliminary/Final Land Development - 129 Church Road Mattia Landscape & Nursery, Inc.
West Nantmeal Township - LD-12-22-17484

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

Sincerely,

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

Wes Bruckno, AICP
Senior Review Planner

cc: Chester Valley Engineers, Inc.
Marie Petersheim and Nancy Downey
Mattia Landscape and Nursery, c/o Steven Mattia
Chester County Health Department
Chester County Conservation District



THE COUNTY OF CHESTER



COMMISSIONERS
Marian D. Moskowitz
Josh Maxwell
Michelle Kichline

Brian N. O'Leary, AICP
Executive Director

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January 12, 2023

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

Re: Preliminary/Final Land Development - Westtown School - Art School Center
Westtown Township - LD-12-22-17497

Dear Ms. Dobbs:

A Preliminary/Final Land Development Plan entitled "Westtown School - Art School Center", prepared by Apex Design & Engineering Group, LLC, and dated November 15, 2022, was received by this office on December 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 land development for your consideration.

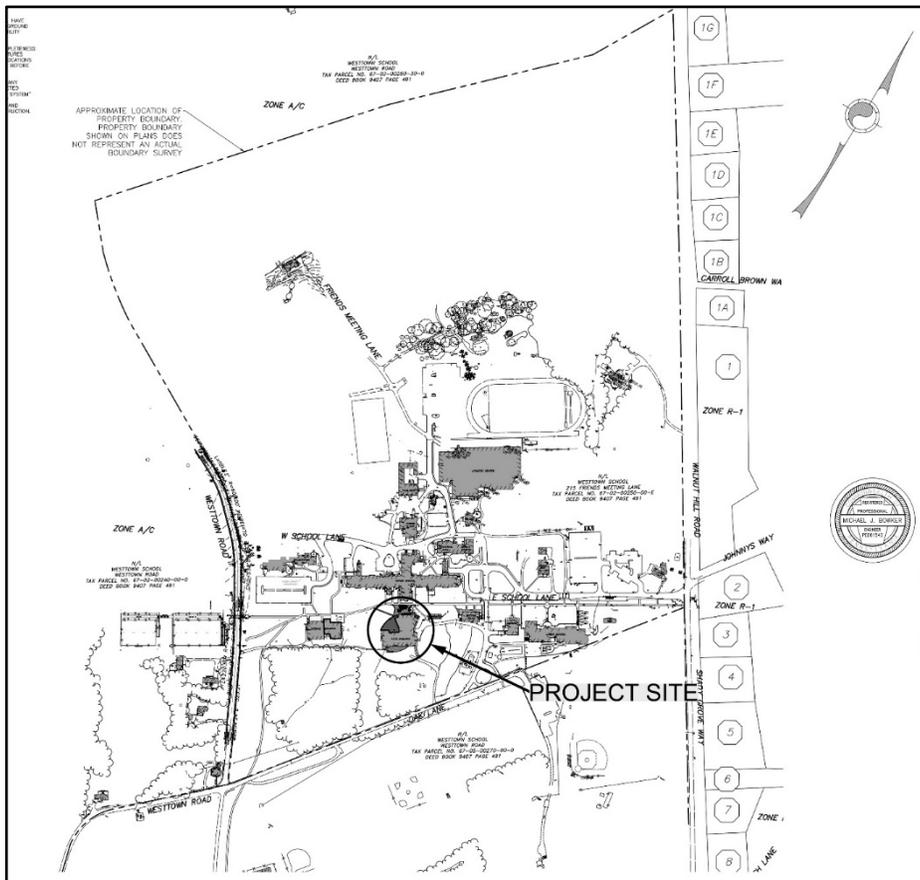
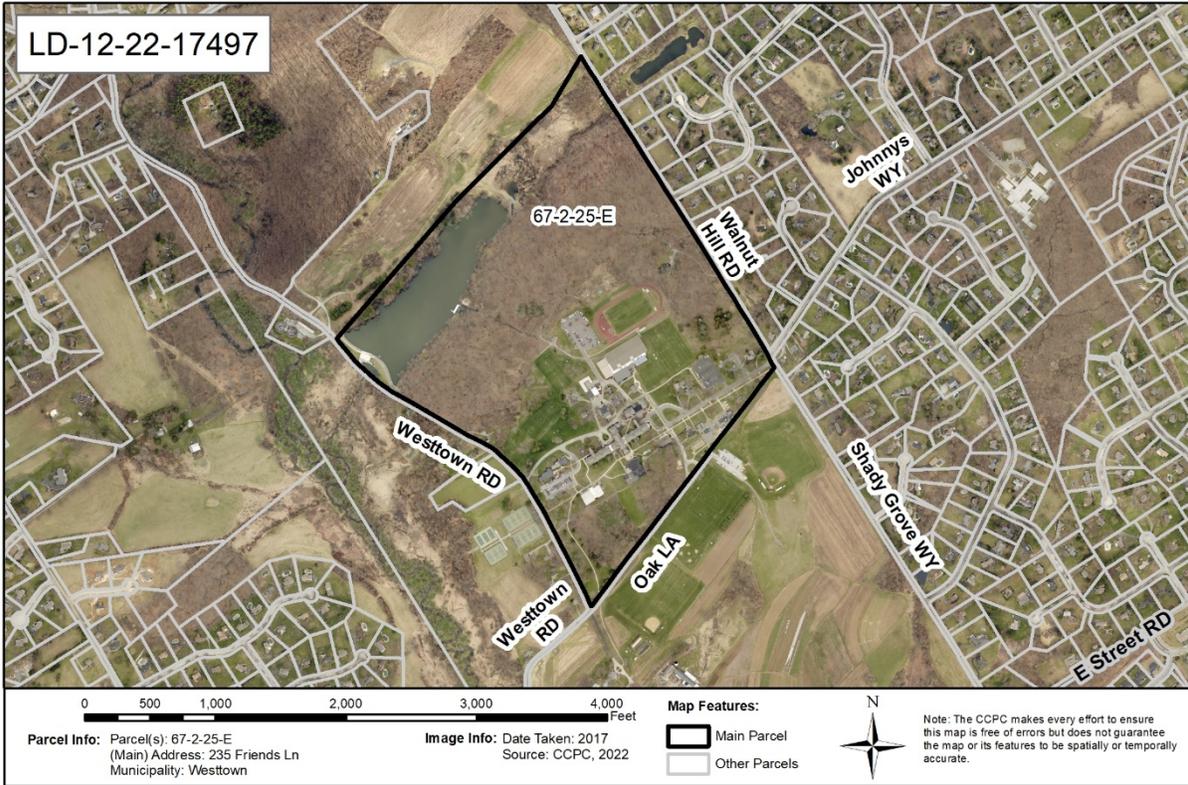
PROJECT SUMMARY:

Location:	between Westtown Road and Walnut Hill Road, south of Westtown Way
Site Acreage:	170.50
Lots/Units:	1 Lot
Non-Res. Square Footage:	8,691
Proposed Land Use:	Addition to existing school building
New Parking Spaces:	0
Municipal Land Use Plan Designation:	Neighborhood Conservation
UPI#:	67-2-25-E

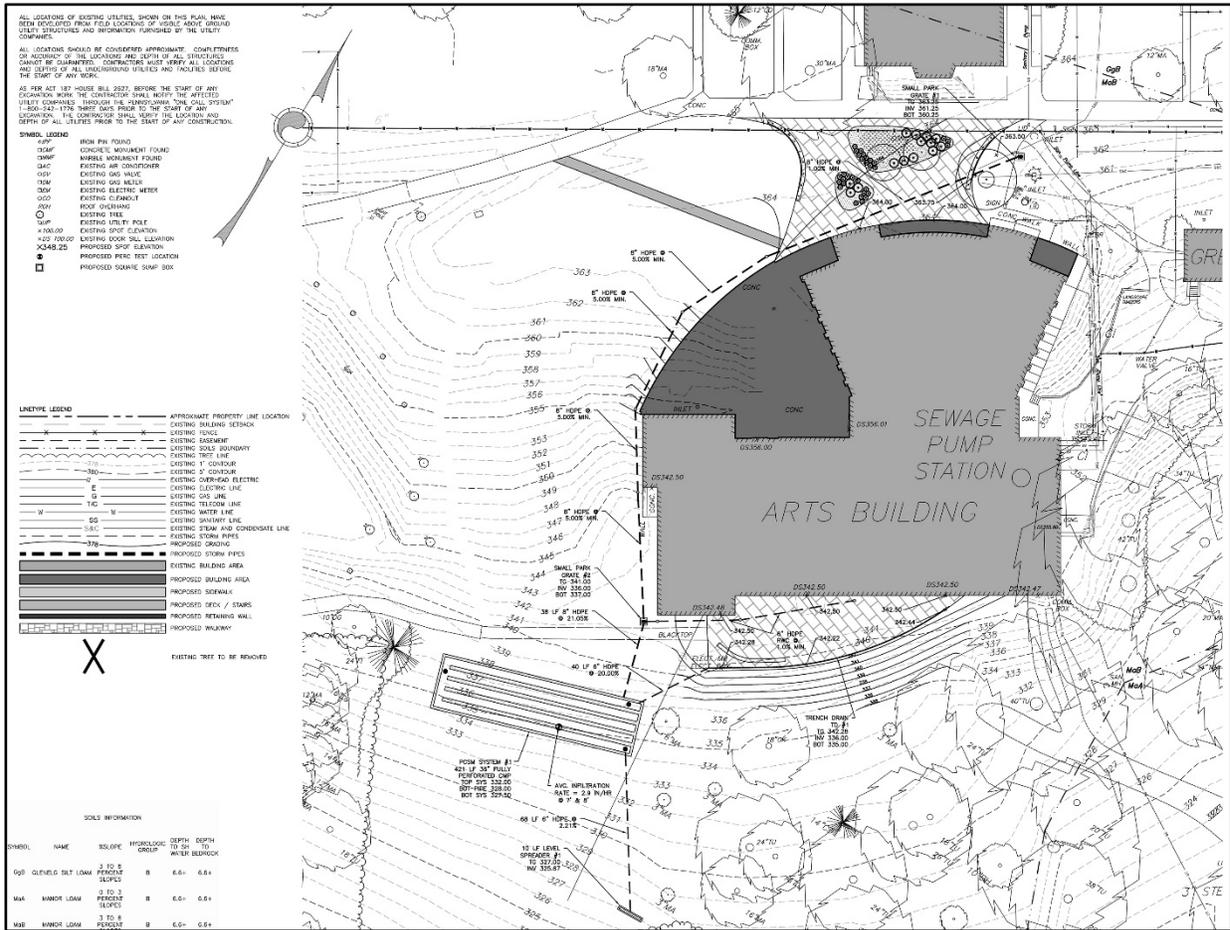
PROPOSAL:

The applicant proposes the construction of an 8,691 square foot addition to the Art School Center. The project site, which is currently served by on site water and public sewer, is located in the A/C Agricultural/Cluster Residential zoning district.

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 land development plan.



Site Plan Detail, Sheet 2: Preliminary/Final Land Development - Westtown School - Art School Center



Site Plan Detail, Sheet 5: Preliminary/Final Land Development - Westtown School - Art School Center

BACKGROUND:

1. The Chester County Planning Commission recently reviewed a land development proposal for this site, which addressed the construction of a 2,562 square foot addition to the Lane House (CCPC# LD-06-22-17248, dated July 8, 2022). As of January 9, 2023, we have no record that this land development plan has been approved by the Township.

COUNTY POLICY:

LANDSCAPES:

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

Page: 4
Re: Preliminary/Final Land Development - Westtown School - Art School Center
Westtown Township - LD-12-22-17497

WATERSHEDS:

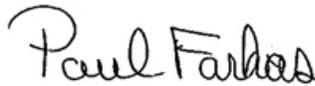
3. **Watersheds**, the water resources component of *Landscapes3*, indicates the proposed development is located within the Chester Creek watershed. **Watersheds'** highest priority land use objectives within this watershed are: reduce stormwater runoff, restore water quality of "impaired" streams, and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

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* (August 2022) and the associated Act 167 stormwater management ordinance standards adopted by each municipality.
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 Westtown 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: Westtown School
Apex Design & Engineering Group, LLC

Proposed Plan and Ordinance Reviews





ORDINANCE PROPOSALS

1/1/2023 to 1/31/2023

The staff reviewed proposals for:

	Total
Subdivision and Land Development Ordinance (SLDO) Amendments	1
Zoning Ordinance Amendments	5
TOTAL REVIEWS	6

MUNICIPALITY	FILE NO.	REVIEW DATE	TOPIC	LANDSCAPES3 CONSISTENCY
East Brandywine Township	SA-12-22-17489	1/3/2023	Proposed - SLDO Amendment Driveway and parking regulations	Consistent
East Brandywine Township	ZA-12-22-17495	1/3/2023	Proposed - Zoning Ordinance Amendment Driveway and parking regulations	Consistent
East Caln Township	ZA-01-23-17512	1/19/2023	Proposed - Zoning Ordinance Amendment Keeping of chickens as accessory use	Consistent
West Chester Borough	ZA-12-22-17499	1/17/2023	Proposed - Zoning Ordinance Amendment The Borough proposes to amend subsection (1) of Section 112-702.A, the scope and applicability provisions of the Borough's sign regulations.	Not Relevant
West Goshen Township	ZA-12-22-17504	1/12/2023	Proposed - Zoning Ordinance Amendment The Township proposes to permit, by conditional use, an assisted living facility and a miniwarehouse/self-storage facility in the C-3 Limited Highway Commercial district. The County Planning Commission reviewed an earlier version of this amendment on December 16, 2022 (CCPC# ZA-11-22-17465).	Consistent
Willistown Township	ZA-12-22-17500	1/17/2023	Proposed - Zoning Ordinance Amendment The Township proposes the addition of subsection (d) to Section 139-12.G.(4), pertaining to the direct commercial sales of agricultural commodities upon property owned and operated by a landowner in the RU Rural District.	Consistent

MUNICIPALITY

FILE NO.

**REVIEW
DATE**

TOPIC

**LANDSCAPES3
CONSISTENCY**

TOTAL NUMBER OF ORDINANCE PROPOSALS WITH RELEVANCE TO LANDSCAPES3: 5

TOTAL NUMBER OF ORDINANCE PROPOSALS CONSISTENT WITH LANDSCAPES3: 5

Ordinance Review Letters





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

January 3, 2023

Luke Reven, Township Manager
East Brandywine Township
1214 Horseshoe Pike
Downingtown, PA 19335

Re: Zoning Ordinance Amendment – Required Parking
East Brandywine Township - ZA-12-22-17495

Dear Mr. Reven:

The Chester County Planning Commission has reviewed the proposed East Brandywine 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 December 9, 2022. We offer the following comments to assist in your review of the proposed Township Zoning Ordinance amendment.

BACKGROUND:

The Chester County Planning Commission also reviewed an amendment to the East Brandywine Township Subdivision and Land Development Ordinance that was concurrently submitted with this proposed amendment to the Township Zoning Ordinance, and our comments on the Subdivision and Land Development Ordinance amendment will be forwarded to the Township separately (refer to CCPC # SA-12-22-17489).

This submission also included an amendment to Section 300-17 of the Township Code, which is not part of the Township Subdivision and Land Development Ordinance or the Zoning Ordinance, which relates to Definitions that are used in both Ordinances.

DESCRIPTION:

East Brandywine Township proposes the following amendments to the Township Zoning Ordinance:

- A. Regulations relating to on-street parallel parking are revised to require that spaces shall be nine feet in width and 22 feet in length;
- B. All parking spaces are required to be on the same lot as the principal building which they serve;
- C. Parking calculations are revised, and
- D. The schedule for minimum parking spaces for dwellings, and for TND-1 and TND-2 developments are revised.

COMMENTS:

1. The Township Engineer should comment on the required parking dimensions and minimum numbers. We suggest that the proposed nine-foot width requirement for on-street parallel parking spaces may be slightly excessive; for example, Upper Uwchlan Township requires not less than eight feet widths for parallel parking space, see [Township of Upper Uwchlan, PA Common Regulations \(ecode360.com\)](http://www.ecode360.com). Additional information on parking design and layouts is available starting on page 111 of the Chester County Planning Commission’s Multi-Modal Circulation Handbook for Chester County, PA, at: [Multi-modal_FINAL-updated2016.indd \(chesco.org\)](http://www.chesco.org).
2. SECTION 6. of the amendment states that:

“Section 399-104, titled Location, subsection A, is deleted and the following new subsection A is inserted: Except as provided under the terms of Sections 399-108.A.(2) and 399-109 of this article, all parking spaces shall be on the same lot as the principal building which they serve.”

Section 399-108.A.(2) of the Township Zoning Ordinance, as reflected in <https://ecode360.com/11883553>, states that:

(2) Townhouse and apartment dwellings:

(a) 2 1/4 parking spaces for each dwelling unit.

(b) The required parking for apartments designed for and exclusively occupied by individuals over the age of 60 may be reduced to one parking space per dwelling unit with the specific approval of the Board of Supervisors.

It is unclear if Section 399-108.A.(2) is the correct reference within the context of requiring all parking spaces to be located on the same lot as the principal building; this should be clarified.

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

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

Sincerely,



Wes Bruckno, AICP
Senior Review Planner



THE COUNTY OF CHESTER

COMMISSIONERS
Marian D. Moskowitz
Josh Maxwell
Michelle Kichline

Brian N. O'Leary, AICP
Executive Director

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January 3, 2023

Luke Reven, Township Manager
East Brandywine Township
1214 Horseshoe Pike
Downingtown, PA 19335

Re: Subdivision and Land Development Ordinance Amendment – Driveways and Parking
East Brandywine Township - SA-12-22-17489

Dear Mr. Reven:

The Chester County Planning Commission has reviewed the proposed East Brandywine Township 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 December 9, 2022. We offer the following comments to assist in your review of the proposed Township Subdivision and Land Development Ordinance amendment.

BACKGROUND:

The Chester County Planning Commission also reviewed an amendment to the East Brandywine Township Zoning Ordinance that was concurrently submitted with this proposed amendment to the Township Subdivision and Land Development Ordinance, and our comments on the Zoning Ordinance amendment are forwarded to the Township separately (refer to CCPC # ZA-12-22-17495).

This current submission also included an amendment to Section 300-17 of the Township Code, which is not part of the Township Subdivision and Land Development Ordinance or the Zoning Ordinance; the amendment to the Township Code relates to definitions that are used in both the Township Subdivision and Land Development Ordinance, and the Zoning Ordinance.

DESCRIPTION:

East Brandywine Township proposes the following amendments:

- A. The definition of PARKING SPACE in Section 300-17 of the Township Code is revised and a new definition of GUEST/OVERFLOW PARKING is added;
 - B. Regulations relating to residential driveways in the Subdivision and Land Development Ordinance are amended to state that, with the exception of apartment dwellings, all residential driveways shall have a minimum unobstructed distance of 25 feet between the interior side of any sidewalk and any structure;
 - C. Regulations in the Subdivision and Land Development Ordinance are revised to require at least two off-street parking spaces with access to a street for each proposed single-family detached dwelling unit.
-

Page: 2

Re: Subdivision and Land Development Ordinance Amendment – Driveways and Parking

East Brandywine Township - SA-12-22-17489

COMMENTS:

1. The definitions of “parking space” and “guest/overflow parking” are clear and descriptive. The proposed definition of “parking space” clarifies that it may be located within a street right-of-way and/or on a lot or tract. The proposed definition of “guest/overflow parking” allows this parking not to be located on individual lots or immediately adjacent to a dwelling unit but must be designed to provide vehicle parking for residents’ guests and/or special events held within the residential development. This provision can add design flexibility and increase the efficient use of lot area, but the Township should ensure that the overflow parking spaces are conveniently located and easily accessible from their related land uses.
2. The Township Engineer should verify that the proposed requirement relating to sight distance at residential driveways will be appropriate in cases where a horizontal curve is present.

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

We request an official copy of the decision made by the East Brandywine 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,



Wes Bruckno, AICP
Senior Review Planner



THE COUNTY OF CHESTER



COMMISSIONERS
Marian D. Moskowitz
Josh Maxwell
Michelle Kichline

Brian N. O'Leary, AICP
Executive Director

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January 19, 2023

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-1-23-17512

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 January 9, 2023. 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.

BACKGROUND:

2. The Chester County Planning Commission reviewed a previous version of this amendment, and our comments were forwarded to the Township in a letter dated November 15, 2022 (refer to CCPC # ZA-10-22-17438). We have the following comments on the current submission.

COMMENTS:

3. Section 225-20.B(7)f. of the Zoning Ordinance is to be amended as follows (*emphasis added*):

f) Standards for keeping of chickens:

- 1) Minimum lot size: *One-quarter (1/4) of an acre.*
- 2) Number of chickens per lot: The maximum number of domestic chickens permitted on a lot with a single-family dwelling shall be determined based on the lot size as set forth below:
 - i. 2 or more acre lots -10 chickens
 - ii. 1 to 1.99 acre lots – 8 chickens

The minimum lot size in Section 225-20.B(7)f.1) is not compatible with the lot sizes in 225-20.B(7)f.2) and should be consistent; we recommend deleting Section 225-20.B(7)f.1).

4. Section 225-20.B(7)(h) contains provisions whereby adult chickens or roosters already living on the property as of the effective date of the ordinance, which are in excess of the number or type otherwise permitted, may be kept for the adult animal's lifetime; and in the case of a citation, the property owner will have three months to eliminate the violation. Additionally, all legally existing nonconformities relating to the keeping of chickens must be immediately brought into compliance upon the sale or rental of the property.

These provisions seem to be understandable means of encouraging non-conformities to be brought into compliance, but they may be difficult to enforce. For example, the Township may need to determine the age of a chicken that is in excess of the maximum permitted number per lot, which may be challenging. Also, the Township Solicitor should verify that the sale or rental of a premises are actions sufficient to require the removal of legally existing nonconformities.

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,



Wes Bruckno, AICP
Senior Review Planner



THE COUNTY OF CHESTER



COMMISSIONERS
Marian D. Moskowitz
Josh Maxwell
Michelle Kichline

Brian N. O'Leary, AICP
Executive Director

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

January 17, 2023

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

Re: Zoning Ordinance Amendment - Scope and Applicability, Sign Regulations
West Chester Borough – ZA-12-22-17499

Dear Mr. Gore:

The Chester County Planning Commission has reviewed the proposed Zoning Ordinance Amendment as submitted pursuant to the provisions of the Pennsylvania Municipalities Planning Code, Section 609(e). The referral for review was received by this office on December 20, 2022. We offer the following comments to assist in your review of the proposed amendment.

DESCRIPTION:

1. The Borough proposes to amend subsection (1) of Section 112-702.A, the scope and applicability provisions of the Borough's sign regulations, by adding a sentence stating that all signs erected, altered, rebuilt, enlarged, extended, relocated or maintained by the Borough within the Borough and all signs authorized by the Borough to be erected, altered, rebuilt, enlarged, extended, relocated or maintained on buildings in the Borough used for Municipal Use are exempt from the provisions of Chapter 112 of the West Chester Borough Code.

COMMENTS:

2. The proposed ordinance language appears to be appropriate.

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

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

Sincerely,

Paul Farkas
Senior Review Planner



THE COUNTY OF CHESTER



COMMISSIONERS
Marian D. Moskowitz
Josh Maxwell
Michelle Kichline

Brian N. O'Leary, AICP
Executive Director

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

January 12, 2023

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

Re: Zoning Ordinance Amendment – Assisted Living Facility and Miniwarehouse/Self-Storage Facility, C-3 Limited Highway Commercial District
West Goshen Township – ZA-12-22-17504

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 December 27, 2022. We offer the following comments to assist in your review of the proposed amendment.

DESCRIPTION:

1. West Goshen Township proposes the following amendments to its Zoning Ordinance:
 - A. Add Section I to Section 84-24, the use regulations of the C-3 Limited Highway Commercial District. The proposed standards would permit, by conditional use, an assisted living facility and a miniwarehouse/self-storage facility in the C-3 District, in accordance with the standards set forth in Sections 84-25, 84-26, and 84-27, with the added provision that the maximum building height may be increased up to four stories, not to exceed 50 feet if the minimum green area (landscaped) is increased to 25 percent minimum (we note that the current maximum building height in the C-3 District is three stories, not to exceed 35 feet);
 - B. Change the maximum lot coverage of the C-3 District set forth in Section 84-25.E from 30 percent to 35 percent;
 - C. Delete Section 84-25.E, the floor area ratio standard of the C-3 District, and renumber existing Sections 84-25.F through 84-25.L as 84-25.E through 84-25.K, respectively;
 - D. Amend the building setback line standards of the C-3 District; which includes changing the minimum setback from 40 feet to 50 feet for any building, and eliminating the reference to “or parking area” from this section (this issue is further discussed in comment #2); and
 - E. Amend the minimum parking space requirements for an assisted living facility currently set forth in Section 84-55.I(2).

BACKGROUND:

2. The County Planning Commission reviewed an earlier version of this amendment on December 16, 2022 (CCPC# ZA-11-22-17465). We stated in comment #5 of our previous review letter that the proposed building setback line standards in Section 84-25.E were not very clear. We acknowledge, and endorse, that this section has been revised to state that the building setback line

Page: 2

Re: Zoning Ordinance Amendment – Assisted Living Facility and Miniwarehouse/Self-Storage Facility, C-3 Limited Highway Commercial District
West Goshen Township – ZA-12-22-17504

shall be a minimum of 50 feet, “provided that if the proposed lot and building are contiguous to a residential use or residential zoning district, a planted buffer 25 feet in depth contiguous to the lot line abutting the residential use or residential district shall be permanently maintained.” It is our understanding that this is the only revision to this latest version of the proposed amendment.

3. As noted in our previous review, the purpose of this zoning amendment petition is to allow for the construction of an assisted living facility and a self-storage facility at 943 South High Street (UPI# 52-7-29, 52-7-29.2, 52-7-29.3 and 67-4B-1, approximately 8.02 acres). The existing hotel on this site would be demolished. The applicant and Township should refer to pages 3 through 5 of our prior review pertaining to our comments about future development considerations for this site.

LANDSCAPES:

4. According to our copy of the Township Zoning Map, there are two C-3 zoning designations in the Township: the east side of South High Street at the Westtown Township border; and the north side of West Chester Pike between North Five Points Road and Chatwood Avenue. As proposed, this amendment would allow the uses in both of these C-3 Districts, not just the South High Street area. The South High Street designation is located in the within the **Suburban Landscape** and **Natural Landscape** designations of [Landscapes3](#), the 2018 County Comprehensive Plan. The zoning designation on the north side of West Chester Pike is located within the **Suburban Center Landscape** designation.

Assisted living facilities and self-storage storage facilities are appropriate uses in **Suburban Landscape** and **Suburban Center Landscape** designations. [Landscapes3](#), the 2018 County Comprehensive Plan, projects 146,000 new county residents between 2015 and 2045, with the senior population anticipated to nearly double during this timeframe. “Live” Objective C of [Landscapes3](#) supports safe and accessible places for people of all ages and abilities, from children through seniors, through the development of affordable housing, community facilities, and amenities.

COMMENTS:

5. As noted in our previous review letter, there does not appear to be specific design criteria or other supplemental use standards for miniwarehouse/self-storage facilities in the Township’s zoning ordinance. If this is correct, then the Township should consider the development of design criteria for miniwarehouse/self-storage facilities as part of this amendment submission. The design criteria should address issues such as building design, landscape design, lighting design, illegal activity, maintenance, along with identifying items that are prohibited from storage, such as flammable liquids, highly combustible or explosive materials, toxic or radioactive materials, or hazardous chemicals or other hazardous materials. Additional information on this topic is provided in the County Planning Commission’s [Self-Storage Facilities Planning eTool](#), which is available at:
<https://www.chescoplanning.org/MuniCorner/eTools/70-SelfStorage.cfm>.

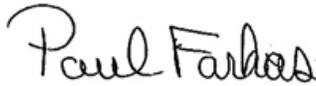
RECOMMENDATION: The Township should consider the comments in this letter before acting on the proposed zoning ordinance amendment.

Page: 3

Re: Zoning Ordinance Amendment – Assisted Living Facility and Miniwarehouse/Self-Storage Facility, C-3 Limited Highway Commercial District
West Goshen Township – ZA-12-22-17504

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

Sincerely,

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

Paul Farkas
Senior Review Planner

cc: Riley Riper Hollin & Colagreco
Maggie Dobbs, AICP, Director of Planning and Zoning, Westtown Township



THE COUNTY OF CHESTER



COMMISSIONERS
Marian D. Moskowitz
Josh Maxwell
Michelle Kichline

Brian N. O’Leary, AICP
Executive Director

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

January 17, 2023

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

Re: Zoning Ordinance Amendment – Direct Commercial Sales of Agricultural Commodities,
RU Rural District
Willistown Township – ZA-12-22-17500

Dear Ms. Slook:

The Chester County Planning Commission has reviewed the proposed Zoning Ordinance Amendment as submitted pursuant to the provisions of the Pennsylvania Municipalities Planning Code, Section 609(e). The referral for review was received by this office on December 20, 2022. We offer the following comments to assist in your review of the proposed amendment.

DESCRIPTION:

1. The Township proposes the addition of subsection (d) to Section 139-12.G.(4), pertaining to the direct commercial sales of agricultural commodities upon property owned and operated by a landowner in the RU Rural District. The proposed ordinance language states that activities in furtherance of, or customarily incidental to, the sale of agricultural commodities, such as pick-your-own and cut-your own produce, instructions to customers, tastings and free samples of agricultural commodities, and tours of the agricultural facilities on the property, shall also be permitted, provided that all revenue collected is related to the sale of agricultural commodities, and not for service.

COMMENTS:

2. The proposed ordinance language appears to be appropriate.

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

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

Sincerely,

Paul Farkas
Senior Review Planner

Act 537 Reviews

Act 537 Reviews for Chester County January 2023

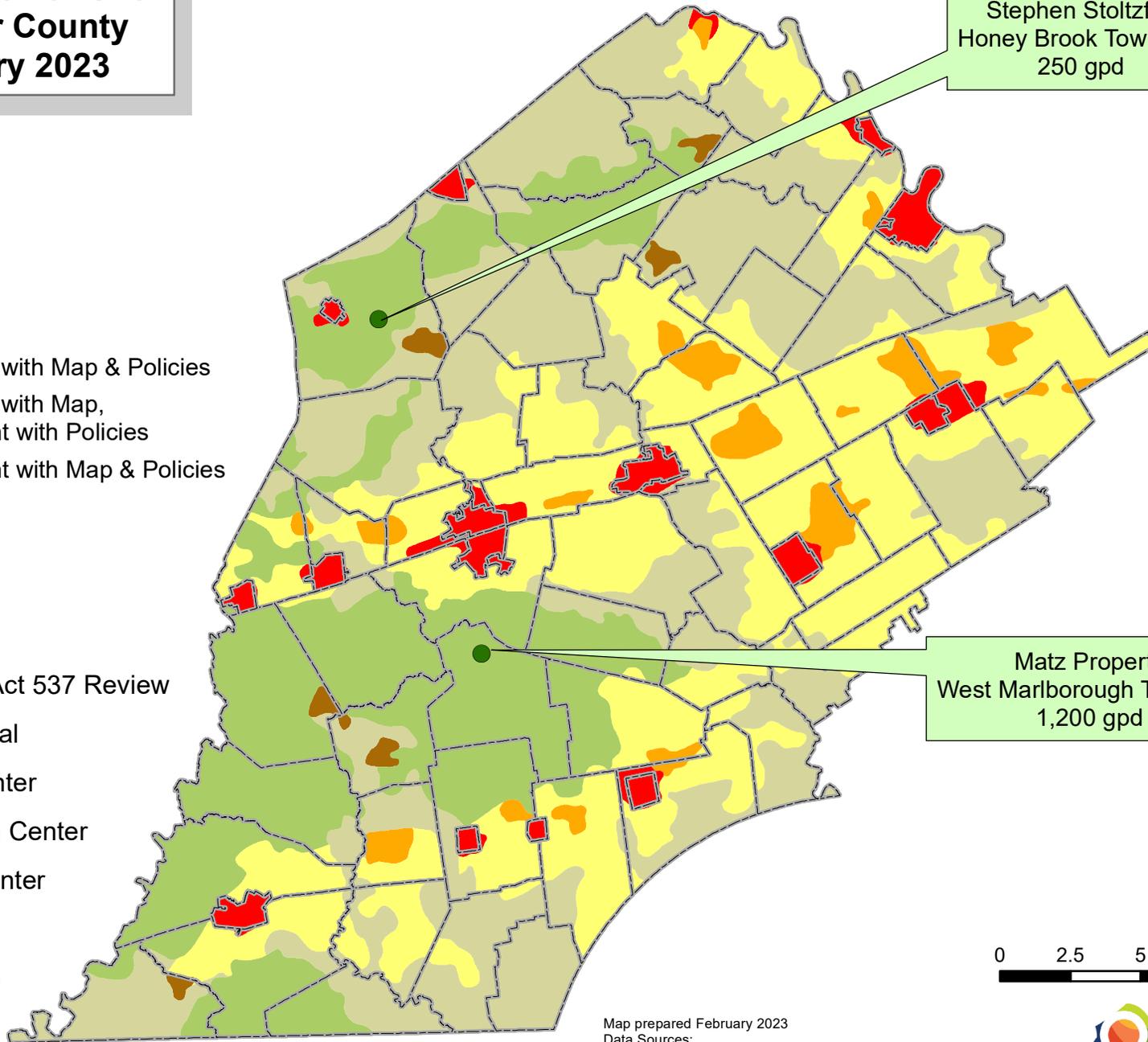


Stephen Stoltzfus
Honey Brook Township
250 gpd

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

Legend

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



Matz Property
West Marlborough Township
1,200 gpd



Map prepared February 2023

Data Sources:

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



Chester County Planning Commission
February 8, 2023

ENVIRONMENTAL PLANNING ACTIVITIES

Sewage Facilities Planning

MAJOR REVISIONS TO MUNICIPAL PLANS:

None

MINOR REVISIONS TO MUNICIPAL PLANS:

Honey Brook Township, Stephen Stoltzfus

The applicant is proposing a home occupation (butcher shop) on 2.12 acres. The site is on Pleasantview Road. The amount of wastewater for the project is 250 gpd. The project is to be served by an individual holding tank, in coordination with PA DEP and the Township. This project is designated as an Agricultural Landscape and is consistent with *Landscapes3*.

West Marlborough Township, Matz Property

The applicant is proposing an apartment renovation/conversion, on 3.9 acres. The site is on Doe Run Road at the intersection with Route 841. The amount of wastewater for the project is 1,200 gpd. The project is to be served by a community on-lot sewage disposal system. This project is designated as an Agricultural Landscape and is consistent with *Landscapes3*.

Action Requested

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

2/8/2023

Minor Revisions



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

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

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

Project Name & Municipality Stephen Stoltzfus, Honey Brook Township

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

1. Date plan received by county planning agency. December 19, 2022
2. Date plan received by planning agency with areawide jurisdiction N/A Agency name N/A
3. Date review completed by agency January 09, 2023

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

Yes	No	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	1. Is there a county or areawide comprehensive plan adopted under the Municipalities Planning Code (53 P.S. 10101 et seq.)? <u>Landscapes3, the Chester County Comprehensive Plan, was adopted in 2018. Watersheds, the Chester County Comprehensive Plan Integrated Water Resources Element, was adopted in 2002.</u>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	2. Is this proposal consistent with the comprehensive plan for land use? <u>According to the Landscapes map adopted in 2018, the proposed subdivision/land development includes land designated as the Agricultural Landscape. The vision for the Agricultural Landscape is very limited development occurring at very low densities to preserve prime agricultural soils and farm operations. On-lot sewage disposal is supported in this landscape, except where public health requires alternatives.</u>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	3. Does this proposal meet the goals and objectives of the plan? If no, describe goals and objectives that are not met
<input checked="" type="checkbox"/>	<input type="checkbox"/>	4. Is this proposal consistent with the use, development, and protection of water resources? If no, describe inconsistency <u>Landscapes3 Protect Objective A states: "Guide development away from sensitive natural resources and toward areas appropriate for accommodating growth." According to PA Code Title 25, Chapter 93, this proposal is located in a watershed or sub-watershed that has a stream use designated as High Quality Waters, the West Branch Brandywine Creek. These streams are given high priority when considering watershed protection measures. The applicant may need to conduct further coordination with DEP or other agencies in order to comply with the water quality standards set forth in this regulation.</u>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	5. Is this proposal consistent with the county or areawide comprehensive land use planning relative to Prime Agricultural Land Preservation? If no, describe inconsistencies:
<input type="checkbox"/>	<input checked="" type="checkbox"/>	6. Does this project propose encroachments, obstructions, or dams that will affect wetlands? If yes, describe impact:
<input type="checkbox"/>	<input type="checkbox"/>	7. Will any known historical or archaeological resources be impacted by this project? Not Known. If yes, describe impacts
<input type="checkbox"/>	<input checked="" type="checkbox"/>	8. Will any known endangered or threatened species of plant or animal be impacted by the development project?
<input type="checkbox"/>	<input checked="" type="checkbox"/>	9. Is there a county or areawide zoning ordinance?
<input type="checkbox"/>	<input type="checkbox"/>	10. Does this proposal meet the zoning requirements of the ordinance? N/A

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

- | | | |
|-------------------------------------|-------------------------------------|---|
| <input type="checkbox"/> | <input type="checkbox"/> | 11. Have all applicable zoning approvals been obtained? N/A |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 12. Is there a county or areawide subdivision and land development ordinance? No |
| <input type="checkbox"/> | <input type="checkbox"/> | 13. Does this proposal meet the requirements of the ordinance? N/A
If no, describe which requirements are not met |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 14. Is this proposal consistent with the municipal Act 537 Official Sewage Facilities Plan?
If no, describe inconsistency |
| <input type="checkbox"/> | <input type="checkbox"/> | 15. Are there any wastewater disposal needs in the area adjacent to this proposal that should be considered by the municipality? Not known If yes, describe |
| <input type="checkbox"/> | <input type="checkbox"/> | 16. Has a waiver of the sewage facilities planning requirements been requested for the residual tract of this subdivision?
If yes, is the proposed waiver consistent with applicable ordinances. Not Known
If no, describe inconsistencies |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 17. Does the county have a stormwater management plan as required by the Stormwater Management Act? If yes, will this project plan require the implementation of storm water management measures? <u>We note that on August 17, 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 2013 model ordinance. Municipalities with MS4 permits should be consistent with the updated County-wide Model Ordinance by September 30, 2022, per PA DEP requirements. Because the municipal updates are still underway, individual municipalities should be consulted to determine the stormwater ordinance currently in effect in their municipality. 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: 1/9/2023

Signature: _____

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

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

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

PC53-01-23-17507

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
Stephen Stoltzfus, Site Contact
Warren Obenski, Honey Brook Township
Jason Shaner, Impact Engineering Group



**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 Matz Property, West Marlborough Township

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

1. Date plan received by county planning agency. January 11, 2023
2. Date plan received by planning agency with areawide jurisdiction N/A Agency name N/A
3. Date review completed by agency January 20, 2023

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

Yes	No	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	1. Is there a county or areawide comprehensive plan adopted under the Municipalities Planning Code (53 P.S. 10101 et seq.)? <u>Landscapes3, the Chester County Comprehensive Plan, was adopted in 2018. Watersheds, the Chester County Comprehensive Plan Integrated Water Resources Element, was adopted in 2002.</u>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	2. Is this proposal consistent with the comprehensive plan for land use? <u>According to the Landscapes map adopted in 2018, the proposed subdivision/land development includes land designated as the Agricultural Landscape. The vision for the Agricultural Landscape is very limited development occurring at very low densities to preserve prime agricultural soils and farm operations. On-lot sewage disposal is supported in this landscape, except where public health requires alternatives.</u>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	3. Does this proposal meet the goals and objectives of the plan? If no, describe goals and objectives that are not met
<input checked="" type="checkbox"/>	<input type="checkbox"/>	4. Is this proposal consistent with the use, development, and protection of water resources? If no, describe inconsistency
<input checked="" type="checkbox"/>	<input type="checkbox"/>	5. Is this proposal consistent with the county or areawide comprehensive land use planning relative to Prime Agricultural Land Preservation? If no, describe inconsistencies:
<input type="checkbox"/>	<input checked="" type="checkbox"/>	6. Does this project propose encroachments, obstructions, or dams that will affect wetlands? If yes, describe impact: <u>*Landscapes3 Protect Objective B supports comprehensive protection and restoration of the county's ecosystems, including wetlands. The project site contains delineated wetlands, although it does not appear that any proposed development activity will encroach upon them. The applicant should be aware that placement of fill in wetlands is regulated by Section 404 of the Clean Water Act (1977) and PA DEP Chapter 105 Rules and Regulations.</u>
<input type="checkbox"/>	<input type="checkbox"/>	7. Will any known historical or archaeological resources be impacted by this project? Not Known. If yes, describe impacts
<input type="checkbox"/>	<input checked="" type="checkbox"/>	8. Will any known endangered or threatened species of plant or animal be impacted by the development project?
<input type="checkbox"/>	<input checked="" type="checkbox"/>	9. Is there a county or areawide zoning ordinance?
<input type="checkbox"/>	<input type="checkbox"/>	10. Does this proposal meet the zoning requirements of the ordinance? N/A

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

- | | | |
|-------------------------------------|-------------------------------------|---|
| <input type="checkbox"/> | <input type="checkbox"/> | 11. Have all applicable zoning approvals been obtained? N/A |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 12. Is there a county or areawide subdivision and land development ordinance? No |
| <input type="checkbox"/> | <input type="checkbox"/> | 13. Does this proposal meet the requirements of the ordinance? N/A
If no, describe which requirements are not met |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 14. Is this proposal consistent with the municipal Act 537 Official Sewage Facilities Plan?
If no, describe inconsistency |
| <input type="checkbox"/> | <input type="checkbox"/> | 15. Are there any wastewater disposal needs in the area adjacent to this proposal that should be considered by the municipality? Not known If yes, describe |
| <input type="checkbox"/> | <input type="checkbox"/> | 16. Has a waiver of the sewage facilities planning requirements been requested for the residual tract of this subdivision?
If yes, is the proposed waiver consistent with applicable ordinances. Not Known
If no, describe inconsistencies |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 17. Does the county have a stormwater management plan as required by the Stormwater Management Act? If yes, will this project plan require the implementation of storm water management measures? <u>We note that on August 17, 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 2013 model ordinance. Municipalities with MS4 permits should be consistent with the updated County-wide Model Ordinance by September 30, 2022, per PA DEP requirements. Because the municipal updates are still underway, individual municipalities should be consulted to determine the stormwater ordinance currently in effect in their municipality. 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: 1/20/2023Name of County or Areawide Planning Agency: Chester County Planning CommissionAddress: Government Services Center, Suite 270601 Westtown RoadP.O. Box 2747West Chester, PA 19380-0990Telephone Number: (610) 344-6285**SECTION D. ADDITIONAL COMMENTS (See Section D of instructions)**

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

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

PC53-01-23-17529

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
Charles Ginty, Site Contact
Shirley Walton, West Marlborough Township
Michael Lane, Brickhouse Environmental

Discussion and Information Items



Multimodal Transportation Planning Division

January 2023

PA DCNR C2P2 Fall Grant Round Awards

As Rachael Griffith reported at the January Board meeting, the awards for the PA DCNR Community Conservation Partnerships Program (C2P2) Special Fall Grants Round were announced, and a full listing of awards encompassing all sub-programs was distributed on January 12th. Chester County award recipients include:

- Avondale Borough - \$66,000 - Rehabilitation of Pomeroy Avenue Park
- Coatesville City - \$1,136,400 - Rehabilitation of Ash Park
- Chester County - \$70,000 - Installation of approximately 9 acres of riparian forest buffers, 1 acre of meadow, and 700 trees
- East Pikeland Township - \$767,600 - Development of Hidden River Park and Preserve
- Malvern Borough - \$324,800 - Rehabilitation and further development of Randolph Woods Nature Preserve
- Westtown Township - \$4,000,000 - Payment toward the acquisition of approximately 208 acres along Route 202 (Crebilly Farm)
- **TOTAL: \$6,364,800**



The full listing of awards across the Commonwealth may be found [here](#).

Philadelphia & Thorndale (P&T) Corridor Update

Following up on the report we provided last August regarding the impending acquisition of the Philadelphia & Thorndale rail corridor by PennDOT from Norfolk Southern, we can now report that transaction is complete. Although there have been no official announcements, PennDOT Central Office has confirmed that they now own the corridor. In early January, the netting on the Downingtown Trestle above US 322 was replaced by PennDOT. The next step will be the property disposition process where the corridor will be subdivided and turned over to both SEPTA for the pupose of expanding Exton Station, and to Chester County for the purpose of extending the Chester Valley Trail west into Downingtown, as per the Master Plan we completed in 2017. PennDOT suggested this disposition process could take 9 months or more.





THE COUNTY OF CHESTER



COMMISSIONERS
Marian D. Moskowitz
Josh Maxwell
Michelle Kichline

Brian N. O'Leary, AICP
Executive Director

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

MEMORANDUM

To: Chester County Planning Commission
From: Paul Fritz, Director, Design & Technology Division
Date: January 31, 2023
Re: Planning Commission Board Meeting Monthly Report

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

The 247 planners reviewed and processed plan and ordinance submittals. Research for the Village Preservation Guide continued and a summary of 2022 reviews was compiled.

The GIS staff assisted Community Planning with municipal mapping requests, historic atlas updates, and work program projects, including maps for the Understanding Social Equity web page.

The Graphics team assisted with various work program projects, including the graphic layout for the 2022 Annual Report and a logo for the Sustainability Division.

Community Planning

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

Community Planning Municipal Assistance Projects

February 2023

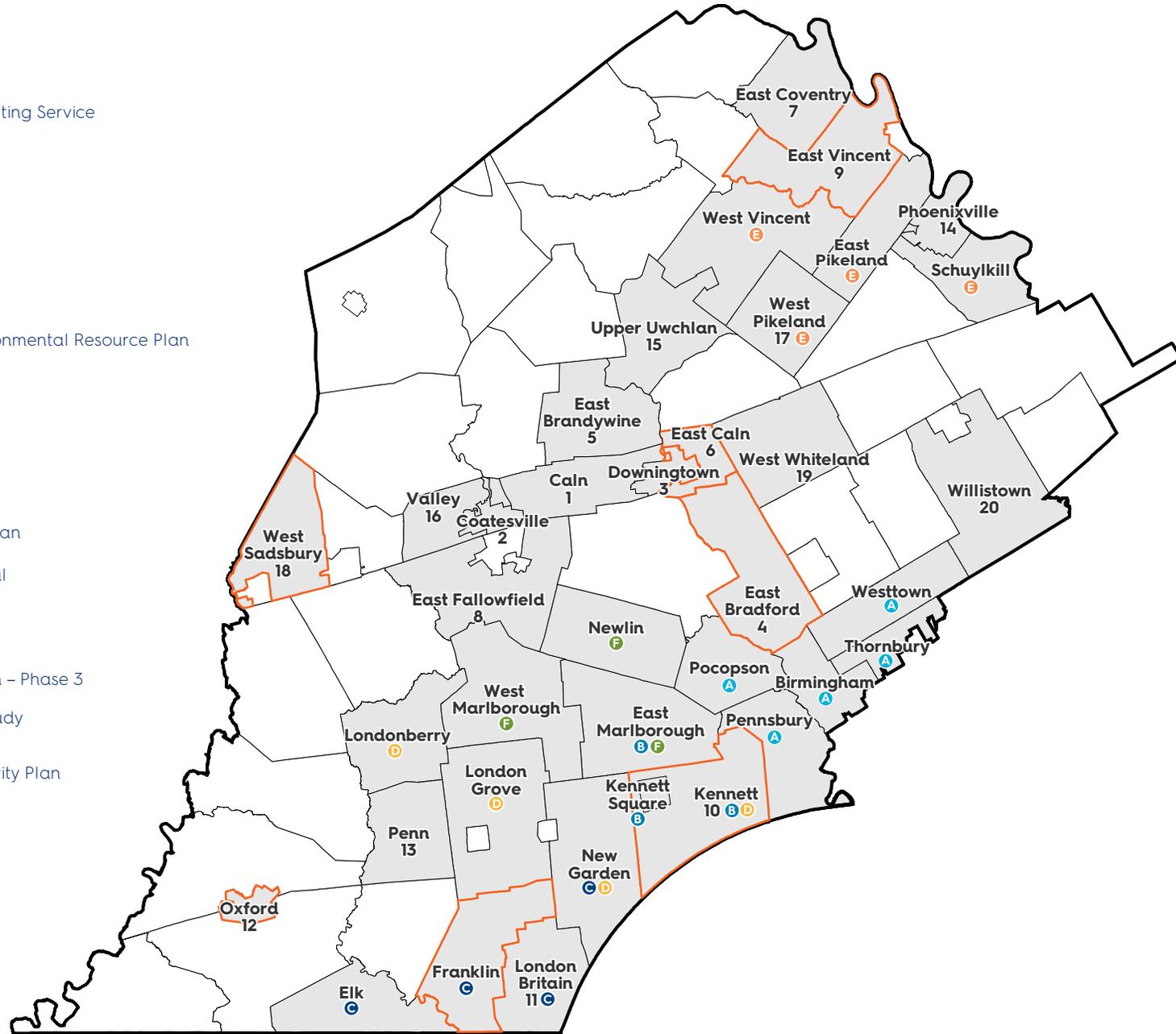
- Municipality with Ongoing VPP Project
- Municipality with Planning Commission Consulting Service

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 Coventry Land Use Assumptions Report
8. East Fallowfield Open Space, Recreation, & Environmental Resource Plan
9. East Vincent Zoning Ordinance
10. Kennett Zoning Ordinance
11. London Britain SLDO
12. Oxford Comprehensive Plan
13. Penn Comprehensive Plan
14. Phoenixville Zoning Ordinance
15. Upper Uwchlan Active Transportation Plan
16. Valley – W. Lincoln Highway Corridor Master Plan
17. West Pikeland Parks, Recreation, & Open Space Plan
18. West Sadsbury Comprehensive Plan
19. West Whiteland Parks Wayfinding Signage Manual
20. 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

February 2023 (Activities as of 1/31/23)

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

MUNICIPAL ASSISTANCE

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

SINGLE MUNICIPALITY

1. Caln Township – Zoning Ordinance Update

Percent Completed: 75% Contract Term: 8/20 – 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 and removing the complicated and numerous overlay districts. After several months of working and reworking a form-based zoning scenario, the consultant distributed a full draft of the Zoning Ordinance for discussion at the August 2022 Task Force meeting. After several months of internal discussion involving the township manager, solicitor, and ZO, the draft ordinance was presented to the Board of Commissioner’s for their consideration. At issue, the form-based zoning that the consultant had developed over the first 6-18 months of the project. The BOC was not in favor of this zoning technique and, as a result, will work with Township staff and their attorney to complete the draft ordinance during the next several months in accordance with the Contract Scope of Work. *The Township has submitted a request for their 2nd extension that will not include the consultant moving forward.*

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 last meeting was December 5th. The initial work on the project is nearly complete and should be nearing the next step 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 selected Michael Baker International as the consultant. The contract is currently being developed and should come before the County Commissioners in early 2023 for approval.

4. East Bradford Township – Zoning Ordinance Update

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

The January meeting included review of the draft articles for the R-3 and R-4 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. Official Map VPP/247 review is complete.

6. East Caln Township – Comprehensive Plan

Percent Completed: 20% Contract Term: 6/22 – 5/24 Consultant: Chester County Planning Commission Monitor: Chris Patriarca

The Task Force reviewed the topical chapter for community facilities and services at their January meeting and will review the natural and environmental resources chapter at their February meeting.

7. East Coventry Township – Land Use Assumptions Report

Percent Completed: 0% Contract Term: TBD Consultant: McMahon Associates, Inc. Monitor: TBD

There was no December Completion of a Land Use Assumptions Report (LUAR) in support of a new Act 209 Study. This new effort will take a fresh look at development projections and existing/future traffic conditions; determine development traffic impact fees; and determine transportation capital improvements consistent with community and region's current goals and vision. McMahon Associates, Inc. would serve as the primary consultant for this project.

8. East Fallowfield Township – Open Space, Recreation, and Environmental Resource Plan Update

Percent Completed: 0% Contract Term: TBD Consultant: *Simone Collins* Monitor: TBD

The township will update its 1993 Open Space, Recreation, and Environmental Resources Plan. The revised plan will identify opportunities for future open space preservation, identify the current and potential future demands for recreational parks and facilities, and provide a vision for a bicycle and pedestrian transportation network that connects neighborhoods to parks, schools, and businesses. The consultant team for this project would consist of Brandywine Conservancy and Recreation and Parks Solutions.

9. East Vincent – Zoning Ordinance

Percent Completed: 25% Contract Term: 4/22 – 3/24 Consultant: Chester County Planning Commission Monitor: Kate Clark

The January meeting focused on reviewing the Professional Office zoning district and definitions. The next meeting is scheduled for February 14th.

10. Kennett Township – Zoning Ordinance

Percent Completed: 90% 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 247 review with CCPC is complete. Township Planning Commission meeting was in November. Board of Supervisors public meeting was in December. *Adoption hearing is in February.*

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

Percent Completed: 100% Contract Term: 7/20 – 6/23 Consultant: Brandywine Conservancy Monitor: Kate Clark

The Board of Supervisors adopted the Subdivision and Land Development Ordinance on December 19th.

12. Oxford Borough – Comprehensive Plan

Percent Completed: 78% 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. Draft Plan Chapters were presented throughout the Summer and Fall of 2022 and the full draft Comprehensive Plan will be distributed to the Task Force in February. *Adoption is anticipated in March or April 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. Several meetings were held in the Summer and Fall 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 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. *After taking a few months to develop plan recommendations, the consultant met with the Task Force in January 2023 to review and discuss draft recommendations for natural and historic resources and open space and recreation.*

14. Phoenixville Borough – Zoning Ordinance Update

Percent Completed: 0% Contract Term: TBD Consultant: Gilmore & Associates Monitor: TBD

This project is to update the Borough's current Zoning ordinance this is on the heels of the Borough's newly adopted Comprehensive plan update. The Borough's Zoning Ordinance rewrite will strive to be consistent in achieving the goals and vision of Landscapes3. The Borough hopes to integrate the goals of Preserve, Protect, Appreciate, Live, Prosper, and Connect in an Urban Center into the zoning ordinance update. The Borough's Current Zoning Ordinance was adopted in 2013. Gilmore & Associates would serve as the consultant for this project.

15. Upper Uwchlan Township – Active Transportation Plan

Percent Completed: 5% Contract Term: 10/22 – 3/24 Consultant: McMahon 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 McMahon Associates as the lead project consultant with support from the Brandywine Conservancy. The kickoff meeting for the task force was held in mid-November.

16. 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 Task Force met most recently in January 2023 and discussed the draft plan recommendations and mapping that will be presented to the public at a meeting at the end of February.*

17. West Pikeland Township – Parks, Recreation, and Open Space Plan

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

The plan will provide guidance to the Township for improving their existing parks, conserving open space, and connecting trails. It will also provide recommendations on land use policies, financing, operations and maintenance. It will be based on a robust public process, designed to gather information from the public to guide creation of the plan. This plan would be adopted as an amendment to the municipal comprehensive plan. Natural Lands would serve as the consultant for this project.

18. West Sadsbury Township – Comprehensive Plan

Percent Completed: 0% Contract Term: 2/23 – 1/25 Consultant: Chester County Planning Commission Lead Planner: Kate Clark

CCPC will provide professional planning and support staff to assist West Sadsbury Township in the preparation of the West Sadsbury Township Comprehensive Plan. The Plan will focus on the issues and opportunities of greatest priority to West Sadsbury Township and provide a clear vision for implementation of recommendations.

19. West Whiteland Township – Parks Wayfinding Signage Manual

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

The purpose of the West Whiteland Parks System Wayfinding Signage Design Manual (WSM) is to promote placemaking throughout the Township, starting with our 11 parks. The goal is to complete a comprehensive wayfinding signage package to enhance the user experience in the parks. The WSM will create a uniform wayfinding signage brand for the Township to use at each park to provide mapping, educational and informational signage to facilitate users’ needs to locate park amenities, along with Township sign maintenance and overall phasing implementation of the signage program. Merje would serve as the consultant for this project.

20. Willistown Township – Comprehensive Plan

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

The consultant provided a status update at the January meeting. A full draft plan is expected once sub-consultants complete their portion of the project. A full draft plan is expected in the next few months, with anticipated adoption in June 2023.

MULTI-MUNICIPAL

21. 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. PHMC has completed their review. ABPP is reviewing. Consultants will assist drafting and reviewing planning documents. *Planning documents are starting to be prepared at the completion of the ABPP grant.*

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

Percent Completed: 40% Contract Term: 4/22 – 9/23 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.

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

Percent Completed: 0% Contract Term: 12/22 – 11/24 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 and County Commissioners. A project task force is being put together. *The consultant intends to meet with the Task Force in February.*

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

Percent Completed: 0% Contract Term: 2/23 – 7/24 Consultant: McMahon Associates Monitor: Chris Patriarca

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 has been executed by all four municipalities.

25. Phoenixville Area Townships – Clean Energy Transition Plan

Percent Completed: 65% 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.

26. Unionville Area Region – Comprehensive Plan Update

Percent Completed: 15% Contract Term: 4/22 – 3/24 Consultant: Brandywine Conservancy Monitor: Kate Clark

Future land use recommendations were reviewed at the January meeting. The next Task Force meeting is scheduled for March 1st.

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. Pennsbury Township (historic resources in zoning ordinance)
5. Oxford Region (anticipated – regional comprehensive plan)
6. Spring City (comprehensive plan)
7. Kennett Square Borough (comprehensive plan)
8. West Grove (zoning amendments)

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 of 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. The theme is “Our Agricultural Heritage”. *Nine applications have been received and two more are expected.*
- **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 Leadership Luncheon will take place in March 2023 and will include discussion relating to the America250PA Chester County Commission and the Heritage Tourism Plan.*
- **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, Watermark Road #21; Camp Bonsul Road #26; Harvey's Bridge Road #92; Dutton Mill Road #157; Creek Road #175; Bertolet School Road #196; Warwick Furnace Road #199; Spring City Road #205; Keim Street #220; Hadfield Road #244; Township Road #297; Thomas Road #300; West Cedarville Road #311. Cultural Review reports are completed for #35, #92, #199 and #157. Cultural Review reports are underway for #300 and #311.
 - 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 reconvened on January 18, 2023 to discuss recommendations for the Hatfield House as well as historic houses on the Chester County Prison property. *The County is now planning to apply for a PHMC Keystone Construction Grant for the restoration of the columns of the Historic Courthouse in West Chester.* 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; Traditions of America development at National Register-eligible Baldwin Farm in West Brandywine Township; Downingtown Train Station project.
 - Other activity (planning /technical assistance) with potential regulatory element: Fricks Lock/Schuylkill River/Parker Ford 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 America 250PA Chester County Commission held its first meeting of 2023 on January 5th at the Chester County Library & District Center. At their December 15th meeting, the County Commissioners approved a one-year contract for 250th Commission member Beverly Sheppard to serve as a coordinator for the Commission's six committees and assist as they plan Semiquincentennial celebrations. At the same meeting, the Commissioners also approved a contract that created the Friends of the America250PA Chester County Charitable Fund, to be administered by the Chester County Community Foundation.
 - 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 coordination meeting with local heritage preservation leaders and CCPC staff on January 27th and has 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. The consultant team has created a draft outline for the plan and a draft conceptual framework, both of which were presented to the America250PA Chester County Commission at their January 5th meeting.
 - 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 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 Glenroy Preserve on Lees Bridge Road in West Nottingham Township via Oxford Regional Planning Commission Historic Subcommittee. A regional Heritage Interpretive and Connectivity Plan is funded under VPP (See Above) 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 had been funded under VPP that identified

heritage centers in the eastern Brandywine Battlefield and technical assistance is requested for helping facilitate those Heritage Centers. *There is discussion on a possible Underground Railroad Heritage Center efforts at Barnard House and a possible African American history Heritage Center effort at Passtown School.*

- **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, West Bradford-(VPP), Kennett, Upper Uwchlan and West Caln.. The Charlestown and East Nantmeal atlas projects were completed in 2022.
- **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 The battlefield heritage interpretive signage project is nearing completion with the last of the 15 signs are ordered. Several sign dedication events have occurred and have received press coverage. *There may be opportunities to coordinate on heritage interpretation opportunities to relay information for education and outreach, e.g. undertaking a driving tour (prior efforts via another organization was halted for staffing reasons) to mesh with and tie together the County Heritage Tourism Plan with 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 and partner’s battlefield planning work).*

ECONOMIC

- **CCEDC Coordination** – Regular contact regarding ongoing projects.
- **Employment Data** – Continuously updating with new data as it becomes available.
- **Reinvestment Opportunities Map** – Finalizing online presentation of reinvestment development tool for municipalities.
- **Non-Residential Construction Report** – 2022 (2021 data) report posted. 2023 (2022 data) draft completed and under review.
- **State of the County Economy Report** – 2021 report posted. Finalizing 2022 report for posting online, completing final review by CCEDC. Transitioning 2023 report to online data format.

HOUSING

- **Housing Choices Committee** – Fall meeting held October 20.
- **Missing Middle Housing** – Report complete and posted online.
- **Adaptable Housing Guide** – Completing initial data collection and analysis for housing needs study.
- **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** – An A+ homes video on ageing-friendly and senior housing options has been finalized and will be promoted in the first part of 2023.
- **Commissioners' Housing** – Presented potential strategies to key partners. Completing additional stakeholder outreach to solicit feedback and ideas. Held a focus group meeting on December 14th to discuss potential strategies. Completing next steps and recommendations.
- **Presentations** – Presentation with the West Vincent Planning Commission TBD.

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 and parking requirements; 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; TMAcc (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 provided additional announcements about the upcoming TCDI round on February 1st. A webinar for the upcoming TCDI round was 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.

Agricultural Development Council Update



Sustainability Division

Monthly Activities Report – February 2023

Summary:

- Convened Keep Chester County Beautiful steering committee. Discussion focused on Earth Day events and ways CCIU plans to incorporate Keep PA Beautiful curriculum into after school programs. Attended an event to honor Oxford Borough for their recent Keep PA Beautiful Community Pride Award, submitted by Sen. Comitta.
- Work continued on existing and planned sewer service area mapping project.
- Work continued on municipal open space outreach project
- Work continued on municipal solar ordinance inventory
- Convened group of watershed organizations and conservancies to discuss CCPC's HOA outreach project and potential collaboration.

Environmental and Energy Advisory Board

- Chester County Environmental and Energy Advisory Board had its first meeting of the year on 1/25. Topics discussed included a debrief on December's Solar Stakeholders Roundtable event, municipal plastic bag bans, and Chester County's planned Sustainability Summit.
- The EEAB's Clean Energy Subcommittee met on 1/18 to plan their projects for the year.
- Members of the Clean Energy Subcommittee met with Sustainability Director to plan a Climate Action Municipal Cohort program that will kick off in the coming months.

Director's Report