



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
March 8, 2023

AGENDA

- 2:00 p.m. 1. CALL TO ORDER
- A. Chair’s Welcome *Chair*
2. PUBLIC COMMENT *Chair*
- 2:10 p.m. 3. ACTION ITEMS
- B. Approval of Commission Meeting Minutes – February 8, 2023 *Commission*
- C. Act 247 Reviews – February 2023 Applications *Act 247 Team*
- 1) Subdivision and Land Development Plan Reviews (16)
- | | |
|-------------------------------|----------------|
| 1. Caln Township | LD-01-23-17516 |
| 2. East Caln Township | LD-01-23-17542 |
| 3. East Nottingham Township | SD-01-23-17526 |
| 4. Kennett Township | SD-02-23-17554 |
| 5. Malvern Borough | LD-12-22-17505 |
| 6. Upper Uwchlan Township | LD-01-23-17506 |
| 7. Valley Township | LD-01-23-17527 |
| 8. Valley Township | SD-01-23-17530 |
| 9. West Brandywine Township | LD-01-23-17508 |
| 10. West Brandywine Township | LD-01-23-17521 |
| 11. West Brandywine Township | SD-01-23-17522 |
| 12. West Brandywine Township | SD-01-23-17525 |
| 13. West Caln Township | SD-01-23-17513 |
| 14. West Chester Borough | LD-01-23-17515 |
| 15. West Fallowfield Township | SD-01-23-17519 |
| 16. West Sadsbury Township | LD-01-23-17514 |
- 2) Comprehensive Plan, Zoning and Subdivision Ordinance
Amendment, Miscellaneous Reviews (10)
- | | |
|------------------------------|----------------|
| 1. Charlestown Township | ZA-01-23-17531 |
| 2. East Brandywine Township | ZA-02-23-17563 |
| 3. East Fallowfield Township | ZA-01-23-17538 |
| 4. East Goshen Township | ZA-01-23-17533 |
| 5. London Grove Township | ZA-01-23-17523 |
| 6. Tredyffrin Township | ZM-01-23-17532 |
| 7. Valley Township | ZA-01-23-17520 |
| 8. West Caln Township | SA-01-23-17541 |
| 9. West Caln Township | ZA-01-23-17540 |
| 10. West Vincent Township | ZA-01-23-17535 |

- D. Act 537 Reviews- February 2023 Applications *Carrie Conwell*
 - 1) Major Applications (0)
 - 2) Minor Applications (3)
 - 1. Highland Township, Amos Stoltzfus; 45-2-57.1; consistent
 - 2. Honey Brook Township, Samuel King; 22-10-44.4B; consistent
 - 3. West Caln Township, Ivan Zook/115 Lakewood Drive; 28-6-177, consistent

- E. Agriculture Security Areas *Glenn Bentley*
 - 1) East Bradford Township - 7-year review

2:25 p.m. 4. DISCUSSION AND INFORMATION ITEMS

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

- G. Community Planning Division Update *Libby Horwitz*
 - 1) Non-Residential Construction

- H. Agricultural Development Council Update *Hillary Krummrich*

- I. Sustainability Division Update *Rachael Griffith*
 - 1) Woodlands and Tree Protection *Carol Stauffer*

- J. Multimodal Transportation Planning Division Update *Brian Styche*
 - 1) *Landscapes3* Success Stories *Jake Michael & Elle Steinman*
 - 2) Transportation Improvement Inventory *Patty Quinn*

- K. Director’s Report *Brian O’Leary*

4:00 p.m. 5. ADJOURNMENT

Action Items



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MINUTES: Regular Monthly Meeting
Chester County Planning Commission

Hybrid - GSC Suite 351E
February 8, 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; 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; Beth Cunliffe; Kevin Myers; Chris Patriarca; Rachael Griffith; Paul Farkas.

STAFF PRESENT VIA ZOOM: Libby Horwitz; Richard Drake; Chris Bittle; Wes Bruckno; Carrie Conwell; Hillary Krummrich; Jake Michael; Glenn Bentley; Patty Quinn; Carolyn Oakley; Joe Shanley; Steve Buck; Elle Steinman; Sally Warren.

VISITORS PRESENT IN PERSON: Jennifer Daywalt, Modena Borough.

VISITORS PRESENT VIA ZOOM: Nazir Vasquez; Al Wright.

CALL TO ORDER:

The regular monthly meeting of the Chester County Planning Commission held in person in the Government Services Center Suite 351E and via Zoom audio/video on Wednesday, February 8, 2023 was called to order at 2:00 P.M. by Chair Michael Heaberg.

Public Comment: There were no public comments.

PRESENTATION:

Mr. Patriarca introduced Jennifer Daywalt, Modena's Borough Council President. Ms. Daywalt gave an overview of the need for updating Modena's 2004 Comprehensive Plan. Mr. Patriarca reported that Modena's Comprehensive Plan was a Vision Partnership Program project where CCPC served as the consultant. The Comprehensive Plan Update kicked off in May 2021 and was adopted in November 2022, five months ahead of schedule. The update also served as an update to Modena's 2010 Revitalization Plan. Goals, recommendations, and implementation strategies were developed for the following six topical areas in the Comprehensive Plan Update: resource preservation, connectivity, housing, economic development, community services and facilities, and future land use.

ACTION ITEMS:

Approval and Recommendation to the County Commissioners of the 2022 Annual Report:

Mr. O'Leary gave an overview of CCPC's 2022 Annual Report and noted that the board is required to send the Annual Report to the County Commissioners by March 1, 2023.

A MOTION TO APPROVE AND RECOMMEND TO THE COUNTY COMMISSIONERS THE 2022 ANNUAL REPORT OF THE CHESTER COUNTY PLANNING COMMISSION WAS MADE BY MS. DUNCAN, SECONDED BY MS. COSENTINO, AND PASSED BY UNANIMOUS VOTE OF THE COMMISSION.

Approval of Meeting Minutes:

A MOTION TO APPROVE THE MINUTES FOR THE JANUARY 11, 2023 MEETING OF THE CHESTER COUNTY PLANNING COMMISSION WAS MADE BY MR. HAMMOND, SECONDED BY MR. WRIGHT, AND PASSED BY UNANIMOUS VOTE OF THE COMMISSION.

Act 247 Reviews:

Subdivision and Land Development Reviews – January 2023:

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

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

Mr. Hammond recused himself from the following applications: LD-12-22-17485; SD-12-22-17486; LD-12-22-17487; SD-12-22-17488.

Mr. Cline recused himself from the following applications: SD-12-22-17486; LD-12-22-17487

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

There were six (6) Comprehensive Plan, Zoning and Subdivision Ordinance Amendment, and Miscellaneous Reviews prepared in January.

A MOTION TO APPROVE THE SIX (6) COMPREHENSIVE PLAN, ZONING AND SUBDIVISION ORDINANCE AMENDMENT, AND MISCELLANEOUS REVIEWS WAS MADE BY MR. HAMMOND, SECONDED BY MR. WRIGHT, AND PASSED BY UNANIMOUS VOTE OF THE COMMISSION.

Mr. Cline recused himself from the following applications: SA-12-22-17489; ZA-12-22-17495; ZA-12-22-17499.

Act 537 Reviews:

Ms. Conwell presented the Commission with two (2) minor Act 537 reviews for the month of January.

A MOTION TO APPROVE THE TWO (2) MINOR ACT 537 REVIEWS WAS MADE BY MR. HAMMOND, SECONDED BY MS. COSENTINO, AND PASSED BY UNANIMOUS VOTE OF THE COMMISSION.

DISCUSSION AND INFORMATION ITEMS:

Multimodal Transportation Division Update:

Mr. Styche reported that the following fall PA DCNR C2P2 awards totaling \$6,364,800 were announced: Avondale Borough - \$66,000, Pomeroy Ave Park rehabilitation; Coatesville City - \$1,136,400, Ash Park rehabilitation; Chester County - \$70,000, riparian forest buffer, meadows, and 700 trees installation; East Pikeland - \$767,600, Hidden River and Preserve development; Malvern Borough - \$325,000, Randolph Woods Nature Preserve rehabilitation and development; Westtown Township - \$4,000,000, Crebilly Farm payment towards the acquisition of approximately 208 acres.

Next, Mr. Styche gave an update on the Philadelphia & Thorndale Corridor. PennDOT now owns the corridor and there are no known plans for a public announcement. PennDOT replaced the netting on the Downingtown Trestle above US 322 and the next steps include the disposition process to both Chester County and SEPTA.

Mr. Styche went on to report that staff worked on the social equity mapping, adding seven sets of interactive maps to the Understanding Social Equity webpage which include: Demographics, Households, Economy, Education, Environment, Housing, and Transportation and Infrastructure. The Public Transit Plan Update's first public meeting has been set as a hybrid meeting for Thursday, February 23, 2023, 5:30pm – 7:30pm at the Chester County Library in Exton. Lastly, the Transportation Improvement Inventory information will be emailed next week to solicit municipal input on prioritizing transportation projects for the TIP.

Design and Technology Division Update:

Mr. Fritz introduced Paul Farkas. Mr. Farkas gave an Act 247 review summary on 2022 plans and ordinances including: Proposed Residential Lots and Units for Single Family, Twins, Townhomes, Apartments and Mobile Homes; Proposed Non-Residential Structure Square Footage for Commercial-Office, Commercial-Hotels/Resorts/Inns, Commercial-Retail, Industrial, Institutional, and Agricultural; County map showing the location of the reviews; and Percentage of Proposed Development Activity in Growth Area Designations from Landscapes² and Landscapes³. Mr. Farkas highlighted the following reviews both conducted by CCPC and approved by the municipality in 2022: The Willows at Valley Run, Caln Township; Eagleview Town Center II – Phase II, Upper Uwchlan Township; Woodlands at Greystone – Phase 4 and Zoning Ordinance Amendment – Historic Inn; and the R-3B Flexible Design Conservation District Zone C, West Goshen Township.

Lastly, Mr. Farkas reported on the following 2022 Ordinance Review categories: Comprehensive Plans, Curative Amendments, Miscellaneous Ordinance Amendments/Updates, Official Maps, SLDO Amendments/Updates, and Zoning Ordinance Amendments/Map Amendments/Updates. Frequently reviewed ordinance topics include: natural resource protection standards, age-restricted housing, historic preservation, alternative/renewable energy, and wireless communications facilities.

Community Planning Division Update:

Mr. Deguffroy reported that there are 26 ongoing Vision Partnership Program (VPP) projects. The newest VPP project is the West Sadsbury Comprehensive Plan, a technical services project. The 2023 Round One VPP grant cycle opened February 1, 2023. Applications will be accepted through March 17, 2023, 4pm. Next, Mr. Deguffroy reported that the 2023 Town Tours and Village Walks

(TTVW) theme is “Our Agricultural Heritage”. The TTVW kickoff is scheduled for June 8, 2023 at the United Methodist Church, West Chester. Ten to eleven TTVWs are scheduled this summer.

Mr. Deguffroy then shared a new senior housing video that discussed the need for more affordable senior housing.

Ms. Horwitz went over the 2022 Economy Report’s six sections including: Resident Characteristics, Employment Characteristics, Business Characteristics, Gross Domestic Products, Key Industrial Groups, and Real Estate Characteristics. The report’s data indicates that Chester County has the following strengths: a diverse economy that is not dependent on one industry; high-paying growing industries; highly educated and paid workforce; strong agricultural industries; and good connections to the Philadelphia region. The report’s data indicates that Chester County has the following weaknesses: housing unaffordability; higher retail vacancies; declining employment in strong industries; and lower employment in other industries.

Agricultural Development Council Update:

Ms. Krummrich reported that they are continuing to work on the construct of the Ag Plan implementation. Ms. Krummrich is hoping to add the Ag Plan to the Commissioners’ March meeting agenda. The Economic Development Council will be taking the lead on some of the implementation.

Ms. Krummrich also noted that the outreach at the Coatesville Library by Ann Lane, accompanied by a former teacher who is also a local farmer, was very successful. Ms. Lane is working on the second series of this outreach. Ms. Lane is also continuing to work on the 2023 Farm Guide.

Sustainability Division Update:

Ms. Griffith gave an update on the Keep Chester County Beautiful group led by Carrie Conwell. A steering committee met in January and plans to meet quarterly. The Chester County Intermediate Unit is part of this group and they are discussing an after-school environmental STEM-like curriculum. The group is also planning an on-line contest with a litter pick-up kit award. Ms. Conwell attended a reception to honor Oxford Borough’s Community Pride Award from Keep PA Beautiful.

Next, Ms Griffith reported that, in regards to the HOA outreach project focused on sustainable practices, she met with other groups (Land trusts, EAC members, and Watershed organizations) who are already doing similar HOA sustainability outreach.

Lastly, Ms. Griffith reported that the Clean Energy Subcommittee of the Environmental and Energy Advisory Board (EEAB) met in January to discuss municipal plastic bag bans and the Sustainability Summit currently being planned for later this year. The Clean Energy Subcommittee also met in January discussing their work program for the year and their Municipal Climate Action Cohort initiative.

Director’s Report:

Mr. O’Leary gave an update on the workforce housing project being worked on by Chris Patriarca and Libby Horwitz, who are coordinating with the Department of Community Development on getting this project moving forward. This project might include a land bank and other pilot projects.

Next, Mr. O'Leary announced that the next session of the PMPEI courses this spring, run locally by Chesco2020, will be held in March at West Chester University. The spring courses will concentrate on zoning.

Lastly, Mr. O'Leary gave an update on the off-site Board meeting, Tuesday June 13. The Board will first have a lunch, then a bus tour of Phoenixville Borough, followed by a shorter board meeting. For the tour, Mr. Wright suggested discussing the form-based code and comparing the Borough's original steel site's master plan to what it is today. Mr. Hammond suggested a stop at the canal which borders Montgomery County. Mr. O'Leary suggested a stop to see the future train station site.

ADJOURNMENT

THERE BEING NO FURTHER BUSINESS, A MOTION TO ADJOURN AT 3:43 PM. WAS MADE BY MR. HAMMOND, SECONDED BY MR. WRIGHT, 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 prominent initial "B".

Brian N. O'Leary, AICP
Secretary

BNO/ncs

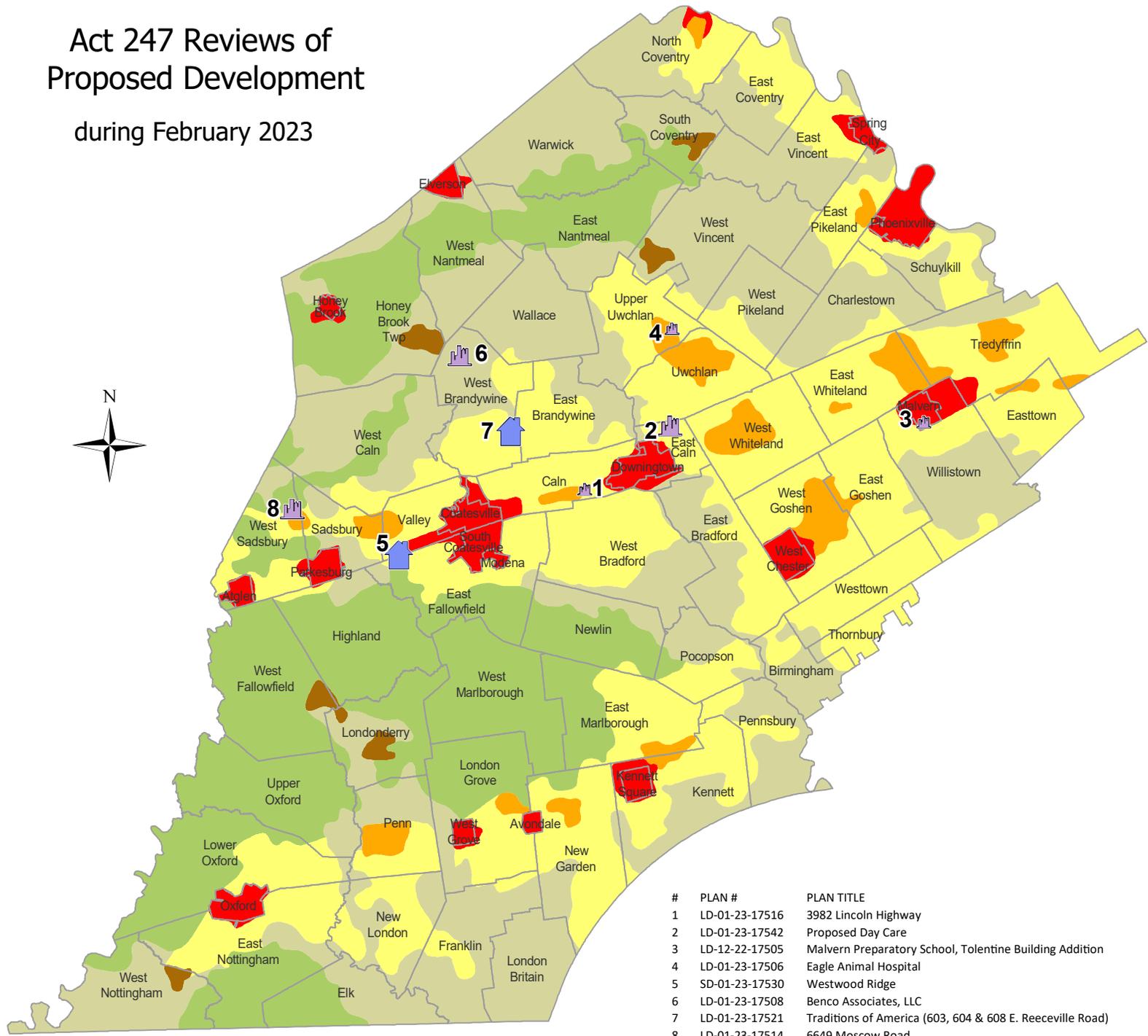
Act 247 Reviews



Subdivision & Land Development



Act 247 Reviews of Proposed Development during February 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

Landscapes³

- Growth Areas**
- Urban Center
 - Suburban Center
 - Suburban
 - Rural Center
- Rural Resource Areas**
- Rural
 - Agricultural

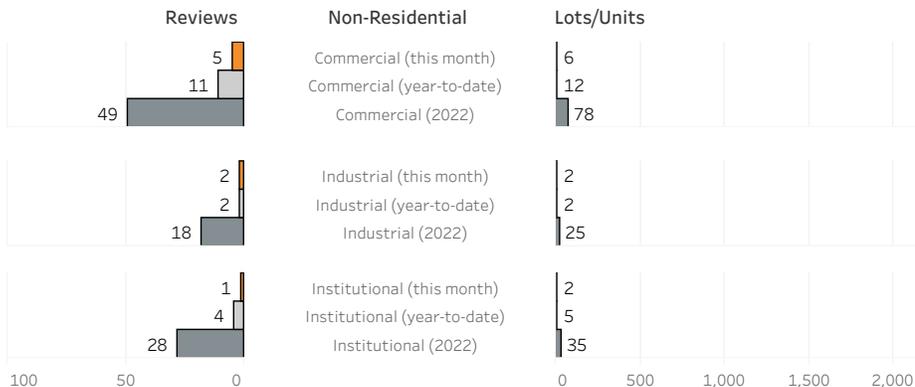
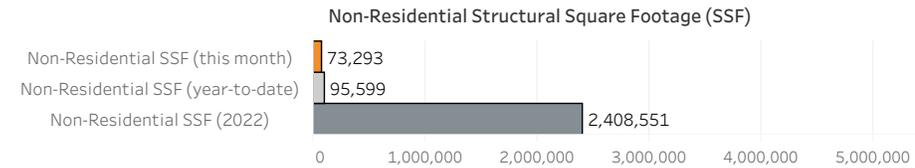
Note: Excludes lot line revisions, lot consolidations, second reviews, sketch plans, and surface parking, UNLESS those reviews cited unique or significant community impacts.

#	PLAN #	PLAN TITLE
1	LD-01-23-17516	3982 Lincoln Highway
2	LD-01-23-17542	Proposed Day Care
3	LD-12-22-17505	Malvern Preparatory School, Tolentine Building Addition
4	LD-01-23-17506	Eagle Animal Hospital
5	SD-01-23-17530	Westwood Ridge
6	LD-01-23-17508	Benco Associates, LLC
7	LD-01-23-17521	Traditions of America (603, 604 & 608 E. Reeceville Road)
8	LD-01-23-17514	6649 Moscow Road



Subdivision and Land Development Applications

February 2023



Subdivision and Land Development Reviews 2/1/2023 to 2/28/2023

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)
Caln Township	LD-01-23-17516	3982 Lincoln Highway	2/8/2023	0.93	Commercial	1	3,928	Commercial Unique	1		Yes
East Caln Township	LD-01-23-17542	Proposed Day Care	2/17/2023	2.45	Commercial Commercial	2	15,000	Commercial Child Daycare Commercial Retail	1		Yes
East Nottingham Township	SD-01-23-17526	Preliminary Final Subdivision Plan John S. & Mary s. Lapp, Plan# 211309	2/2/2023	115.16	Agricultural	3		Agricultural Farm/Pasture Land			Yes
Kennett Township	SD-02-23-17554	Philip Mastrippolito III & Christine Maurer	2/15/2023	20.06	Single Family Residential	2		Residential Single Family Residential			Yes
Malvern Borough	LD-12-22-17505	Malvern Preparatory School, Tolentine Building Addition	2/1/2023	99.63	Institutional	1	5,573	Institutional School	1		Yes
Upper Uwchlan Township	LD-01-23-17506	Eagle Animal Hospital	2/1/2023	1.40	Commercial	1	1,673	Commercial Unique	1	0	Yes
Valley Township	LD-01-23-17527	Chester County G.O. Carlson Airport	2/9/2023	359.09	Commercial	1	4,800	Commercial Unique	1	0	Yes
Valley Township	SD-01-23-17530	Westwood Ridge	2/13/2023	55.89	Single Family Residential Institutional	88		Residential Single Family Residential Institutional Unique		3,425	Yes
West Brandywine Township	LD-01-23-17508	Benco Associates, LLC	2/1/2023	5.29	Industrial	1	15,875	Industrial Warehouse	1	0	Yes
West Brandywine Township	LD-01-23-17521	Traditions of America (603, 604 & 608 E. Reeceville Road)	2/13/2023	198.57	Single Family Residential	268		Residential Single Family Residential		10,650	Yes
West Brandywine Township	SD-01-23-17522	Traditions of America (603, 604 & 608 E. Reeceville Road)	2/13/2023	198.57	Single Family Residential	2		Residential Single Family Residential			Yes
West Brandywine Township	SD-01-23-17525	367 Hibernia Road	2/14/2023	10.10	Single Family Residential	2		Residential Single Family Residential		0	Yes

Subdivision and Land Development Reviews 2/1/2023 to 2/28/2023

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 Caln Township	SD-01-23-17513	Stauffer & Lammey	2/1/2023	11.59	Single Family Residential	2		Residential Single Family Residential			Yes
West Chester Borough	LD-01-23-17515	535 North Church Street	2/3/2023	2.12	Commercial	1		Commercial Parking Lot/Garage			Yes
West Fallowfield Township	SD-01-23-17519	Lots 1 and 2 - Alex M. Barry Subdivision	2/23/2023	20.97	Single Family Residential	2		Residential Single Family Residential			Yes
West Sadsbury Township	LD-01-23-17514	6649 Moscow Road	2/1/2023	6.60	Industrial	1	26,444	Industrial Warehouse	1		Yes

Grand Totals of Subdivision and Land Development Reviews	16 Reviews	1108.42 Acres	378 Lots/Units	73,293 Non-Res. Sq. Feet	7 Non-Res. Bldgs.	14,075 Linear Feet Roadway
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There are **16** plans consistent, **0** plans inconsistent, and **0** plans with no relevance to **Landscapes3**.

Unofficial Sketch Plan Evaluations

2/1/2023 to 2/28/2023

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

2/1/2023 to 2/28/2023

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
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February 8, 2023

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

Re: Preliminary/Final Land Development - 3982 Lincoln Highway
Caln Township - LD-01-23-17516

Dear Ms. Denne:

A preliminary/final land development plan entitled "3982 Lincoln Highway", prepared by Commonwealth Engineers Inc. and dated January 3, 2023, was received by this office on January 18, 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:	South side of Lincoln Highway (State Route 30), east of Marshallton Road
Site Acreage:	0.93 acre
Lots:	1 lot
Non-Res. Square Footage:	3,928 square feet
Proposed Land Use:	Commercial
New Parking Spaces:	17 spaces
Municipal Land Use Plan Designation:	Thorndale Village Mixed Use
UPI#:	39-4-138.1A

PROPOSAL:

The applicant proposes the construction of a 3,928 square foot commercial building addition and 17 parking spaces. The project site, which will be served by public water and sewer facilities, is located in the Caln Township TV-1 Thorndale Village zoning district.

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

COUNTY POLICY:

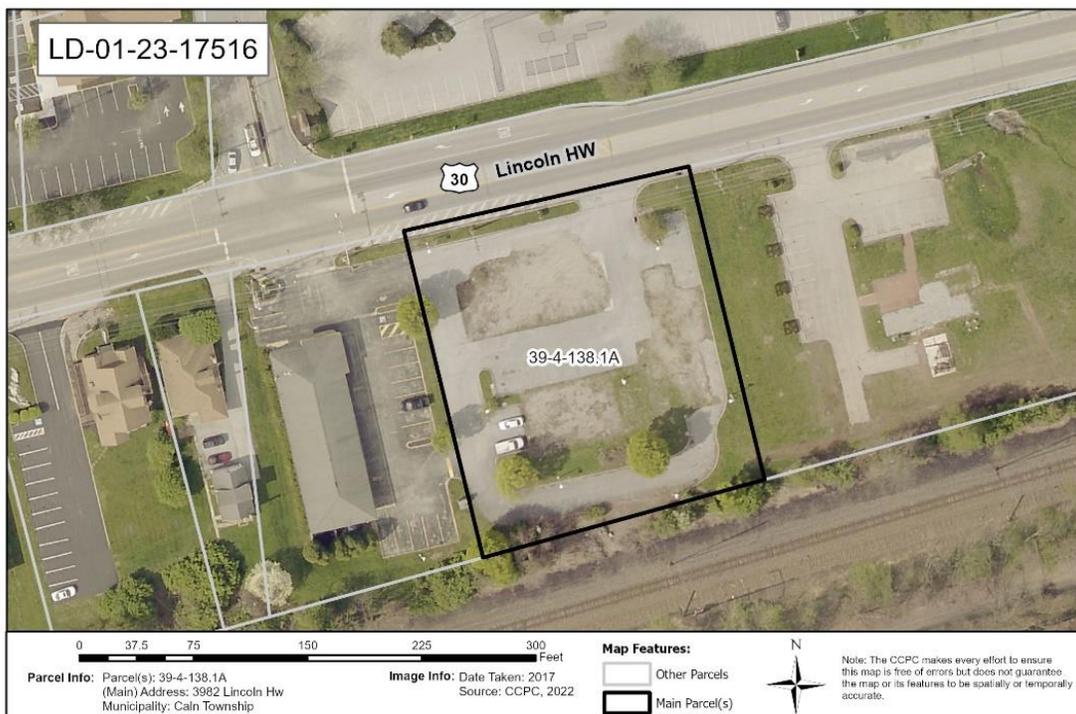
LANDSCAPES:

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**.

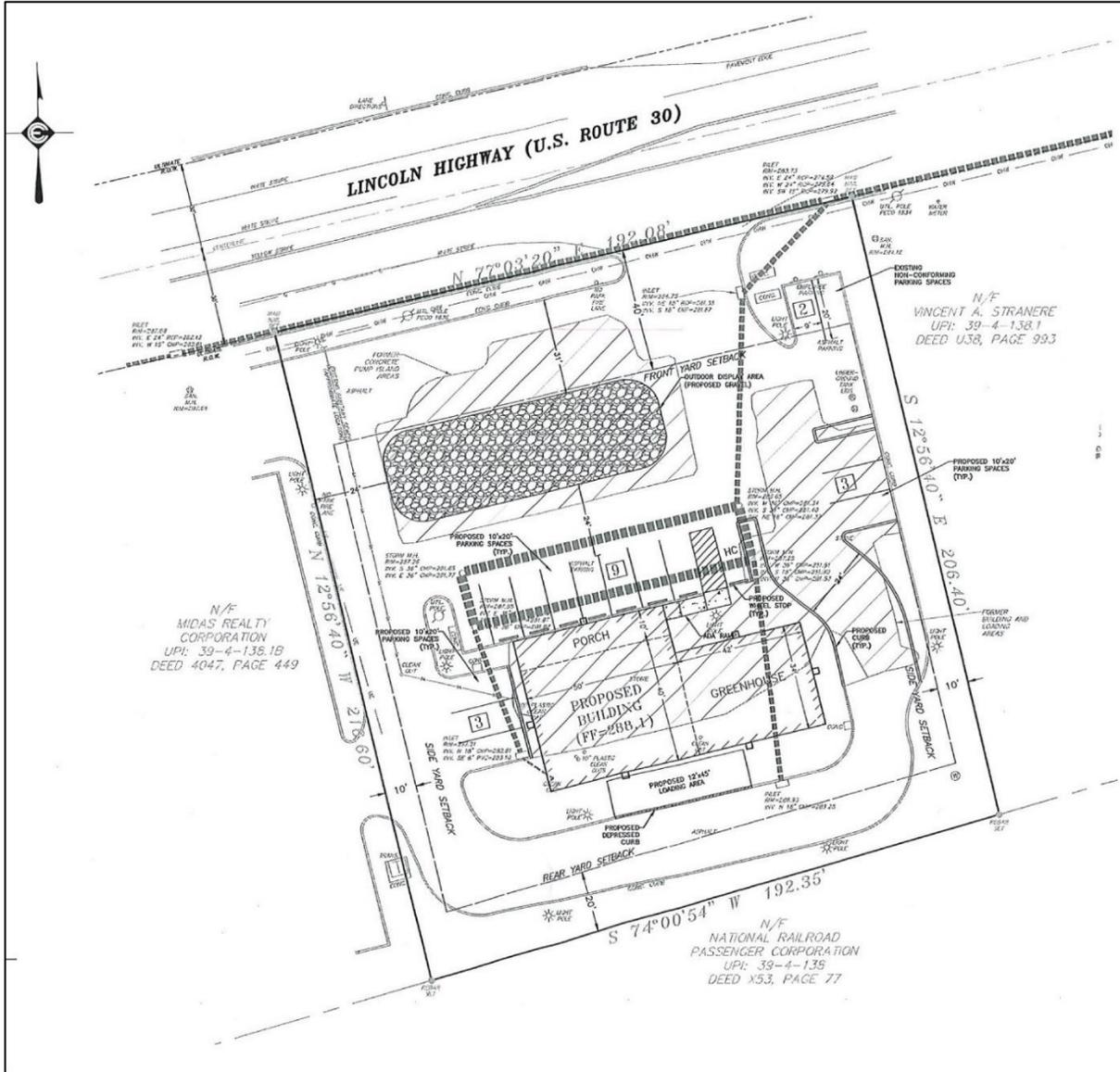
WATERSHEDS:

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.



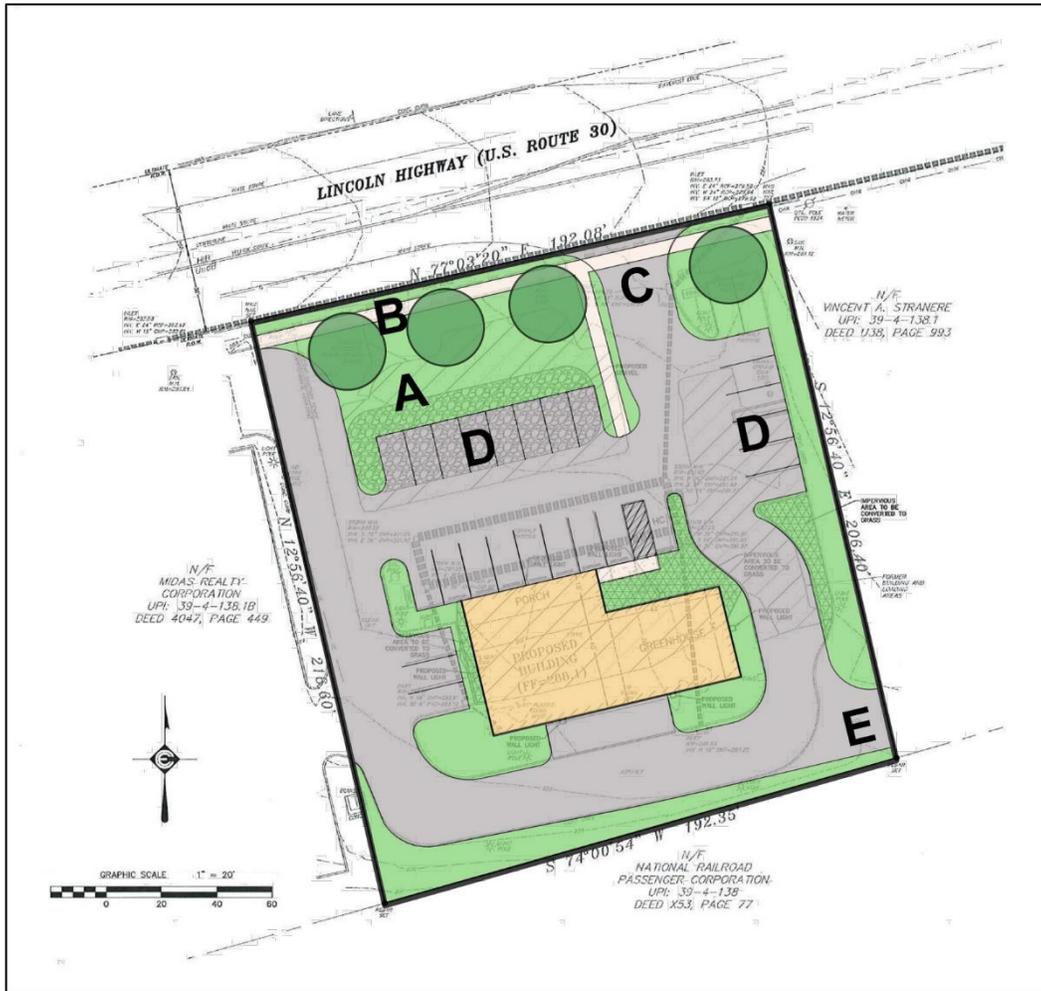
- Land disturbance and land development activities that occur within Chester County must comply with the **County-wide Act 167 Stormwater Management Plan for Chester County, PA** (August 2022) and the associated Act 167 stormwater management ordinance standards adopted by each municipality.



**Detail of 3982 Lincoln Highway
 Preliminary/Final Land Development Plan**

PRIMARY ISSUES:

- This site offers opportunities for an improved design. We suggest that the applicant and the Township consider revising the design as shown on the next page:



FOR ILLUSTRATIVE PURPOSES ONLY

Base drawing from “Landscaping and Lighting Plan”, Sheet 5, Commonwealth Engineers, Inc.,
01/03/2023

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

- A. **Reduce impervious surface coverage.** Significant frontage area can be landscaped to help manage stormwater and enhance the appearance of the property.
- B. **Add a sidewalk and street trees.** Sidewalks are an essential design element for new construction in the **Suburban Center Landscape**. A five-foot-wide sidewalk offset from the edge of Lincoln Highway would allow for pedestrian access. Street trees could enhance the appearance of the frontage area, shade pedestrians, and help manage stormwater.
- C. **Narrow the two-way entranceway.** A 24-foot-wide driveway entrance is adequate to support vehicle access and egress. A narrower entranceway width than the existing would also reduce pedestrian crossing distance.
- D. **Add parking spaces.** A double loaded parking area and reconfiguration of the some of the proposed parking spaces would allow the applicant to obtain the required number of parking spaces and improve vehicle maneuverability around the site.

Page: 5

Re: Preliminary/Final Land Development - 3982 Lincoln Highway

Caln Township - LD-01-23-17516

- E. **Include off-street parking connection.** A paved vehicle interconnection (or at least an easement allowing a future interconnection) with the adjacent property to the east would allow motorists to travel from one business to another business without needing to re-enter Lincoln Highway.
5. The County Planning Commission's Multimodal Circulation Handbook (2016 Update), which is available online at www.chescoplanning.org/resources/PubsTransportation.cfm, classifies Lincoln Highway (State Route 30) as a major arterial. The Handbook (page 183) recommends a 150 foot-wide right-of-way for major arterial roads to accommodate future road and infrastructure improvements. We recommend that the applicant and the Township contact PennDOT to determine the appropriate right-of-way to be reserved for this section of Lincoln Highway. We suggest that this area be identified as a dedicated right-of-way, and be offered for dedication to PennDOT.
 6. The applicant should show the location of the public water supply line.
 7. The applicant is requesting a variance to provide 17 parking spaces instead of the required 26 spaces. This appears to be a significant reduction in required parking. The Township Zoning Hearing Board should consider how this reduction may affect on-and off-site congestion and traffic flow. Some of the proposed parking spaces, such as the two spaces at the northeast of the site, may be difficult to access and exit. (The suggested design concepts shown above could remove this issue). If the Township considers this variance, we suggest that the applicant contact the owners of the adjacent sites to the east and west to evaluate whether a joint parking agreement can be achieved. There appears to be a driveway connection to the site to the west, and a similar driveway connection should be considered for the site to the east. Shared driveways can reduce the number of new access points on public roads, limit impervious coverage, reduce earth disturbance and lower construction costs.
 8. The Township Engineer should evaluate whether left turns at the site should be permitted.
 9. The applicant should elaborate on how the portion of the site to the north will be designed and used. Sheet 5 of the plan, Landscaping and Lighting, does not appear to show any landscaping. We suggest that the applicant consider adding landscaping to this site to the extent possible, especially along Lincoln Highway. *Landscapes3* recommends that developments in the **Suburban Center Landscape** include extensive landscaping in parking areas (page 37). Caln Township should verify that the proposed landscaping plan conforms to the Township's landscape and screening requirements. We suggest that the applicant consider maximizing the use of native tree, shrub, and herbaceous species in the planting areas.
 10. The applicant should identify how refuse disposal will be handled for this development. If an outdoor disposal area will be provided, then the applicant should identify its location on the site plan, along with all associated landscaping and screening measures.

ADMINISTRATIVE ISSUES:

11. The applicant should contact the office of the Chester County Conservation District (telephone #610-455-1360) for information and clarification on erosion control measures. The provisions of the Commonwealth Erosion Control Regulations may apply to the project and may require an Earth Disturbance Permit or a National Pollutant Discharge Elimination System permit for discharge of stormwater from construction activities. Additional information on this topic is provided online at: <https://www.chesco.org/284/ErosionStormwater>.

Page: 6

Re: Preliminary/Final Land Development - 3982 Lincoln Highway

Caln Township - LD-01-23-17516

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

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

Sincerely,

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: Commonwealth Engineers Inc.
Jefferis Family Farm, c/o Daniel Jefferis
Anthony Antonelli, District Permits Manager, PennDOT
Francis J. Hanney, PennDOT
Chester County Conservation District



THE COUNTY OF CHESTER



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

February 17, 2023

Barbara Kelly, Manager
East Caln Township
110 Bell Tavern Road
Downingtown, PA 19335

Re: Preliminary/Final Land Development - Proposed Day Care
East Caln Township - LD-01-23-17542

Dear Ms. Kelly:

A preliminary/final land development plan entitled "Proposed Day Care", prepared by Edward B. Walsh and Associates and dated December 12, 2022, was received by this office on January 30, 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:	West side of Bell Tavern Road, south of West Uwchlan Avenue
Site Acreage:	2.45 acres
Units:	1 structure proposed
Non-Res. Square Footage:	15,000 square feet
Proposed Land Use:	Child Daycare, Retail
New Parking Spaces:	46 spaces
Municipal Land Use Plan Designation:	Mixed Use (2011 Update, 2023 update pending)
UPI#:	40-2-54

PROPOSAL:

The applicant proposes the construction of a 15,000 square foot child daycare and retail facility and 46 parking spaces. The site, which will be served by public water and public sewer, is located in the OVC-1 Office Commercial zoning district.

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

COUNTY POLICY:

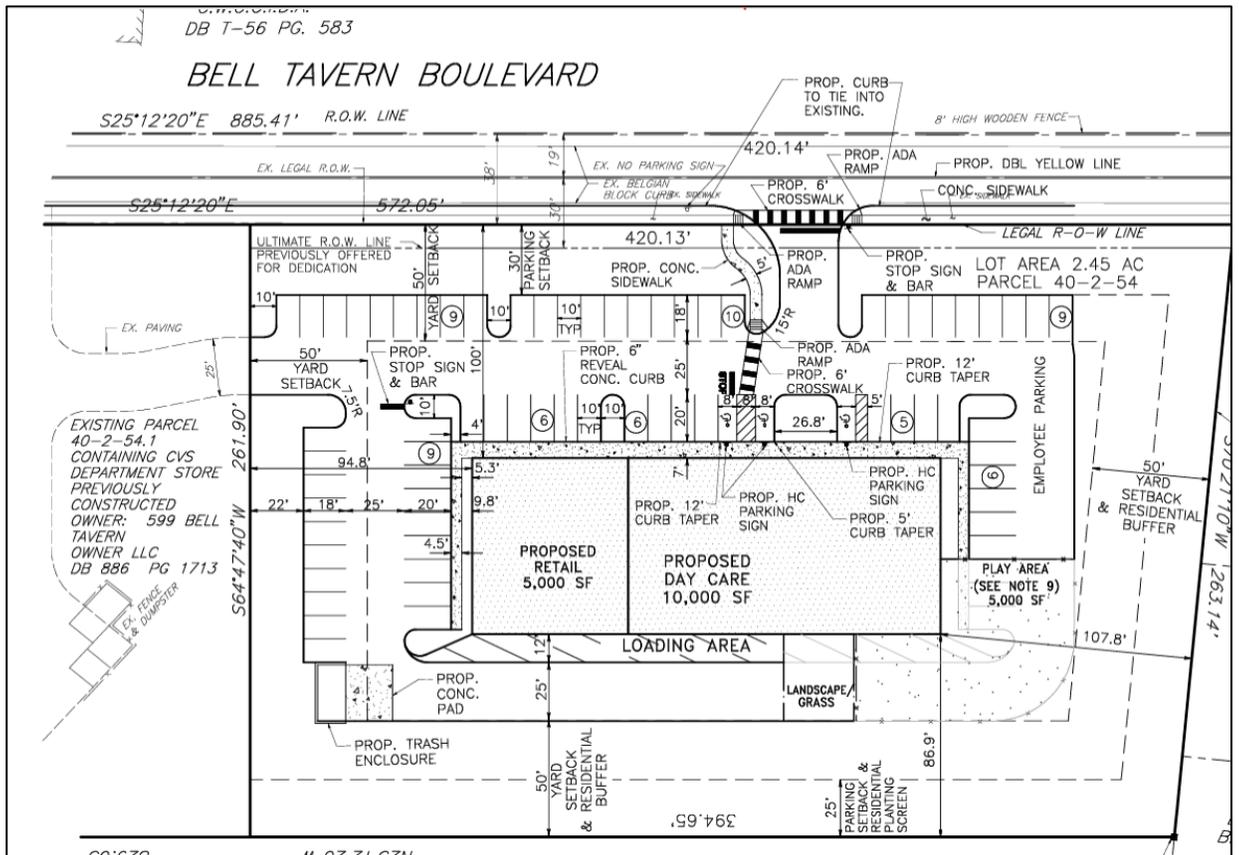
LANDSCAPES:

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



WATERSHEDS:

2. **Watersheds**, the water resources component of [Landscapes3](#), indicates the proposed development is located within the 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.
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 Proposed Day Care
 Preliminary/Final Land Development Plan*

PRIMARY ISSUES:

4. We endorse the connection to the adjacent CVS site; this can make vehicle circulation and package delivery more efficient.
5. We suggest the Township and the applicant consider providing vehicle pull-up spaces near the entrance to provide for easier and safer drop-off/pick-up of children. We also suggest that the parking stall located at the end of the employee dead-end parking aisle be provided with adequate backing and turnaround space.
6. The Township should ensure that the parking lots at the perimeter and the interior are adequately landscaped with trees, shrubs, and ground cover to help manage stormwater, provide shade, and improve aesthetics.
7. The Township should receive written confirmation that the applicant meets all licensing and registration requirements regulated by the PA Department of Public Welfare - Office of Children, Youth and Families, and any other applicable state regulations pertaining to child daycare facilities.

8. The plan provides 46 parking spaces. We suggest that the applicant and the Township evaluate the anticipated parking demand for this facility, and determine whether all of the proposed parking spaces will be necessary. If fewer spaces are required, we suggest that the extra spaces could be landscaped and held in reserve instead of being paved. The reserve spaces could be converted to paved spaces in the future if it becomes evident that they are actually needed. Reserving parking spaces in this manner can help to reduce initial construction costs, limit the creation of impervious surfaces, and increase opportunities for landscaping.
9. 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.
10. The applicant and the Township should consider whether there is any potential for a pedestrian connection to the adjacent residential area to the west.
11. The joint stormwater infrastructure with the adjacent site could potentially provide an opportunity to demonstrate to children the principles and practices stormwater management, design, and maintenance, and the importance of watershed stewardship. We encourage the applicant to use this project as an educational resource for children and visitors by creating informational signage.
12. The proposed building includes roof areas that may offer opportunities to improve the facility's long-term sustainability and reduce its reliance on energy from the grid, such as designs that incorporate "green roofs," "white roofs" and solar photovoltaic energy systems. Green roofs can reduce a building's stormwater runoff, improve insulation, increase the longevity of the roof system, and reduce heating and cooling costs. White roofs can help reflect solar radiation and also reduce cooling costs. Photovoltaic energy systems can improve the facility's long-term sustainability and reduce its reliance on energy from the grid. Additional information on green roofs is available at: <https://www.chescoplanning.org/MuniCorner/eTools/05-GreenRoofs.cfm>. Additional information on alternative energy systems such as photovoltaic systems is available at: <https://www.dvrpc.org/EnergyClimate/AEOWG/>.

ADMINISTRATIVE ISSUES:

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

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Re: Preliminary/Final Land Development - Proposed Day Care

East Caln Township - LD-01-23-17542

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

Sincerely,

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

Wes Bruckno, AICP
Senior Review Planner

cc: Edward B. Walsh and Associates
Bell Tavern Partners, LLC
Chester County Conservation District



THE COUNTY OF CHESTER



COMMISSIONERS
Marian D. Moskowitz
Josh Maxwell
Michelle Kichline

Brian N. O'Leary, AICP
Executive Director

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

February 2, 2023

Gary Onick, Zoning Officer
East Nottingham Township
158 Election Road
Oxford, PA 19363

Re: Final Subdivision - Preliminary Final Subdivision Plan John S. & Mary S. Lapp
East Nottingham Township - SD-01-23-17526

Dear Mr. Onick:

A Final Subdivision Plan entitled "Preliminary Final Subdivision Plan John S. & Mary S. Lapp, prepared by Regester Associates Inc, and dated December 13, 2022, was received by this office on January 26, 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: east of Elkdale Road, north of Oxford Road
Site Acreage: 115.16
Lots/Units: 3 lots
Proposed Land Use: Farm/Pastureland
Municipal Land Use Plan Designation: Suburban
UPI#: 56-10-11, 69-4-4

PROPOSAL:

The applicant proposes the creation of 3 lots from the 115.16 acre parent tract; a small portion of the parent tract is located in Lower Oxford Township. The project site is located in the R-2 Residential zoning district. No new sewage disposal or water supply is proposed by this plan.

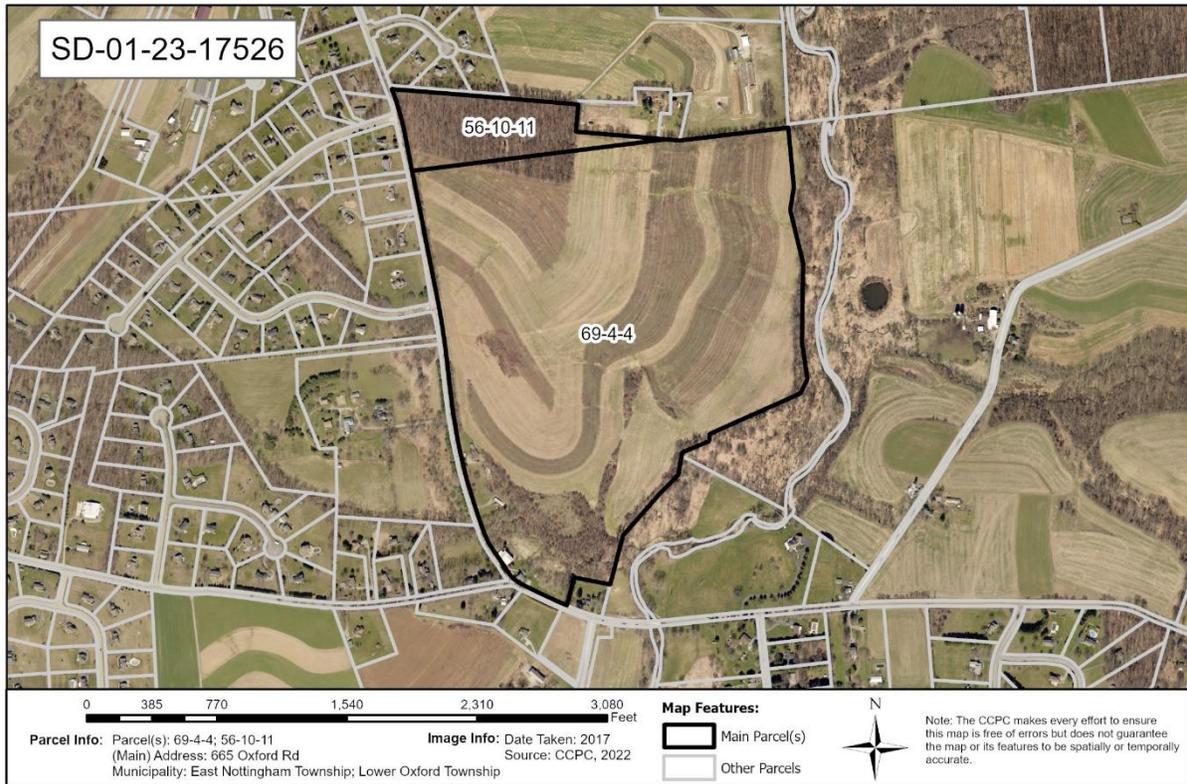
RECOMMENDATION: The County Planning Commission recommends that the issues raised in this letter should be addressed and all Township issues should be resolved before action is taken on this subdivision plan.

COUNTY POLICY:

LANDSCAPES3:

1. The project site is primarily located within the **Rural Landscape** designation of [Landscapes3](#), the 2018 County Comprehensive Plan a small portion of the site along the eastern edge of Elkdale Road being located in the **Suburban Landscape**. The vision for the **Rural Landscape** is the

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

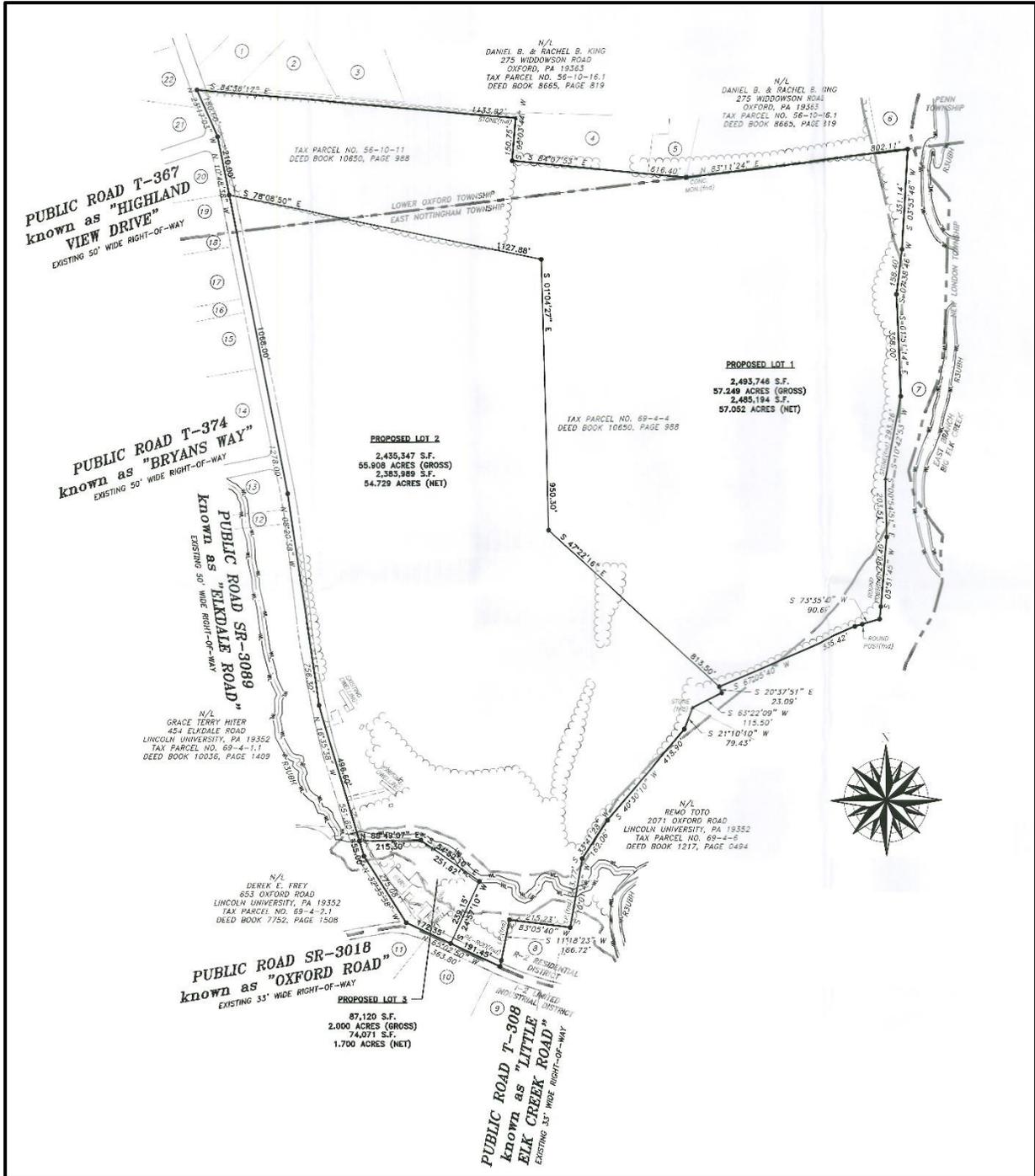


PRIMARY ISSUES:

2. General Note #7 indicates that the purpose of the subdivisions is to create three building lots. The Township should determine, if construction is proposed, whether the plan should include locations for on-site water and sewer facilities and potential access points from Elkdale Road.

ADMINISTRATIVE ISSUES:

3. The reference to Lancaster County on the title sheet should be revised.
4. It does not appear that the parent parcel of the proposed subdivision is part of the County Agricultural Land Preservation Program. We recommend that the applicant contact Chester County Parks & Preservation (telephone #610-344-5656) for information on the advantages of being in the program and how lands under the agricultural conservation easement are protected. If the applicant is interested in participating in the County Land Preservation Program, they should initially contact the Township to add the parcel to the Township's Agricultural Security Area Program; this is a prerequisite to participation in the County Program.
5. 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 subdivision plan

- 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.

Page: 4

Re: Final Subdivision - Preliminary Final Subdivision Plan John S. & Mary S. Lapp
East Nottingham Township - SD-01-23-17526

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, and the Health Department.

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

Sincerely,

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

Glenn Bentley
Senior Review Planner

cc: John S. and Mary S. Lapp
Regester Associates, Inc.
Lower Oxford Township
Chester County Health Department
Chester County Assessment Office



THE COUNTY OF CHESTER



COMMISSIONERS
Marian D. Moskowitz
Josh Maxwell
Michelle Kichline

Brian N. O'Leary, AICP
Executive Director

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

February 15, 2023

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

Re: Preliminary/Final Subdivision - Philip Mastrippolito III & Christine Maurer
Kennett Township - SD-02-23-17554

Dear Mr. Ratliff:

A Final Subdivision Plan entitled "Philip Mastrippolito III & Christine Maurer", prepared by Regester Associates, Inc., and dated February 15, 2022, was received by this office on February 10, 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 Rosedale Road, east of Bayard Road
Site Acreage:	20.06
Lots/Units:	2 lots
Proposed Land Use:	Single Family Residential
Municipal Land Use Plan Designation:	A-I Specialized Agriculture/Industry
UPI#:	62-4-245

PROPOSAL:

The applicant proposes the creation of 2 lots from a 20.06 acre parent parcel. The project site is located in the R-2 Residential zoning district, no new sewage disposal or water supply is proposed.

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

COUNTY POLICY:

LANDSCAPES:

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

residential communities with locally oriented commercial uses and facilities, accommodating growth at a medium density that retains a focus on residential neighborhoods, with enhancements in housing diversity and affordability. The proposed subdivision is consistent with the objectives of the **Suburban Landscape**.

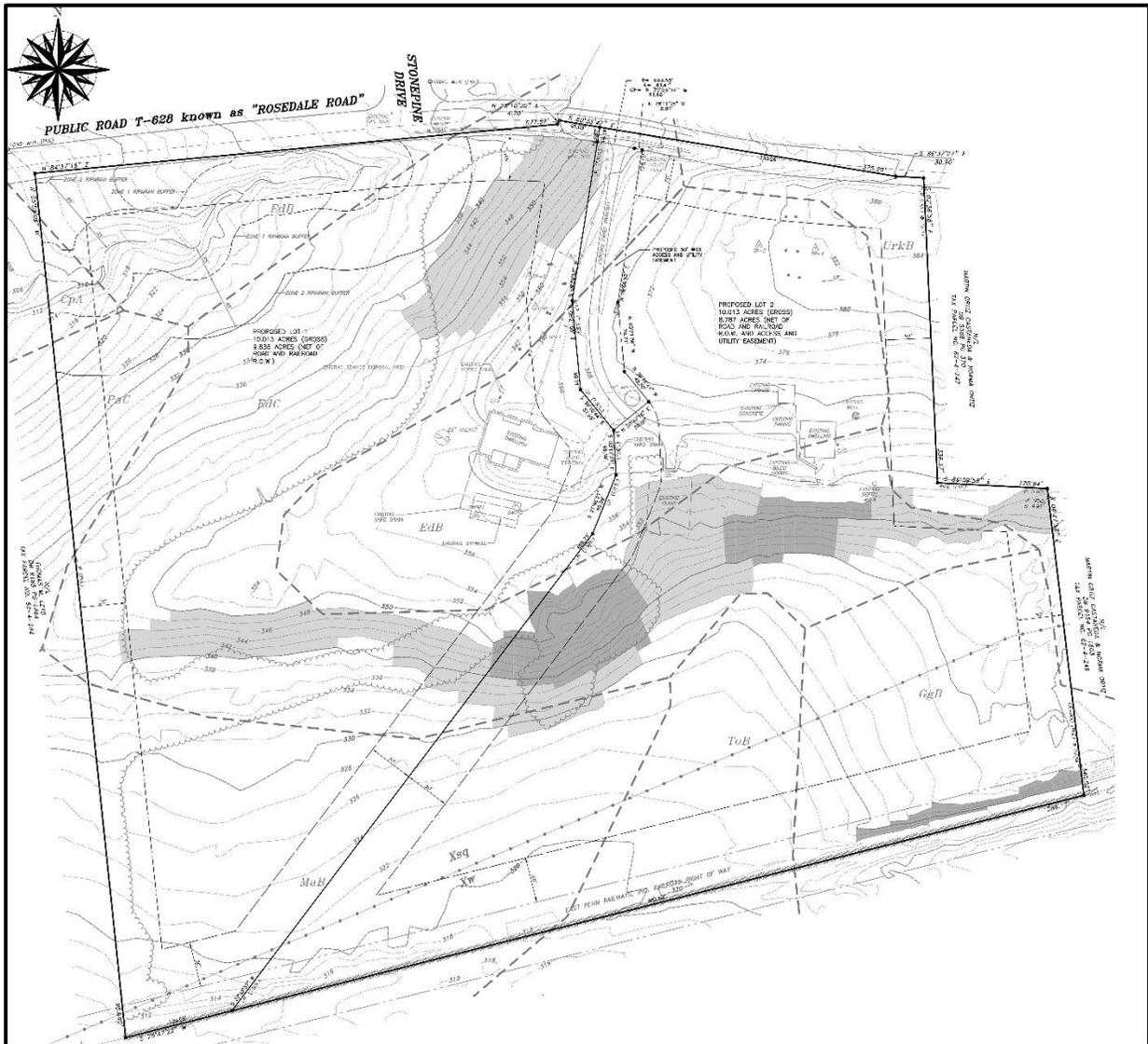


WATERSHEDS:

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

PRIMARY ISSUES:

3. To protect and preserve the natural features found on this tract, we recommend that both proposed parcels be deed restricted from further subdivision.
4. Details of the location any use restrictions and shared maintenance of the access and utility easement serving the proposed parcels should be incorporated into the deeds of the new lots. Similarly, the same details should also be included for the East Penn Railroad right-of-way located along the southern perimeter of the site.



Detail of sheet 2 of the subdivision plan

ADMINISTRATIVE ISSUES:

5. According to County Tax Assessment records, the land of the proposed subdivision appears to be subject to an Act 319 (Clean and Green) covenant. We advise the applicant to contact the Chester County Assessment Office (telephone #610-344-6105) regarding this subdivision. Additional information on this topic is provided online at: www.chesco.org/256/Act-319---Clean-Green.
6. The applicant is requesting eleven waivers from the provisions of the Township Subdivision and Land Development Ordinance. Waiver requests should only be granted following the determination that the proposed project either meets the purpose of these requirements or does not create the impacts that these provisions are intended to manage.

Page: 4

Re: Preliminary/Final Subdivision - Philip Mastrippolito III & Christine Maurer
Kennett Township - SD-02-23-17554

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

This report does not review the plan for compliance to all aspects of your ordinance, as this is more appropriately done by agents of Kennett 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: Philip Mastrippolito III & Christine Maurer
Regester Associates, Inc.
Diane Hicks, Director of Planning and Zoning
Chester County Assessment Office



THE COUNTY OF CHESTER



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Josh Maxwell
Michelle Kichline

Brian N. O’Leary, AICP
Executive Director

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

February 1, 2023

Tiffany Loomis, Manager
Malvern Borough
1 E. First Avenue
Malvern, PA 19355

Re: Preliminary/Final Land Development - Malvern Preparatory School, Tolentine Building Addition
Malvern Borough – LD-12-22-17505

Dear Ms. Loomis:

A Preliminary/Final Land Development Plan entitled "Malvern Preparatory School, Tolentine Building Addition", prepared by Nave Newell, and dated December 5, 2022, was received by this office on January 4, 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.

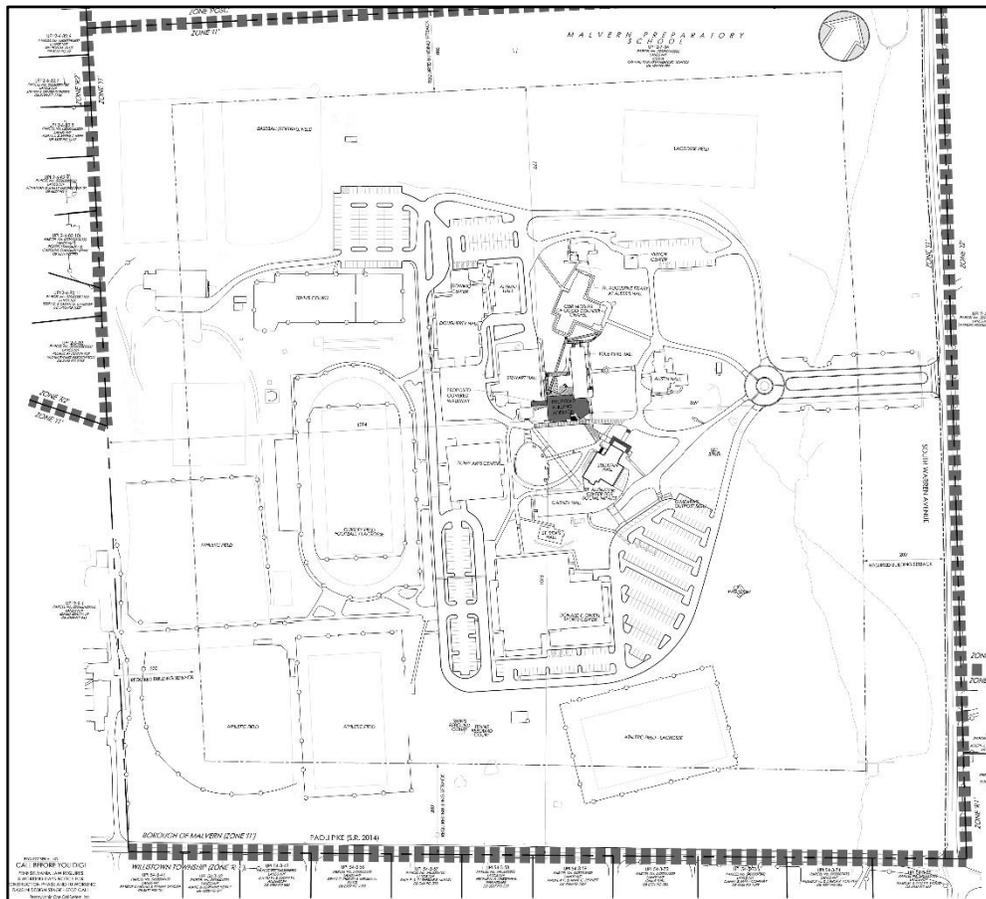
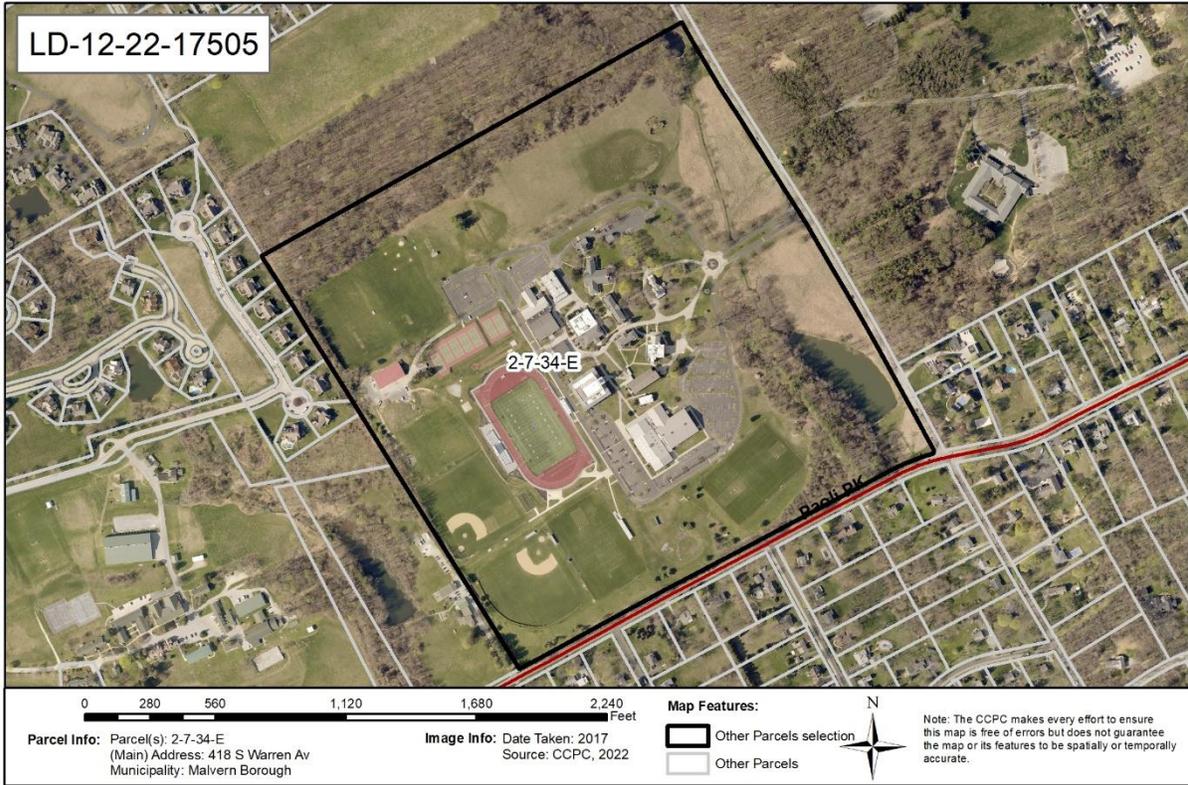
PROJECT SUMMARY:

Location:	west side of Warren Avenue, north of Paoli Pike
Site Acreage:	99.63
Lots/Units:	1 Lot
Non-Res. Square Footage:	5,573
Proposed Land Use:	Institutional (School)
New Parking Spaces:	0
Municipal Land Use Plan Designation:	Institutional
UPI#:	2-7-34-E

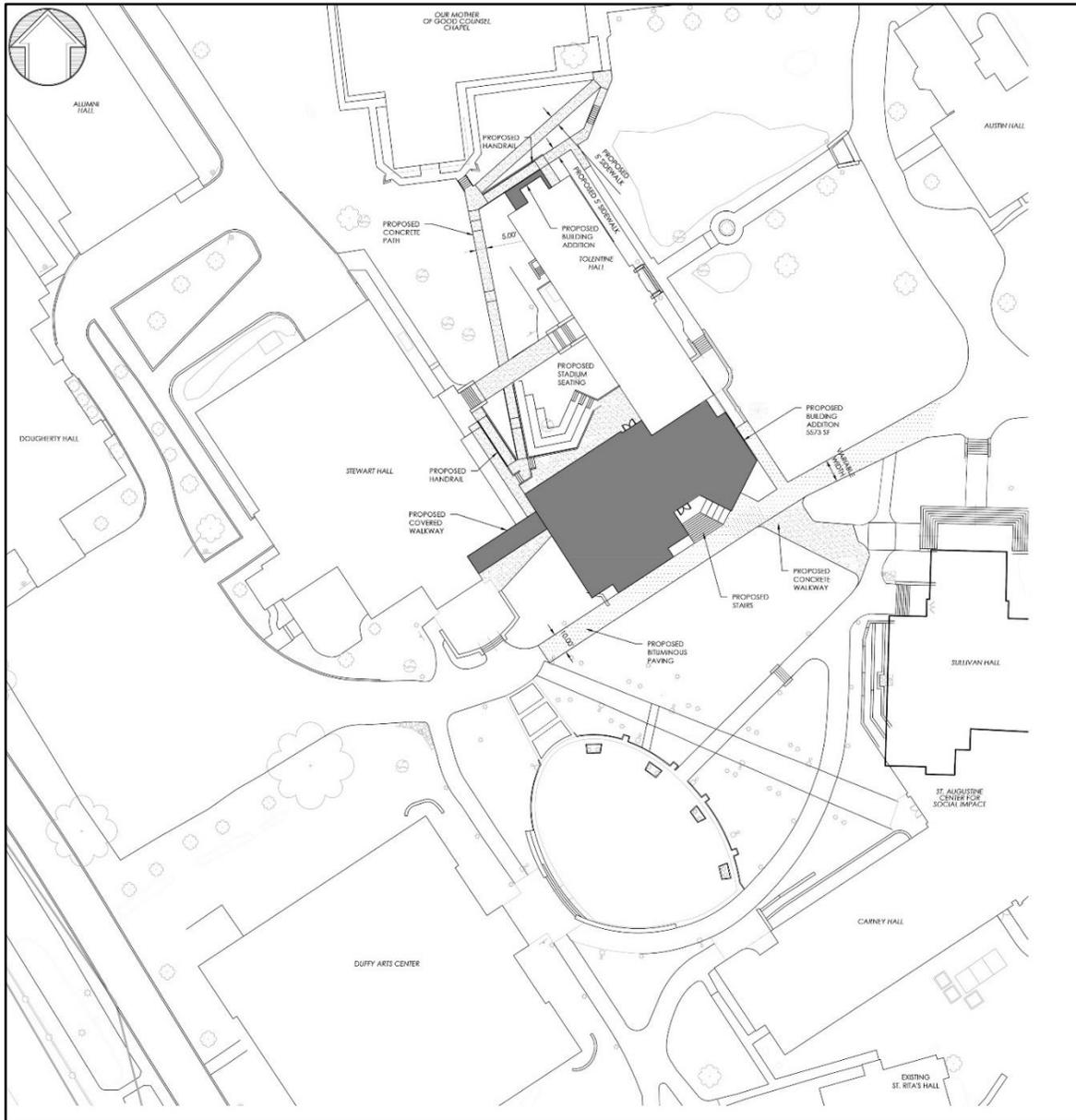
PROPOSAL:

The applicant proposes the construction of a 5,573 square foot building addition to Tolentine Hall, which is located within the central portion of the school campus. The Demolition Plan (Sheet 3) indicates that one existing building will be removed. No new sewage disposal or water supply is proposed as part of this project. The project site is located in the I1 Institutional zoning district.

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



Site Plan Detail, Sheet 4: Malvern Preparatory School, Tolentine Building Addition



Site Plan Detail, Sheet 5: Malvern Preparatory School, Tolentine Building Addition

COUNTY POLICY:

LANDSCAPES:

1. The project site is located within the **Urban Center Landscape** and **Natural Landscape** designations of [Landscapes3](#), the 2018 County Comprehensive Plan. The vision for the **Urban Center Landscape** is historic downtown and established neighborhoods serving as civic, economic, and population centers with a traditional town character, accommodating substantial future growth at a medium to high intensity. As an overlay of all other landscapes, the county's **Natural Landscapes** consist of a network of streams, wetlands, floodplains, and forests that are protected by regulations or should be subject to limited disturbance. Conservation practices should protect and restore these natural resources. The proposed land development is consistent with the objectives of the **Urban Center Landscape**.

Page: 4

Re: Preliminary/Final Land Development - Malvern Preparatory School, Tolentine Building Addition
Malvern Borough – LD-12-22-17505

WATERSHEDS:

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

PRIMARY ISSUES:

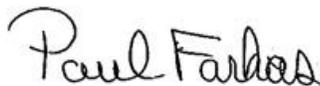
3. The site contains land within the 100 year flood plain. Although it does not appear that any development activity will encroach into the floodplain, we note that the County Planning Commission does not support development in the floodplain, and the Federal Emergency Management Agency and Pennsylvania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

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. According to a separate Waiver Request List document, the applicant is requesting seven waivers from the provisions of the Borough Subdivision and Land Development Ordinance, along with one waiver from Chapter 177-Stormwater Management of the Borough Code. Waiver requests should only be granted following the determination that the proposed project either meets the purpose of these requirements or does not create the impacts that these provisions are intended to manage. Any waivers approved by the Borough should be identified on the approved plan.
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 Malvern Borough. However, we appreciate the opportunity to review and comment on this plan. The staff of the Chester County Planning Commission is available to you to discuss this and other matters in more detail.

Sincerely,



Paul Farkas
Senior Review Planner

cc: Malvern Preparatory School
Nave Newell



THE COUNTY OF CHESTER



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Josh Maxwell
Michelle Kichline

Brian N. O'Leary, AICP
Executive Director

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

February 1, 2023

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

Re: Preliminary/Final Land Development - Eagle Animal Hospital
Upper Uwchlan Township - LD-01-23-17506

Dear Ms. Jonik:

A preliminary/final land development plan entitled "Eagle Animal Hospital", prepared by Linn Architects and dated December 9, 2022, was received by this office on January 9, 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:	North side of Byers Road (State Route 1022), east of Eagle Farms Road
Site Acreage:	1.40 acres
Lots:	1 lot
Non-Res. Square Footage:	1,673 square foot addition
Proposed Land Use:	Veterinary facility
New Parking Spaces:	9 spaces
Municipal Land Use Plan Designation:	Village
UPI#:	32-4K-4

PROPOSAL:

The applicant proposes the construction of a 1,673 square foot building addition to a veterinary facility, and nine additional parking spaces. The site, which is served by public water and public sewer facilities, is located in the Upper Uwchlan Township C-1 Village zoning district.

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

COUNTY POLICY:

LANDSCAPES:

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

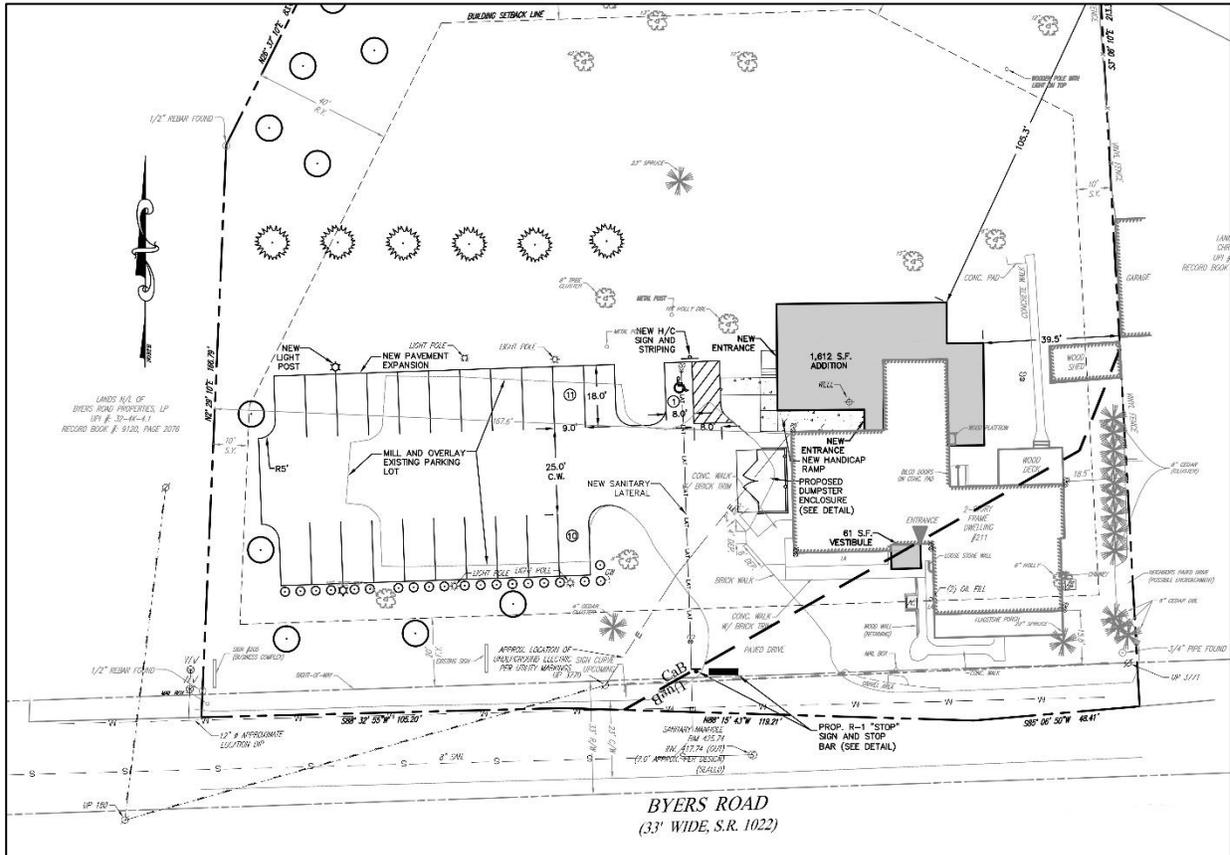


WATERSHEDS:

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

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

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



**Detail of Eagle Animal Hospital
Preliminary/Final Land Development Plan**

PRIMARY ISSUES:

4. The County Planning Commission’s **Multimodal Circulation Handbook** (2016 Update), which is available online at www.chescoplanning.org/resources/PubsTransportation.cfm, classifies Byers Road (State Route 1022) 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 Byers Road. We suggest that this area be identified as a dedicated right-of-way, and be offered for dedication to PennDOT.
5. We recommend that the applicant and the Township construct a sidewalk connection from this site to the adjacent Byers village area. Sidewalks are an essential design element for new construction in the **Suburban Center Landscape**. 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.

Page: 4
Re: Preliminary/Final Land Development - Eagle Animal Hospital
Upper Uwchlan Township - LD-01-23-17506

The Township and the applicant should also consider whether it may be appropriate to work with the owners of the adjacent parcel to the west to create a driveway connection to that parcel. Such a connection can help facilitate deliveries by vehicles.

6. 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 ISSUES:

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

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

Sincerely,



Wes Bruckno, AICP
Senior Review Planner

cc: Linn Architects
Eagle Animal Hospital
Anthony Antonelli, District Permits Manager, PennDOT
Francis J. Hanney, PennDOT
Chester County Conservation District



THE COUNTY OF CHESTER



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Michelle Kichline

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Executive Director

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February 9, 2023

Janis A. Rambo, Secretary/Treasurer
Valley Township
1145 West Lincoln Highway
Coatesville, PA 19320

Re: Preliminary/Final Land Development - Chester County G.O. Carlson Airport
Valley Township - LD-01-23-17527

Dear Ms. Rambo:

A preliminary/final land development plan entitled "Chester County G.O. Carlson Airport", prepared by Advanced GeoServices and dated December 1, 2022, was received by this office on January 18, 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:	South side of Lincoln Highway (Business Route 30)
Site Acreage:	359.09 acres
Lot:	1 lot
Non-Res. Square Footage:	4,800 square feet
Proposed Land Use:	Equipment shed
New Parking Spaces:	No additional spaces
Municipal Land Use Plan Designation:	Suburban
UPI#:	38-2-166-E

PROPOSAL:

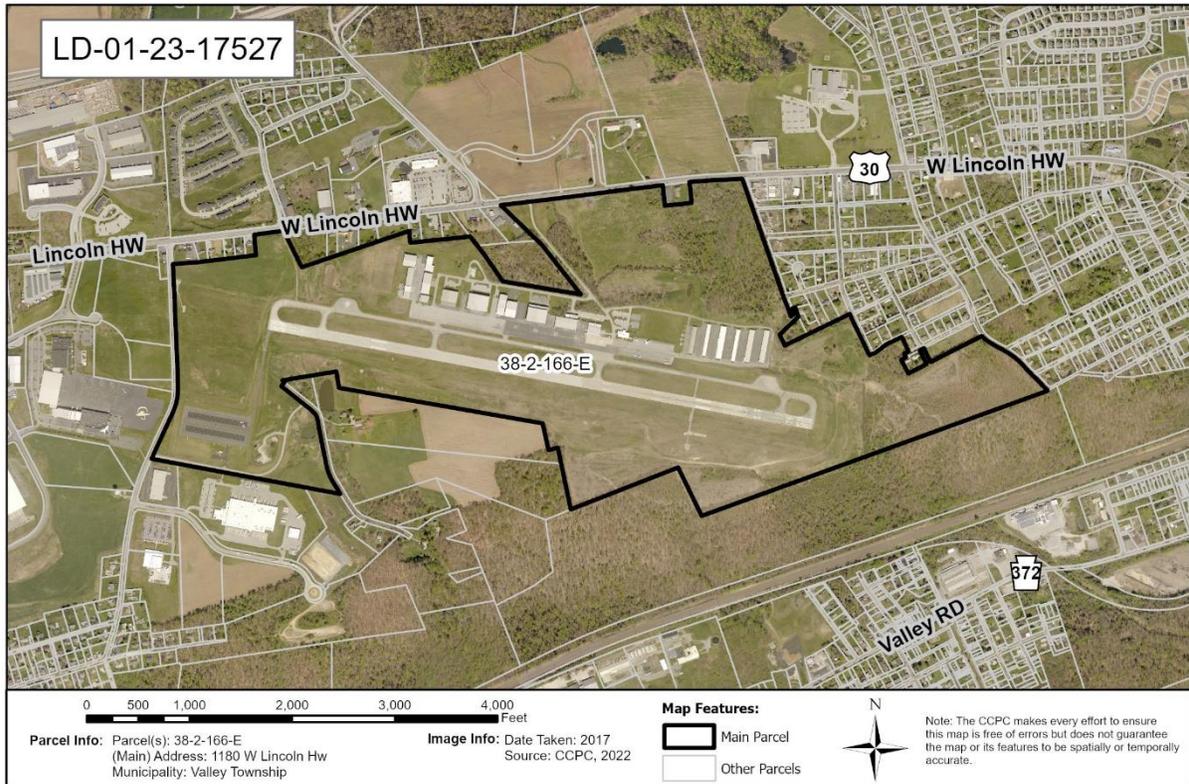
The applicant proposes the construction of a 4,800 square foot equipment shed as part of Phase 1 of the overall improvement plan for the Chester County G.O. Carlson Airport. The site, which is served by public water and sewer facilities, is located in the Valley Township PD zoning district.

RECOMMENDATION: The County Planning Commission recommends that the issues raised in our previous review letter (CCPC# LD-03-21-16655, dated March 23, 2021) be addressed and all Valley Township issues should be resolved before action is taken on this land development plan.

BACKGROUND:

1. The Chester County Planning Commission has previously reviewed a land development proposal for this site. That review, CCPC# LD-03-21-16655, dated March 23, 2021, addressed the construction of new hangers, additions to the terminal building, taxiways, office/warehouse buildings totaling 386,519 square feet, and 61 additional parking spaces.

The current submission proposes the construction of a 4,800 square foot equipment shed involving 0.089 acres of site disturbance in Phase 1 of the overall plan, including landscaping along Lincoln Highway and in the east of the Phase 1 area, and construction of a stormwater management basin. We have no additional comments on the design of Phase 1 of the plan.



COUNTY POLICY:

LANDSCAPES:

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

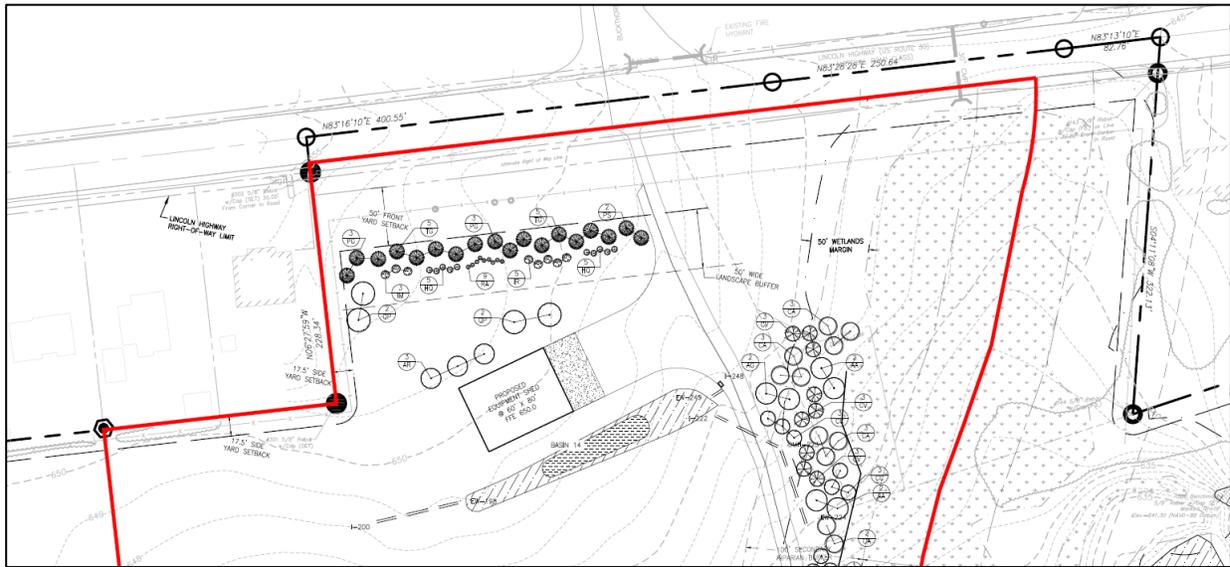
The proposed land development is consistent with the objectives of the **Suburban** and **Suburban Center Landscapes**.

WATERSHEDS:

3. **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.

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 Chester County G.O. Carlson Airport
Preliminary/Final Land Development Plan – Phase 1***

ADMINISTRATIVE ISSUES:

4. The applicant should contact the office of the Chester County Conservation District 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.
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.

Page: 4

Re: Preliminary/Final Land Development - Chester County G.O. Carlson Airport
Valley Township - LD-01-23-17527

This report does not review the plan for compliance to all aspects of your ordinance, as this is more appropriately done by agents of Valley 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: Advanced GeoServices
Chester County Airport Authority
Chester County Conservation District



THE COUNTY OF CHESTER



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February 13, 2023

Janis A. Rambo, Secretary/Treasurer
Valley Township
1145 West Lincoln Highway
Coatesville, PA 19320

Re: Preliminary/Final Subdivision - Westwood Ridge
Valley Township - SD-01-23-17530

Dear Ms. Rambo:

A preliminary/final subdivision plan entitled "Westwood Ridge", prepared by Howell Engineering and dated December 9, 2022, was received by this office on January 24, 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 Valley Road (State Route 372), between Cynthia Road and Maple Avenue; the southern portion of the tract is within East Fallowfield Township
Site Acreage:	55.89 acres
Lots:	88 lots (87 dwellings)
Proposed Land Use:	Single Family Residential
Municipal Land Use Plan Designation:	Suburban
UPI#:	47-4-4.2, 38-5-46.1, 47-4-4, 38-5-46.2

PROPOSAL:

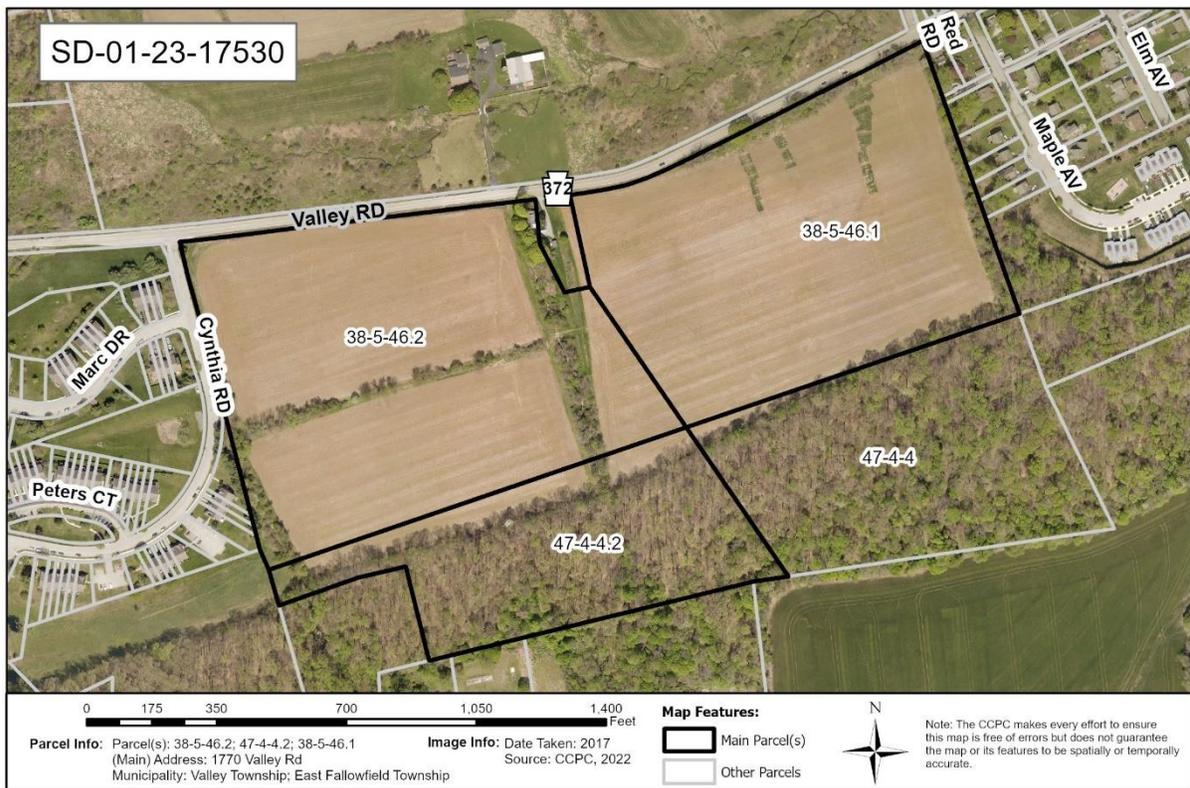
The applicant proposes the creation of 88 lots, including 87 residential lots and one lot in East Fallowfield Township. The site, which will be served by public water and public sewer facilities, is located in the Valley Township R-2 Residential zoning district using the Cluster Option. The southern portion of the tract is within the East Fallowfield Township R-1 Low Density Residential zoning district.

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

COUNTY POLICY:

LANDSCAPES:

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



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 Westwood Ridge
Preliminary/Final Subdivision Plan*

PRIMARY ISSUES:

4. The applicant and the Township should consider connecting the internal roadways in this site with Maple Avenue and Cynthia Road to the east and west, and eliminating the western Road A intersection with Valley Road. This will limit the number of potential points of vehicle conflict on Valley Road, as well as the Road A cul-de-sac.
5. The County Planning Commission's Multimodal Circulation Handbook (2016 Update), which is available online at www.chescoplanning.org/resources/PubsTransportation.cfm, classifies Valley Road (State Route 372) 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 Valley Township contact PennDOT to determine the appropriate right-of-way to be reserved for this section of Valley Road. We suggest that this area be identified as a dedicated right-of-way, and be offered for dedication to PennDOT.
6. The playfield in the Open Space Area B is at a remote location on the site; we recommend that this playfield be more centrally-located.

7. Sidewalks are an essential design element for new construction in the **Suburban Landscape**. The 2020 Valley Township Comprehensive Plan Update's "Design Principles" for areas within the "Suburban future land use" includes "Enhance walkability through sidewalk and trail connections". We recommend that the applicant and the Township connect current and existing trails in the vicinity of this tract, and connect sidewalks to the east and west. We note that the area to the east is within an **Urban Center Landscape**, which increases the importance of roadway and sidewalk connectivity.
8. The applicant and the Township should also note that the proposed alignment of the Chester Valley Trail in this area is north of Valley Road near the Amtrak line, and residents in this area may use internal sidewalks and trails to eventually reach the Trail.
9. The Township should review the location and design of the proposed trail system. We recommend that all trail corridor location and design details be incorporated into the final plan, and we also recommend that all trails be constructed prior to the Township issuing any building occupancy permits for this development. We also commend the applicant for using asphalt in the construction of this trail corridor, which will accommodate a wider variety of uses, and be handicapped-accessible. Additionally, we suggest that the applicant, Valley Township and East Fallowfield Township consider whether the trail should extend into the wooded southern portion of the site.
10. The applicant should indicate if provisions will be made for the construction of rear decks that will not conflict with rear yard setback requirements.
11. If the Road A cul-de-sac is retained, the applicant and Valley Township should consider creating a landscaped island in the cul-de-sac to limit the extent of unnecessary paving.
12. We suggest that the applicant and Valley Township consider the use of shared driveways when possible on the dwelling lots. Shared driveways can reduce the number of new access points on public roads (we note that the applicant is proposing to dedicate the internal roads to the Township), limit impervious coverage, reduce earth disturbance and lower construction costs.
13. We suggest that Valley Township's review of this plan submission would benefit from the preparation of a traffic impact study and a review of the potential impacts posed by this project, and also due to the volume of truck traffic on this portion of Valley Road.
14. The plan indicates that a Homeowners' Association will be responsible for the proposed common facilities and 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 Valley 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.
15. The applicant and Valley Township should coordinate with East Fallowfield Township any potential future development of the southern portion if this site.

Page: 5
Re: Preliminary/Final Subdivision - Westwood Ridge
Valley Township - SD-01-23-17530

ADMINISTRATIVE ISSUES:

16. The applicant should contact the office of the Chester County Conservation District (telephone #610-455-1360) for information and clarification on erosion control measures. The provisions of the Commonwealth Erosion Control Regulations may apply to the project and may require an Earth Disturbance Permit or a National Pollutant Discharge Elimination System permit for discharge of stormwater from construction activities. Additional information on this topic is provided online at: <https://www.chesco.org/284/ErosionStormwater>.
17. A Pennsylvania Department of Transportation permit is required for new or revised access and should be identified on the final plan as required by Section 508(6) of the Municipalities Planning Code.
18. 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 Valley 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: Howell Engineering
Westwood Ridge Land Development LLC
Sue Sereditch, East Fallowfield Township Secretary
Anthony Antonelli, District Permits Manager, PennDOT
Francis J. Hanney, PennDOT
Chester County Conservation District



THE COUNTY OF CHESTER



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February 1, 2023

Dale Barnett, Code Enforcement Officer
West Brandywine Township
198 Lafayette Road
Coatesville, PA 19320

Re: Preliminary/Final Land Development - Benco Associates, LLC
West Brandywine Township - LD-01-23-17508

Dear Mr. Barnett:

A preliminary/final land development plan entitled "Benco Associates, LLC", prepared by Commonwealth Engineers, Inc. and dated December 5, 2022, was received by this office on January 9, 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:	Southwest side of Horseshoe Pike (State Route 322), north of Manor Road
Site Acreage:	5.29 acres
Lots:	1 lot
Non-Res. Square Footage:	15,875 square feet (addition)
Proposed Land Use:	Industrial
New Parking Spaces:	30 spaces
Municipal Land Use Plan Designation:	Agricultural
UPI#:	29-4-27

PROPOSAL:

The applicant proposes the construction of a 15,875 square foot addition to an industrial facility and 30 additional parking spaces. The Act 247 referral form that was submitted by the Township for this development indicated that no new sewer or water facilities are proposed. No changes to the site’s access onto Horseshoe Pike (State Route 322) are proposed. The site is located in the West Brandywine Township LI Limited Industrial zoning district.

RECOMMENDATION: The County Planning Commission recommends that the issues raised in this letter should be addressed and all West Brandywine 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** because it is an expansion of an existing land use.

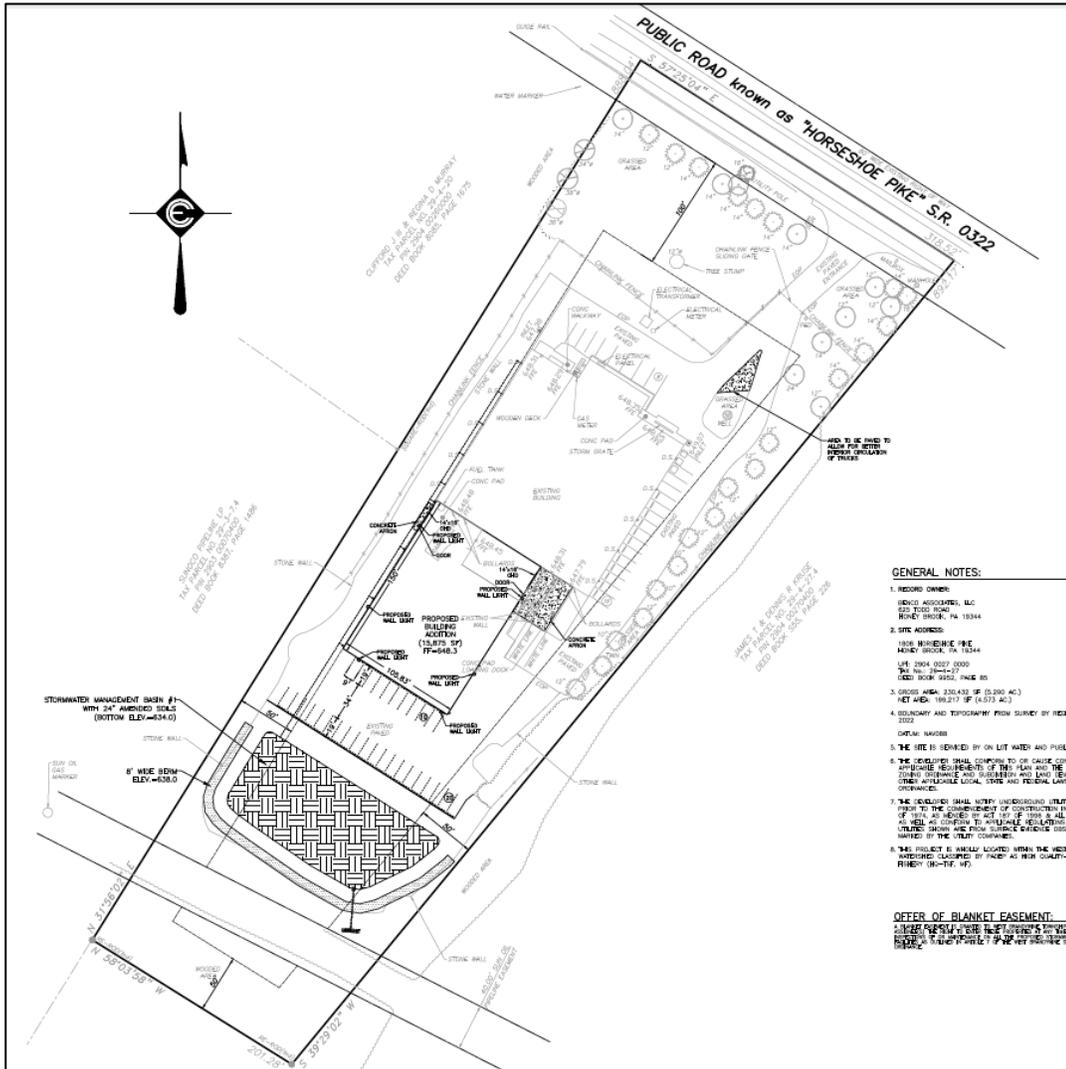


WATERSHEDS:

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

- 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 Benco Associates, LLC
 Preliminary/Final Land Development Plan**

PRIMARY ISSUES:

- The Icedale Trail starts on the west side of Icedale Road in this area, just to the north of the West Branch of the Brandywine Creek and runs through the woodland along the Brandywine. The trailhead and parking lot is located on the east side of Icedale Road. The Township should take note of any developments in this area that may affect the Icedale Trail. We suggest that the Township promote developments in the area that may help facilitate the Icedale Trail or offer the opportunity to improve access or connection to the Trail.

5. The applicant should plant additional trees on the north side of the front parking lot to shade the parking lot and help absorb stormwater, and should also designate handicap parking stalls.
6. The County Planning Commission's Multimodal Circulation Handbook (2016 Update), which is available online at www.chescoplanning.org/resources/PubsTransportation.cfm, classifies Horseshoe Pike (State Route 322) as a major arterial. The Handbook (page 183) recommends an 80 foot-wide right-of-way for major arterial roads to accommodate future road and infrastructure improvements. We recommend that the applicant and the Township contact PennDOT to determine the appropriate right-of-way to be reserved for this section of Horseshoe Pike. We suggest that this area be identified as a dedicated right-of-way, and be offered for dedication to PennDOT.
7. The plan shows 54 parking spaces. We suggest that the applicant and the Township evaluate the anticipated parking demand for this facility, and determine whether all of the proposed parking spaces will be necessary. If fewer spaces are required, we suggest that the extra spaces could be landscaped and held in reserve instead of being paved. The reserve spaces could be converted to paved spaces in the future if it becomes evident that they are actually needed. Reserving parking spaces in this manner can help to reduce initial construction costs, limit the creation of impervious surfaces, and increase opportunities for landscaping.
8. The proposed land development appears to be in proximity to a gas transmission pipeline operated by Sun Oil. We suggest that the applicant contact the pipeline operator to ensure that the application does not result in any encroachments into the pipeline right-of-way. It is recommended that the plan include the field survey location of the pipeline, the size, material and depth (if known), and the type of product typically being transported through the pipeline. Pipeline operator contact information is located on the pipeline markers within the easement and can also be found at the Chester County Pipeline Information Center Pipeline Operators page: <http://www.chescoplanning.org/pic/operators.cfm>.
9. The Township should ensure that this proposal provides for in-building coverage for public safety and emergency service radio communications. The applicant should contact the Chester County Department of Emergency Services Technical Division at 610-344-5000 for additional information on this issue. The Township Fire Marshal should also verify the design and location of all proposed fire-protection facilities.
10. The applicant should elaborate on the site's sewer and water facilities. The Chester County Planning Commission does not endorse the use of on-site water or sewer for commercial or industrial uses, due to the potential for high wastewater flows and the contamination of groundwater resources. We recommend that the applicant connect to public systems in consideration of potable water safety and water supply dependability.

ADMINISTRATIVE ISSUES:

11. The applicant should contact the office of the Chester County Conservation District (telephone #610-455-1360) for information and clarification on erosion control measures. The provisions of the Commonwealth Erosion Control Regulations may apply to the project and may require an Earth Disturbance Permit or a National Pollutant Discharge Elimination System permit for discharge of stormwater from construction activities. Additional information on this topic is provided online at: <https://www.chesco.org/284/ErosionStormwater>.

Page: 5

Re: Preliminary/Final Land Development - Benco Associates, LLC

West Brandywine Township - LD-01-23-17508

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

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

Sincerely,

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

Wes Bruckno, AICP
Senior Review Planner

cc: Commonwealth Engineers, Inc.
Benco Associates, LLC, attn: Benji Smoker
Anthony Antonelli, District Permits Manager, PennDOT
Francis J. Hanney, PennDOT
Chester County Conservation District



THE COUNTY OF CHESTER



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February 13, 2023

Dale Barnett, Code Enforcement Officer
West Brandywine Township
198 Lafayette Road
Coatesville, PA 19320

Re: Preliminary Land Development and Subdivision Plan - Traditions of America (603, 604 & 608 E. Reeceville Road)
West Brandywine Township - LD-01-23-17521, SD-01-23-17522

Dear Mr. Barnett:

A preliminary land development and subdivision plan entitled "Traditions of America (603, 604 & 608 E. Reeceville Road)", prepared by DL Howell & Associates, Inc. and dated December 16, 2022, was received by this office on January 18, 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 and subdivision plan for your consideration.

PROJECT SUMMARY:

Location: North and south sides of East Reeceville/Cedar Knoll Road, State Route 4002), west of the East Brandywine Township municipal boundary
Site Acreage: 198.57 acres
Lots: 268 lots
Proposed Land Use: Single Family Residential
New Parking Spaces: 536 spaces
UPI#: 29-7-121, 29-7-120, 29-7-39

PROPOSAL:

The applicant proposes to subdivide a 198.57-acre tract to construct 268 residential units and 536 parking spaces, and provide open space areas of 112.5 acres. The site, which will be served by public water and public sewer facilities, is located in the West Brandywine Township R-2 Rural Residential and R-3 Residential zoning districts.

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

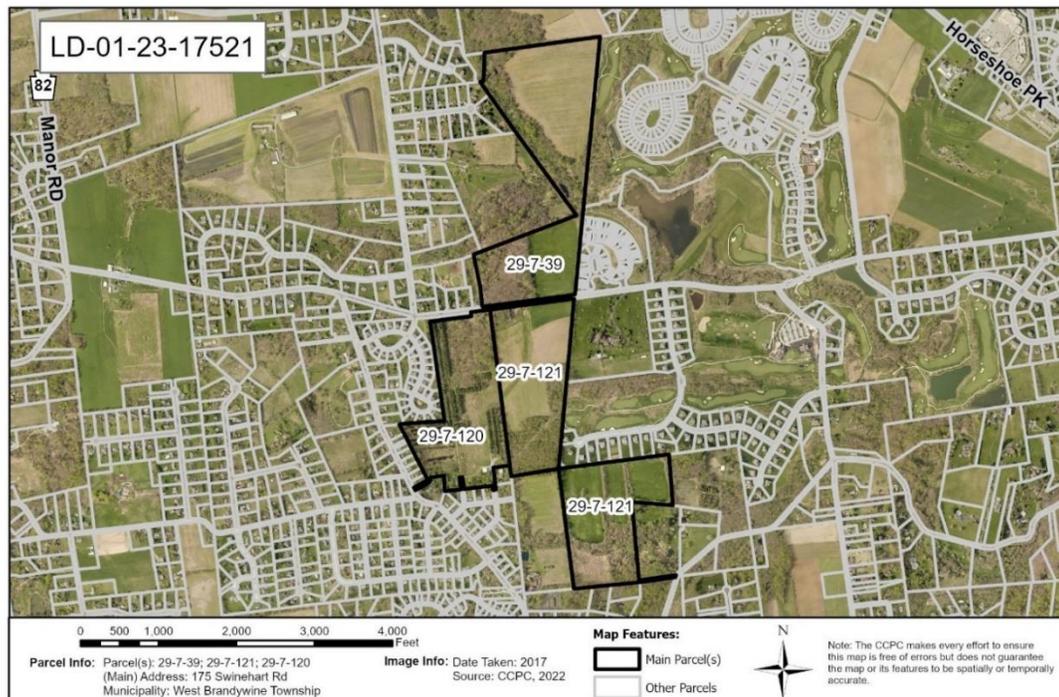
COUNTY POLICY:

LANDSCAPES:

1. The site is located within the **Suburban Landscape** designation of [Landscapes3](#), the 2018 County Comprehensive Plan. The vision for the **Suburban Landscape** is predominantly residential communities with locally-oriented commercial uses and facilities, accommodating growth at a medium density that retains a focus on residential neighborhoods, with enhancements in housing diversity and affordability. Additionally, roads, sidewalks and paths with convenient access to parks and community facilities should be provided. The proposed land development and subdivision are 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 Beaver Creek subbasin of the Brandywine Creek watershed. **Watersheds'** highest priority land use objectives within this watershed are:
 - reduce stormwater runoff,
 - restore water quality of “impaired” streams, and
 - protect vegetated riparian corridors.**Watersheds** can be accessed at www.chesco.org/water.
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 Traditions of America (603, 604 & 608 E. Reeceville Road)
Preliminary Land Development and Subdivision Plan*

Page: 4

Re: Preliminary Land Development and Subdivision Plan - Traditions of America (603, 604 & 608 E. Reeceville Road)

West Brandywine Township - LD-01-23-17521, SD-01-23-17522

Water Resources Information:

West Brandywine Township

Beaver Creek Watershed

FEMA: UPI 29-7-39 is located in FEMA Zone AE, 1% annual chance of flooding and Zone X, 2% annual chance of flooding

MS4 community: YES

TMDL: Christina River Basin High-Flow and Low-Flow TMDLs

Impairments for downstream segments of Beaver Creek: Aquatic life- urban runoff/storm sewers (flow regime modification and hydrologic alteration)

Designated use: Cold Water Fishes, Migratory Fishes

Stormwater Considerations:

Erosion and Sediment Control Plan:

- a. Stormwater management basins 1 and 4 are proposed to be in proximity to and downslope of topsoil stockpiles. This may increase cleanout frequency as soil may runoff into and build up in the basin. The applicant should consider relocating the topsoil stockpiles or install perimeter controls in addition to a silt fence such as filter sock or sediment trap. The E&S Plan includes Compost Sock Sediment Trap details (Standard Construction Detail #4-1, Sheet 76) proposed around the entire downgradient stock pile if the stockpile is on a slope. If the applicant does not relocate the soil stockpile, the applicant should ensure compost sock sediment traps are installed along with a silt fence for SWM Basins 1 and 4.
- b. Erosion and Sedimentation Control General Notes (Sheet 74), item 19 limits stockpile slopes to 2:1 or flatter, however, Soil Stockpile Detail (Sheet 75) includes a slope 3:1 or flatter. The applicant should correct the Soil Stockpile Detail section on Sheet 75 to include a slope of 2:1 or flatter.
- c. The applicant should avoid, if possible, locating on-lot topsoil stockpiles upslope of the diversion swale as shown in Typical On-lot BMPs detail drawings in Standard Construction Detail #10-1 (Sheet 75), #10-2 (Sheet 76), and #10-3 (Sheet 76). If a topsoil stockpile is upslope, the applicant should ensure appropriate E&S controls (e.g., silt fence, filter sock, etc.) are in place.
- d. Soil Stockpile Detail notes (Sheet 76) describe silt fence details, but the drawing shows a compost filter sock. The applicant should update this with appropriate controls in the drawing and/or notes.
- e. Design details for the diversion swales should be included in the E&S Control Plan.
- f. Design details for the infiltration swales should be included in the PCSM Plan.
- g. The PCSM Inspection details for Detention Basins include only inspections annually for first 5 years and once every 3 years after. West Brandywine Township updated their stormwater management ordinance on January 19, 2023. Inspection requirements for detention basins should also include inspections after a 25-year or greater storm and a 10-year or greater storm, if the HOA is responsible to conduct inspections. Alternatively, the applicant should consider including required inspections after a 2" storm or greater to be consistent with other inspection requirements included in the plans. Both the 10-year and 25-year precipitation events are greater than 2" storm in this region.

- h. References to Kennett Township are included in Required Construction notes (Sheet 56), Item 2 and in Inspections notes. The applicant should correct references to Kennett Township.

PRIMARY ISSUES:

- 4. This site offers opportunities for improved design, as suggested in the sketch below:



Page: 6

Re: Preliminary Land Development and Subdivision Plan - Traditions of America (603, 604 & 608 E. Reeceville Road)
West Brandywine Township - LD-01-23-17521, SD-01-23-17522

5. We suggest that the applicant avoid the long straight runs of the east-west roadways in the southern portion of the site. Introducing curves into these roadways would provide varied views and slow traffic speeds within the development.

The County Planning Commission's Multimodal Circulation Handbook (2016 Update), which is available online at www.chescoplanning.org/resources/PubsTransportation.cfm, classifies East Reeceville Road in this area (State Route 4002) as a minor collector. The Handbook (page 183) recommends an 80 foot-wide right-of-way for minor collector roads. We recommend that the applicant and West Brandywine Township contact PennDOT to determine the appropriate right-of-way to be reserved for this roadway and that this area be offered for dedication to PennDOT.

6. The applicant and the Township should consider connecting the internal roadways on this site with Beechwood Drive to the south or other potential connections with abutting property. This would provide additional access to the development and further interconnect the existing street system, which would increase the efficiency of deliveries and services like snow plowing, street cleaning, and trash collection.
7. We suggest wraparound porches on the residential units located at street corners and roadway entryways to provide a visual connection between the public and private realm. We also suggest the applicant consider having the garages set back from the front facade of each unit. Garages recessed behind the front wall plane of the ground floor living area or a covered porch allow the entry of a dwelling to become the prominent feature and creates a more attractive development appearance.
8. The applicant should consider creating a landscaped island in the cul-de-sac to relieve the extensive expanse of asphalt and to increase bioretention and infiltration.
9. We endorse the installation of sidewalks into the plan. Sidewalks are an essential design element for new construction in the **Suburban Landscape**. "Connect" Objective C of *Landscapes3*, the 2018 County Comprehensive Plan, is to provide universally accessible sidewalks, trails, and public transit connections to create a continuous active transportation network within designated growth areas.

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

10. The plan indicates that a Homeowners' Association (HOA) will be responsible for the proposed common facilities and 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.

Page: 7

Re: Preliminary Land Development and Subdivision Plan - Traditions of America (603, 604 & 608 E. Reeceville Road)
West Brandywine Township - LD-01-23-17521, SD-01-23-17522

11. The plans indicate that the site contains wetlands. Placement of fill in wetlands is regulated by the U.S. Army Corps of Engineers in accordance with Section 404 of the Clean Water Act (1977) and with the Pennsylvania Department of Environmental Protection under Chapter 105 Rules and Regulations for the Bureau of Dams and Waterway Management. The applicant should contact these agencies to determine if the proposed activity will require a permit and provide the municipality with documentation of this contact and of any subsequent permits before action on this plan is taken.
12. The site contains land within the 100-year floodplain. We note that the County Planning Commission does not support development in the floodplain, and the Federal Emergency Management Agency and Pennsylvania Department of Environmental Protection regulate filling or development in the floodplain. Development within a floodplain can increase the magnitude and frequency of normally minor floods, and present health and safety problems. The applicant should contact both of these agencies to determine if future development activity will require a permit. West Brandywine Township should request documentation of these contacts or permits before approving the plan.
13. West Brandywine Township should confirm that the site plan complies with the Township's riparian buffer requirements. *Landscapes3* supports the comprehensive protection and restoration of the county's ecosystems, including riparian corridors ("Protect" Objective B, page 63).
14. West Brandywine Township should verify that all necessary ordinance relief measures to permit grading in steep slope areas have been granted and 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.
15. The plan indicates that a portion of the site is wooded. Mature trees and shrubs reduce the volume and impacts of stormwater runoff by intercepting precipitation, increasing evapotranspiration, and stabilizing soil through root growth. If development or earth disturbance is going to encroach upon existing woodlands, the removal of trees should be limited to the minimum area needed for the dwellings and support facilities. The limits of tree removal should be clearly shown on the plan and "limits of disturbance" should be delineated to protect all trees that are intended to remain. Orange construction fencing should be placed at the "limit of disturbance" to prevent unintended intrusion into woodland areas by construction equipment. This fencing should be placed at the drip line of any trees that are intended to remain to limit inadvertent impacts from construction equipment to root zones and long-term tree health. Additional native trees and shrubs should be incorporated into the landscaping plans to replace and mitigate the loss of removed trees. We note that the landscaping plans were not included in the submission.
16. The applicant should consider ways to integrate the development with the open space areas that are proposed to remain. Single loaded streets facing open space or green areas are encouraged. The incorporation of terminal vistas of open space are also encouraged. Terminal vistas, for instance, could occur at "T" intersections that line up with a view of open spaces (or another feature) to provide additional character to the overall quality of design.
17. We suggest the applicant preserve as best as possible the open space character along the East Reeceville road frontage. In addition to maintaining existing trees and vegetation, significant landscaping should be installed to screen views of the development from the road. Open style fencing, such as three or four rail plank fencing along the road frontage would also help maintain the open character.

Page: 8

Re: Preliminary Land Development and Subdivision Plan - Traditions of America (603, 604 & 608 E. Reeceville Road)
West Brandywine Township - LD-01-23-17521, SD-01-23-17522

18. The plan indicates that some existing trails on the site are to be removed. We suggest that the applicant and the Township instead consider how these trails could be retained and improved, and connected to other existing and proposed trails in the area.
19. We suggest that some of the stormwater basins and environmentally-sensitive areas on the site can serve as passive recreational amenities if they are provided with pedestrian access. For example, the stormwater basins should be planted with native flowering species to provide visual interest and water treatment function.
20. We have no comments on the subdivision portion of this plan.

ADMINISTRATIVE ISSUES:

21. 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>.
22. The applicant should contact the Pennsylvania Department of Environmental Protection to determine whether a stream encroachment permit is necessary for the proposed road, driveway, or sanitary sewer line crossing in accordance with Section 205.293 of its rules and regulations and provide the municipality with documentation of this contact and the requirements of DEP before action on this plan is taken.
23. A minimum of four copies of the plan should be presented at the Chester County Planning Commission for endorsement to permit recording of the final plan in accord with the procedures of Act 247, the Pennsylvania Municipalities Planning Code, and to meet the requirements of the Recorder of Deeds, and the Assessment Office.

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

Sincerely,



Wes Bruckno, AICP
Senior Review Planner

cc: Overlook Farm Road Co/Anderson
Anthony Antonelli, District Permits Manager, PennDOT
Francis J. Hanney, PennDOT
DL Howell & Associates, Inc.
Mark E. Cassel, AICP, Director of Service Planning, SEPTA
Chester County Water Resources Authority
Chester County Conservation District



THE COUNTY OF CHESTER



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West Chester, PA 19380-0990
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February 14, 2023

Dale Barnett, Code Enforcement Officer
West Brandywine Township
198 Lafayette Road
Coatesville, PA 19320

Re: Preliminary/Final Subdivision - 367 Hibernia Road
West Brandywine Township - SD-01-23-17525

Dear Mr. Barnett:

A preliminary/final subdivision plan entitled "367 Hibernia Road", prepared by Mullin Engineering LLC and dated December 9, 2022, was received by this office on January 18, 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: West side of Hibernia Road, south of Reid Road
Site Acreage: 10.10 acres
Lots: 2 lots
Proposed Land Use: Single Family Residential
UPI#: 29-7-5, 29-7-5.1

PROPOSAL:

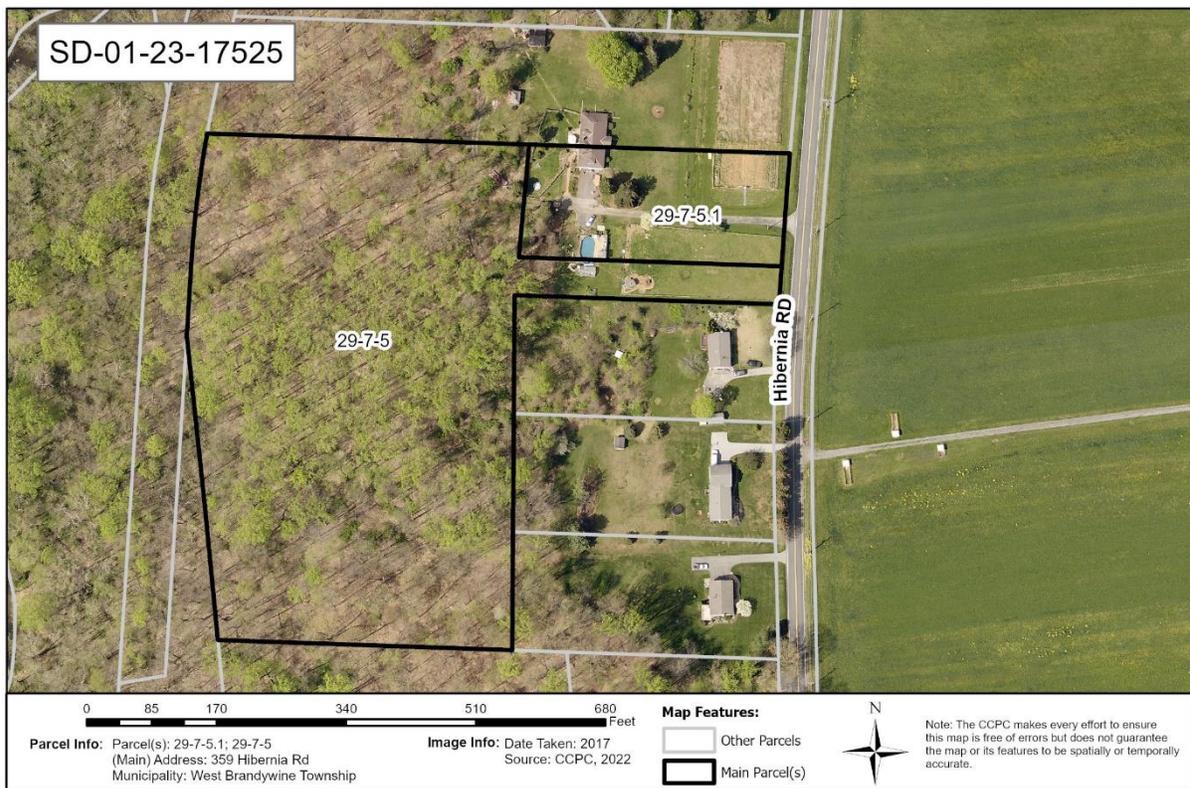
The applicant proposes the adjustment of the lot line separating two lots. The site, which is served by on-site water and sewer facilities, is located in the West Brandywine Township R-1 Agricultural/Residential zoning district. The tract contains a dwelling and other structures, but no additional development is proposed by this plan.

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

COUNTY POLICY:

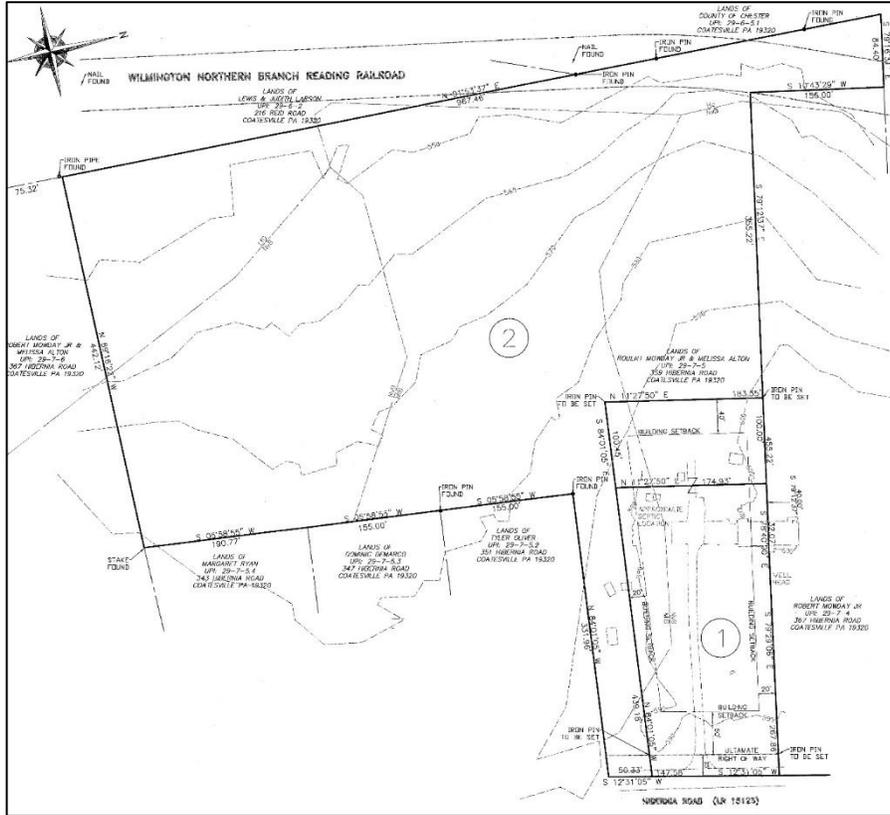
LANDSCAPES:

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. We recommend that the applicant contact Chester County Parks + Preservation (telephone #610-344-5656) for information on the advantages of being in the County Agricultural Land Preservation Program and how lands under the agricultural conservation easement are protected. If the applicant is interested in participating in the County Land Preservation Program, they should initially contact the Township to add the parcel to the Township's Agricultural Security Area Program; this is a prerequisite to participation in the County Program.



**Detail of 367 Hibernia Road
 Preliminary/Final Subdivision Plan**

- The applicant's plan indicates that at least two structures straddle a lot line (see the detail below), and a well head appears to be located adjacent to a lot line. The applicant and the Township should consider taking this opportunity to place these structures on their own lots.



Page: 4
Re: Preliminary/Final Subdivision - 367 Hibernia Road
West Brandywine Township - SD-01-23-17525

ADMINISTRATIVE ISSUE:

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

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

Sincerely,

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

Wes Bruckno, AICP
Senior Review Planner

cc: Robert Mowday Jr, Melissa Alton and Meilsa and Philip Alton
Mullin Engineering LLC
Chester County Parks + Preservation
Chester County Health Department



THE COUNTY OF CHESTER



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Josh Maxwell
Michelle Kichline

Brian N. O'Leary, AICP
Executive Director

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February 1, 2023

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

Re: Final Subdivision - Stauffer & Lammey
West Caln Township - SD-01-23-17513

Dear Ms. Milane:

A final subdivision plan entitled "Stauffer & Lammey", prepared by Register Associates, Inc. and dated December 22, 2022, was received by this office on January 10, 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:	East of Lammey Road, south of Eagletown Road
Site Acreage:	11.59 acres
Lots:	2 lots
Proposed Land Use:	Single Family Residential
Municipal Land Use Plan Designation:	Low Density Rural Residential
UPI#:	28-1-20, 28-1-23

PROPOSAL:

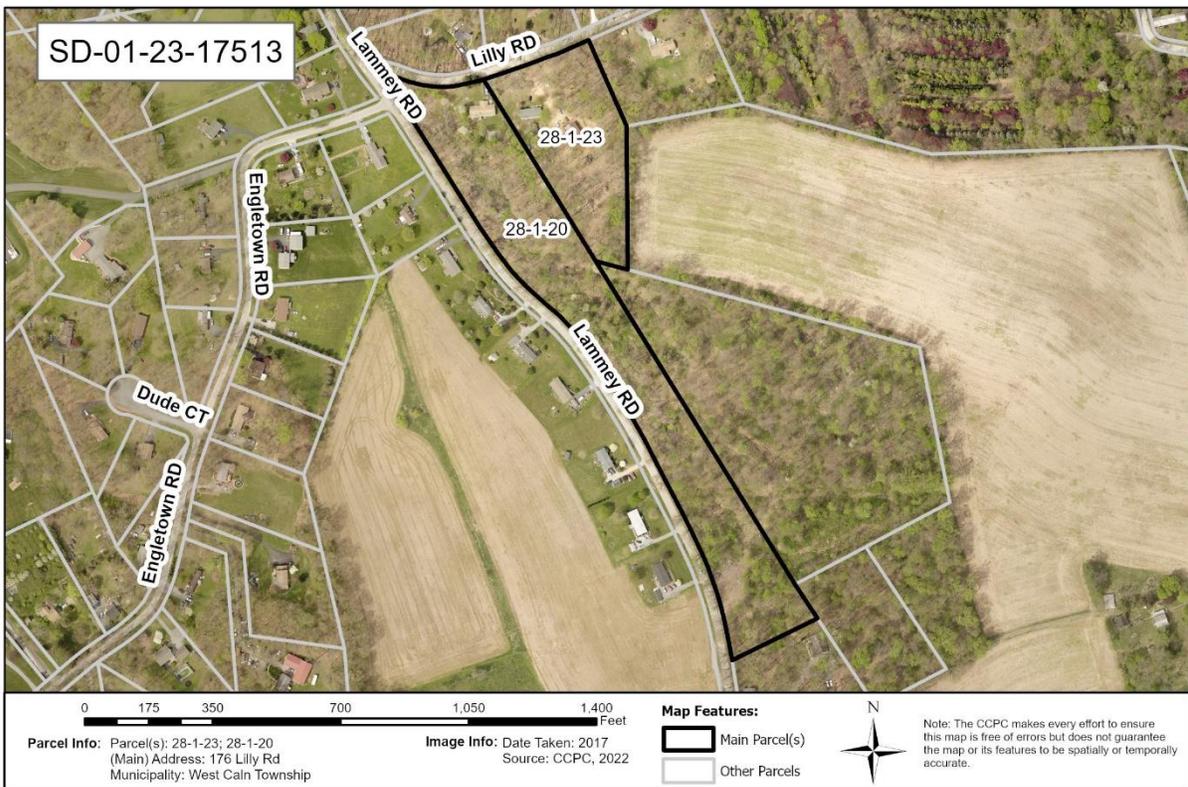
The applicant proposes the adjustment of the lot line separating two lots. The site, which is served by on-site sewer and water facilities, is located in the West Caln Township SRR Site Responsive Residential zoning district. The site contains two dwellings, and no additional development is proposed.

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

COUNTY POLICY:

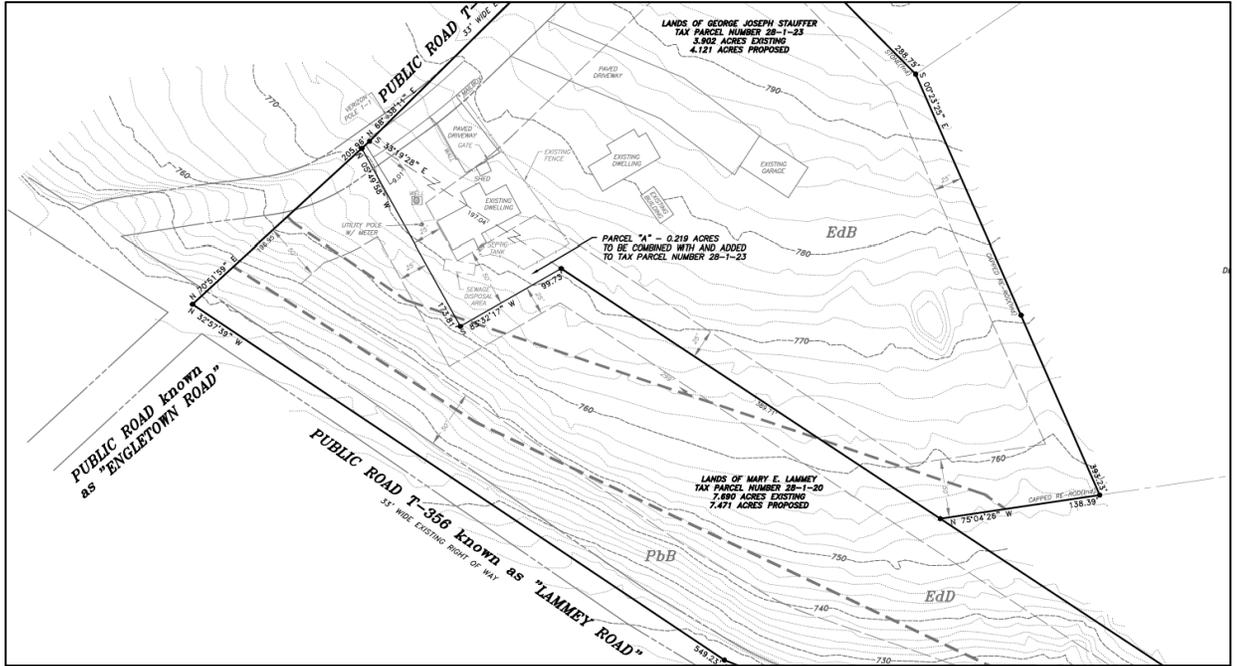
LANDSCAPES:

1. The site is located within the **Rural Landscape** designation of [Landscapes3](#), the 2018 County Comprehensive Plan. 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 Township should consider the future realignment of the intersection at Lammey, Lilly and Eagletown Roads to improve safety and sight distances, and the applicant should offer any potential right-of-way necessary for such a realignment.
3. The Township should consider whether the provisions of the Township Subdivision and Land Development Ordinance Article IV – Plan Content & Supplemental Study Requirements will require the identification of a potential water well and on-lot sewer disposal area for UPI # 28-1-20. The applicant should also indicate if the existing water well and on-lot sewer disposal area for UPI # 28-1-23 serves both dwellings on that lot.



**Detail of Stauffer & Lammey
Final Subdivision Plan**

ADMINISTRATIVE ISSUE:

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

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

Sincerely,

Wes Bruckno, AICP
Senior Review Planner

cc: Register Associates, Inc.
Mary E. Lammey
George J. Stauffer
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

February 3, 2023

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

Re: Final Land Development - 535 North Church Street
West Chester Borough – LD-01-23-17515

Dear Mr. Gore:

A Final Land Development Plan entitled "535 North Church Street", prepared by D.L. Howell and Associates, Inc. and dated September 14, 2022, was received by this office on January 10, 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.

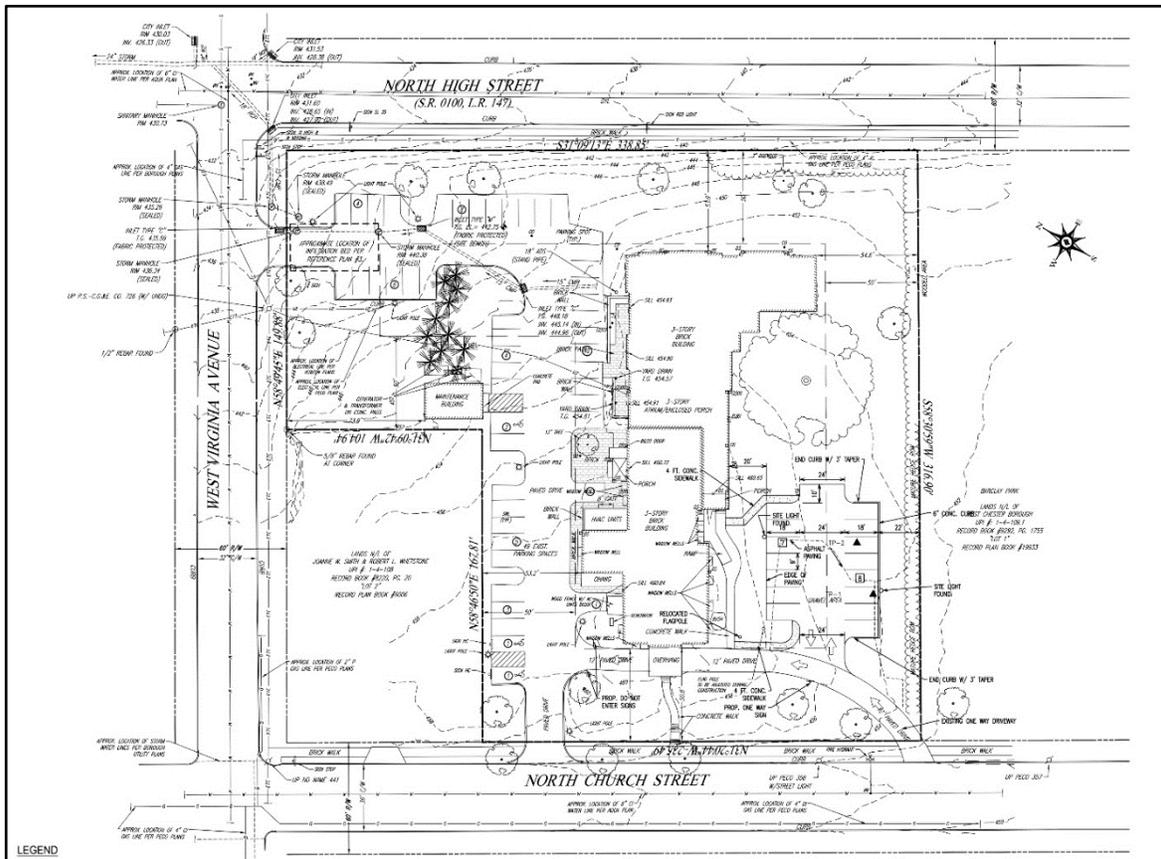
PROJECT SUMMARY:

Location:	east side of North Church Street, north of West Marshall Street
Site Acreage:	2.12
Lots/Units:	1 Lot
Non-Res. Square Footage:	0
Proposed Land Use:	Parking lot for existing commercial office building
New Parking Spaces:	15
Municipal Land Use Plan Designation:	Low Density Neighborhood Conservation; and Professional Office Overlay
UPI#:	1-4-109

PROPOSAL:

The applicant proposes the construction of 15 additional parking spaces, and associated stormwater management facilities, for the existing commercial office building. No new sewage disposal or public water supply is proposed as part of this submission. The project site is located in the NC-1 Neighborhood Conservation and Professional Office Overlay zoning districts.

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



COUNTY POLICY:

LANDSCAPES:

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

WATERSHEDS:

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

PRIMARY ISSUES:

3. While we acknowledge the landscape plan (Sheet 5) indicates that three trees will be planted to the immediate south of the proposed parking area, the applicant and Borough should ensure that parked vehicles in the proposed parking lot will be screened from view from the adjoining site to the south, Barclay Park. Additional shrubs and trees and/or a low wall may be necessary to achieve an adequate screen.
4. While the landscape plan appears to indicate that one additional street tree will be planted on North Church Street, the applicant and Borough should determine if additional street trees should be provided along all adjoining roadways, which include North High Street and West Virginia Avenue. Section 97.A.24.5 of Appendix A of the Borough Subdivision and Land Development Ordinance states that one (1) street tree shall be provided for every thirty-five (35) linear feet of lot frontage.
5. The Borough should verify that the design of the proposed outdoor lighting plan (Sheet 4) conforms to Borough ordinance requirements. The illumination should be directed inward from the periphery of the site and be oriented to reduce glare and visual impact on the adjoining roadways and land uses.

ADMINISTRATIVE ISSUES:

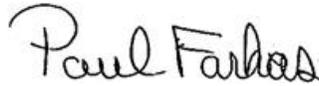
6. Land disturbance and land development activities that occur within Chester County must comply with the **County-wide Act 167 Stormwater Management Plan for Chester County, PA** (August 2022) and the associated Act 167 stormwater management ordinance standards adopted by each municipality.
7. The Waivers Requested table on Sheet 1 indicates that the applicant is requesting a waiver from the application procedures in Article III of the Borough Subdivision and Land Development Ordinance. Waiver requests should only be granted following the determination that the proposed project either meets the purpose of these requirements or does not create the impacts that these provisions are intended to manage.

Page: 4
Re: Final Land Development - 535 North Church Street
West Chester Borough – LD-01-23-17515

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

Sincerely,



Paul Farkas
Senior Review Planner

cc: Barclay Park LLC
D.L. Howell and Associates, Inc.
Unruh, Turner, Burke & Frees, P.C.



THE COUNTY OF CHESTER



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Brian N. O’Leary, AICP
Executive Director

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February 23, 2023

Gina M. Wheeler, Manager/Secretary
West Fallowfield Township
3095 Limestone, Road Suite 1
Cochranville, PA 19330

Re: Final Subdivision - Lots 1 and 2 - Alex M. Barry Subdivision
West Fallowfield Township - SD-01-23-17519

Dear Ms. Wheeler:

A final subdivision plan entitled "Lots 1 and 2 - Alex M. Barry Subdivision", prepared by Crossan-Ramaito and dated November 8, 2022, was received by this office on January 27, 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: West side of Homeville Road (State Route 3085), north of
Byson Road
Site Acreage: 20.97 acres
Lots: 2 lots
Proposed Land Use: Agricultural
Municipal Land Use Plan Designation: Agricultural
UPI#: 44-6-17.2A, 44-6-17.2

PROPOSAL:

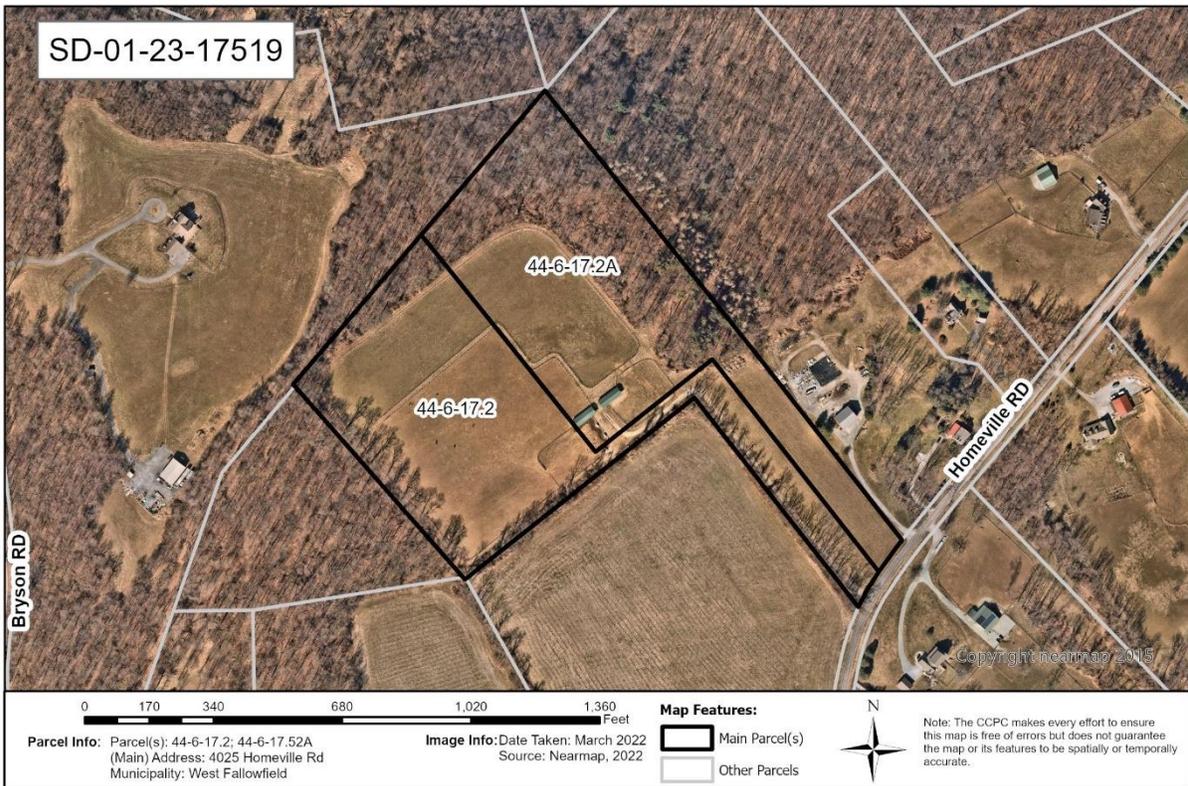
The applicant proposes the adjustment of the lot line separating two lots. The site, which is not served by sewer or water facilities, is located in the West Fallowfield Township Agricultural zoning district. The site contains two structures, but no additional development is proposed by this plan.

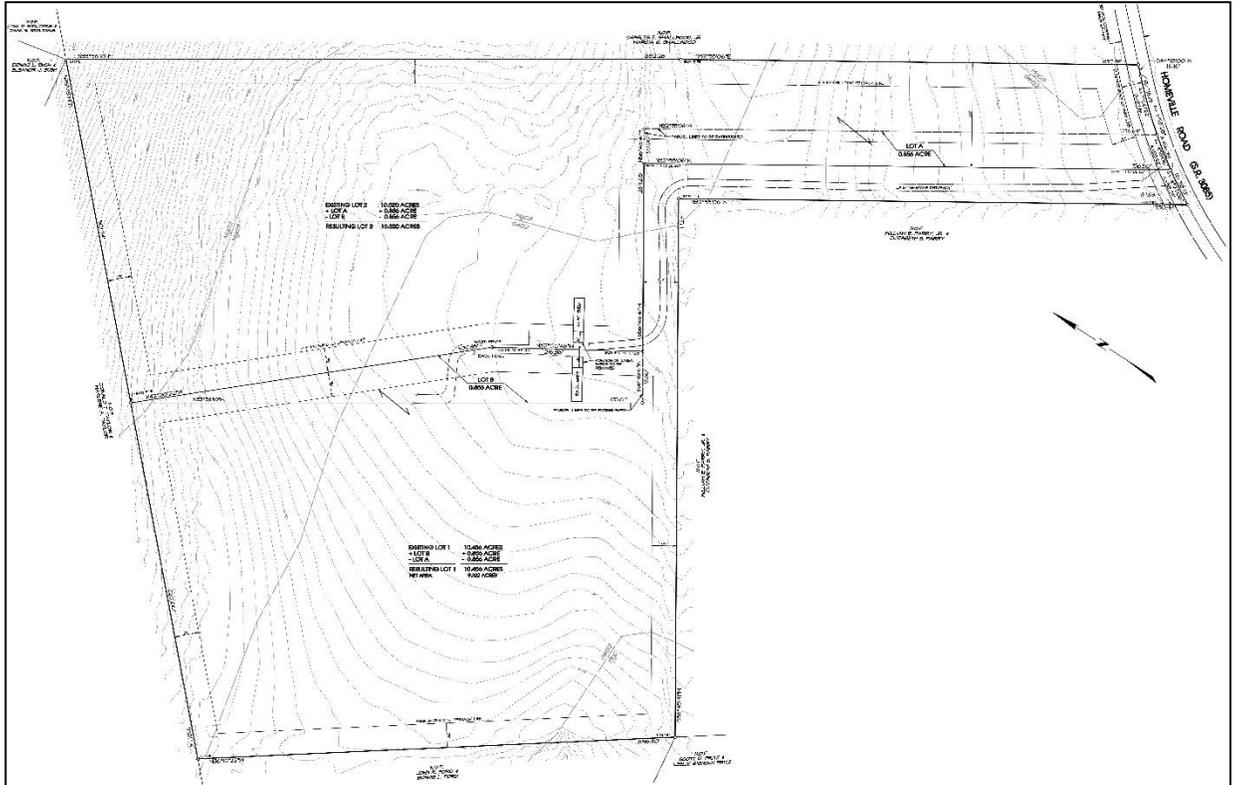
RECOMMENDATION: The County Planning Commission recommends that the issues raised in this letter should be addressed and all Township issues should be resolved before action is taken on this subdivision plan.

COUNTY POLICY:

LANDSCAPES:

1. The site is located within the **Agricultural Landscape** designation of [Landscapes3](#), the 2018 County Comprehensive Plan. This landscape consists of large concentrations of active and diverse farm operations along with related support services. The vision for the **Agricultural Landscape** is very limited development occurring at very low densities to preserve prime agricultural soils and farm operations. The proposed subdivision is consistent with the objectives of the **Agricultural Landscape**.





*Detail of Lots 1 and 2 - Alex M. Barry
Final Subdivision Plan*

PRIMARY ISSUES:

2. The applicant's parcel is located in the **Agricultural Landscape** designation of [Landscapes3](#), the 2018 County Comprehensive Plan, and is within the West Fallowfield Township Agricultural zoning district. It also appears that the adjacent lot to the west, 44-6-13.1, is part of the County Agricultural Land Preservation Program. We recommend that the applicant contact Chester County Parks & Preservation (telephone #610-344-5656) for information on the advantages of being in the program and how lands under the agricultural conservation easement are protected. If the applicant is interested in participating in the County Land Preservation Program, they should initially contact the Township to add the parcel to the Township's Agricultural Security Area Program; this is a prerequisite to participation in the County Program.
3. The County Planning Commission's [Multimodal Circulation Handbook](#) (2016 Update), which is available online at www.chescoplanning.org/resources/PubsTransportation.cfm, classifies Homeville Road (State Route 3085), 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 Homeville Road. We suggest that this area be identified as a dedicated right-of-way, and be offered for dedication to PennDOT.

Page: 4
Re: Final Subdivision - Lots 1 and 2 - Alex M. Barry Subdivision
West Fallowfield Township - SD-01-23-17519

ADMINISTRATIVE ISSUE:

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

This report does not review the plan for compliance to all aspects of your ordinance, as this is more appropriately done by agents of West Fallowfield 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: Crossan-Ramaito
Chester County Health Department
Henry K. Stoltzfus and Laura Z. Stoltzfus
Chester County Parks & Preservation



THE COUNTY OF CHESTER



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Executive Director

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February 1, 2023

Ed Haas, Chairman
West Sadsbury Township Board of Supervisors
6400 North Moscow Road
Parkesburg, PA 19365

Re: Preliminary/Final Land Development - 6649 Moscow Road
West Sadsbury Township - LD-01-23-17514

Dear Mr. Haas:

A preliminary/final land development plan entitled "6649 Moscow Road", prepared by Landcore Engineering Consultants PC, (undated), was received by this office on January 10, 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:	East side of North Moscow Road, north of West Lincoln Highway (State Route 30)
Site Acreage:	6.60 acres
Lots:	1 lot
Non-Res. Square Footage:	26,444 square feet
Proposed Land Use:	Industrial
New Parking Spaces:	41 spaces
Municipal Land Use Plan Designation:	Office/Commercial
UPI#:	36-3-67.3

PROPOSAL:

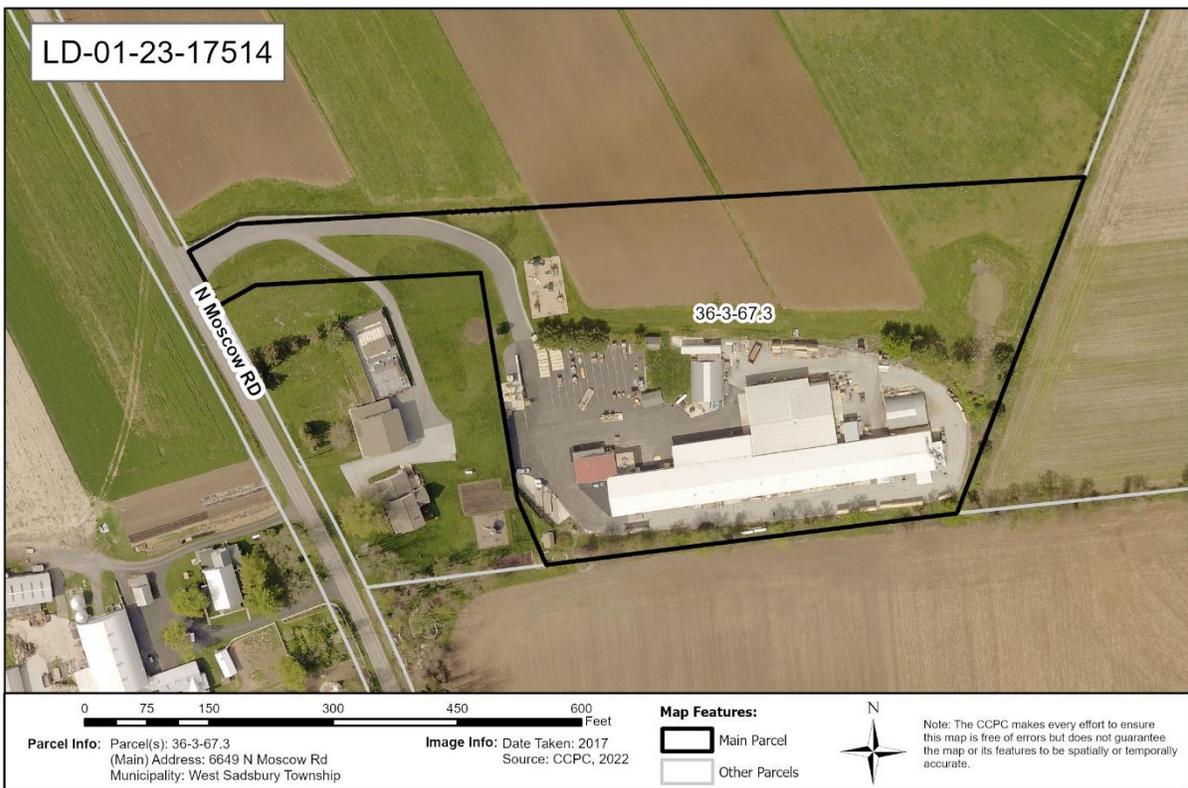
The applicant proposes the construction of a 26,444 square foot, two-floor “flex industrial building” to an existing industrial facility, and 41 additional parking spaces. The existing roadway access onto North Moscow Road will be used. The site, which is served by on-site water and on-site sewer facilities, is located in the West Sadsbury Township GC-General Commercial zoning district.

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

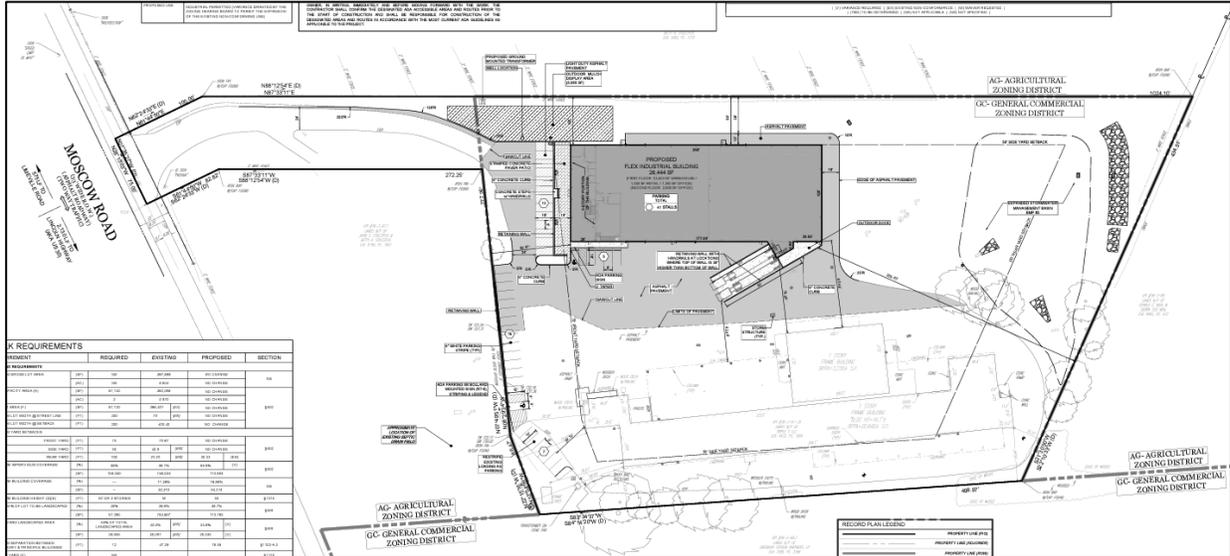


WATERSHEDS:

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

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

- 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 6649 Moscow Road
 Preliminary/Final Land Development Plan**

PRIMARY ISSUES:

- The Chester County Planning Commission does not endorse the use of on-site water or sewer for commercial or industrial uses, due to the potential for high wastewater flows and the contamination of groundwater resources. We recommend that the applicant connect to public systems in consideration of potable water safety and water supply dependability, when they become available.
- Landscapes3** recommends that developments in the **Suburban Center Landscape** include extensive landscaping in parking areas (page 37). West Sadsbury 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.
- West Sadsbury Township should ensure that this proposal provides for in-building coverage for public safety and emergency service radio communications. The applicant should contact the Chester County Department of Emergency Services Technical Division at 610-344-5000 for additional information on this issue. The West Sadsbury Township Fire Marshal should also verify the design and location of all proposed fire-protection facilities.
- The proposed building includes large south-facing roof areas that may offer opportunities to improve the facility’s long-term sustainability and reduce its reliance on energy from the grid, such as designs that incorporate “green roofs,” “white roofs” and solar photovoltaic energy systems. Green roofs can reduce a building’s stormwater runoff, improve insulation, increase the longevity of the roof system, and reduce heating and cooling costs. White roofs can help reflect solar radiation and also reduce cooling costs. Photovoltaic energy systems can improve the

Page: 4
Re: Preliminary/Final Land Development - 6649 Moscow Road
West Sadsbury Township - LD-01-23-17514

facility's long-term sustainability and reduce its reliance on energy from the grid. Additional information on green roofs is available at:

<https://www.chescoplanning.org/MuniCorner/eTools/05-GreenRoofs.cfm>.

Additional information on alternative energy systems such as photovoltaic systems is available at: <https://www.dvrpc.org/EnergyClimate/AEOWG/>.

8. Driveway access to the adjacent parcel to the west (UPI #36-3-67.1) appears to traverse the applicant's site. The applicant should ensure that the deeds to the affected parcels reflect the terms of any access easement.
9. The West Sadsbury Township Engineer should review and comment on the traffic impact study that was submitted to the Township.
10. The applicant should date the plan.

ADMINISTRATIVE ISSUES:

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

This report does not review the plan for compliance to all aspects of your ordinance, as this is more appropriately done by agents of West 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: Landcore Engineering Consultants PC
Triple S LLC
Chester County Health Department
Chester County Department of Emergency Services Technical Division
Chester County Conservation District

Proposed Plan and Ordinance Reviews





ORDINANCE PROPOSALS

2/1/2023 to 2/28/2023

The staff reviewed proposals for:

	Total
Subdivision and Land Development Ordinance (SLDO) Amendments	1
Zoning Map Amendments	1
Zoning Ordinance Amendments	8
TOTAL REVIEWS	10

MUNICIPALITY	FILE NO.	REVIEW DATE	TOPIC	LANDSCAPES3 CONSISTENCY
Charlestown Township	ZA-01-23-17531	2/7/2023	<p>Proposed - Zoning Ordinance Amendment</p> <p>The proposed zoning ordinance amendment revises the definition of the term "Dwelling Unit, Accessory" to permit these units in a separate existing structure, in specific circumstances.</p>	Consistent
East Brandywine Township	ZA-02-23-17563	2/22/2023	<p>Proposed - Zoning Ordinance Amendment</p> <p>Revise the procedures and responsibilities of the Township Zoning Hearing Board; and Revise the procedures for amendments to the Zoning Ordinance.</p>	Not Relevant
East Fallowfield Township	ZA-01-23-17538	2/14/2023	<p>Proposed - Zoning Ordinance Amendment</p> <p>chicken ordinance update</p>	Consistent
East Goshen Township	ZA-01-23-17533	2/14/2023	<p>Proposed - Zoning Ordinance Amendment</p> <p>The Township proposes to amend the standards for accessory buildings in a Planned Golf Course Development set forth in Section 240-30.1.C(1)(g) of the Township Zoning Ordinance.</p>	Not Relevant

MUNICIPALITY	FILE NO.	REVIEW DATE	TOPIC	LANDSCAPES3 CONSISTENCY
London Grove Township	ZA-01-23-17523	2/10/2023	<p>Proposed - Zoning Ordinance Amendment</p> <p>The proposed zoning ordinance amendment revises the definition of "Special Event", adds a definition for "Livestock" revises provisions of the AP-Agricultural Preservation district, amends the regulations pertaining to the Keeping of Animals, establishes standards for Special Events, adds standards for Limited Winery Use and references those standards in other sections of the ordinance.</p>	Consistent
Tredyffrin Township	ZM-01-23-17532	2/15/2023	<p>Proposed - Zoning Map Amendment</p> <p>The Township has received a zoning map amendment petition to change the zoning designation of UPI# 43-9M-193 and a portion of UPI# 43-9M-204 from R2 Residence to C-1 Commercial. The Commission reviewed an earlier version of this amendment on December 21, 2022 (CCPC# ZM-11-22-17468).</p>	Consistent
Valley Township	ZA-01-23-17520	2/8/2023	<p>Proposed - Zoning Ordinance Amendment</p> <p>Accessory residential quarters</p>	Consistent
West Caln Township	SA-01-23-17541	2/22/2023	<p>Proposed - SLDO Amendment</p> <p>As part of a general recodification of the Township Code, this amendment includes revisions to the definition of junkyard, changes to special and conditional uses in the AP Agricultural Preservation, the SRR Site Responsive Residential, the RR Rural Residential District, and in the MP Multi-Purpose Districts. Supplemental Use regulations are revised (notably allowing supplemental dwellings in SFUs), references to conditional use for educational uses are deleted, reserve parking is changed to a conditional use from a special exception, other supporting language is included.</p>	Consistent
West Caln Township	ZA-01-23-17540	2/22/2023	<p>Proposed - Zoning Ordinance Amendment</p> <p>As part of a general recodification of the Township Code, this amendment includes revisions to the definition of junkyard, changes to special and conditional uses in the AP Agricultural Preservation, the SRR Site Responsive Residential, the RR Rural Residential District, and in the MP Multi-Purpose Districts. Supplemental Use regulations are revised (notably allowing supplemental dwellings in SFUs), references to conditional use for educational uses are deleted, reserve parking is changed to a conditional use from a special exception, other supporting language is included.</p>	Consistent

MUNICIPALITY	FILE NO.	REVIEW DATE	TOPIC	LANDSCAPES3 CONSISTENCY
West Vincent Township	ZA-01-23-17535	2/6/2023	<p data-bbox="919 126 1455 164">Proposed - Zoning Ordinance Amendment</p> <p data-bbox="919 172 1696 354">The proposed zoning ordinance amendment removes Planned Residential Development as a use in the R-2 and RM zoning districts, associated provisions, Article XVIII the PRD chapter and also revises Article XIX Unified Development Area deleting the RC, R-2, R-3 & RM as base zoning districts for the UDA Overlay district. Section 390-114.A is revised accordingly.</p>	Consistent

TOTAL NUMBER OF ORDINANCE PROPOSALS WITH RELEVANCE TO LANDSCAPES3: 8

TOTAL NUMBER OF ORDINANCE PROPOSALS CONSISTENT WITH LANDSCAPES3: 8

Ordinance Review Letters





THE COUNTY OF CHESTER



COMMISSIONERS
Marian D. Moskowitz
Josh Maxwell
Michelle Kichline

Brian N. O'Leary, AICP
Executive Director

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

February 7, 2023

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

Re: Zoning Ordinance Amendment – Accessory Dwelling Unit Definition
Charlestown Township - ZA-01-23-17531

Dear M.s Csete:

The Chester County Planning Commission has reviewed the proposed Zoning Ordinance Amendment as submitted pursuant to the provisions of the Pennsylvania Municipalities Planning Code, Section 609(e). The referral for review was received by this office on January 20, 2023. We offer the following comments to assist in your review of the proposed Zoning Ordinance Amendment.

DESCRIPTION:

1. The Township proposes the following amendment to its Zoning Ordinance:
 - A. The sub definition of the term “Dwelling Unit, Accessory: under the main definition of “Dwelling (or Dwelling Unit)” of Section 27-201 is revised to add “In cases where a property is more than 20 acres in size and subject to a conservation easement limiting development on the property, an existing structure with separate utilities may be considered an accessory dwelling unit.”

COMMENTS:

2. Two of the primary objectives of the LIVE Goal of Landscapes3 are: 1) Provide opportunities for a diverse housing mix that complements community character and contributes to vibrant, safe, and inclusive neighborhoods and 2) Accommodate housing at costs accessible to all residents in locations close to job opportunities. Accessory Dwelling Units are one method of addressing these objectives. We commend the Township for expanding the scope of what constitutes an accessory dwelling unit in Charlestown Township.

The Township may wish to review our eTool and other literature to determine if additional ordinance language would be beneficial for regulating ADUs.

<https://www.chescoplanning.org/MuniCorner/eTools/14-AccessoryUnits.cfm>

Page: 2

Re: Zoning Ordinance Amendment – Accessory Dwelling Unit Definition

Charlestown Township - ZA-01-23-17531

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

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

Sincerely,

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

Glenn Bentley
Senior Review Planner



THE COUNTY OF CHESTER



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Josh Maxwell
Michelle Kichline

Brian N. O’Leary, AICP
Executive Director

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February 22, 2023

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

Re: Zoning Ordinance Amendment – Zoning Hearing Board Procedures, Amendment Procedures
East Brandywine Township - ZA-02-23-17563

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 February 2, 2023. We offer the following comments to assist in your review of the proposed Township Zoning Ordinance amendment.

DESCRIPTION:

1. East Brandywine Township proposes the following amendments to its Zoning Ordinance:
 - A. Revise the procedures and responsibilities of the Township Zoning Hearing Board; and
 - B. Revise the procedures for amendments to the Zoning Ordinance.

COMMENTS:

2. The Zoning Hearing Board’s procedures generally appear to follow the provisions of Article IX of the Pennsylvania Municipalities Planning Code.
3. Portions of the proposed amendment refer to the Zoning Hearing Board as “Board”. In some places in the text, references to “the Board” (i.e., the Zoning Hearing Board) are used in proximity to references to the Board of Supervisors. An example is:

§ 399-140 **Expenditures; fees.**

- A. Expenditures. Within the limits of funds appropriated by the Board of Supervisors, the ~~Zoning Hearing~~ Board may employ or contract for secretaries, clerks, legal counsel, consultants, and other technical and clerical services.

Page: 2
Re: Zoning Ordinance Amendment – Zoning Hearing Board Procedures, Amendment Procedures
East Brandywine Township - ZA-02-23-17563

Also, Article XX is proposed to be amended as:

§ 399-147 **Power of amendment.**

The Board ~~of Supervisors~~ may from time to time amend this chapter, including the Zoning Map and its overlays, by proceeding in the manner prescribed in this article and in accordance with the applicable provisions of the MPC. ~~Municipalities Planning Code~~.

Note that the Section 609(b) of the Pennsylvania Municipalities Planning Code assigns the ability to amend a zoning ordinance to the Board of Supervisors. To avoid confusion, we recommend that all references to the Zoning Hearing Board and the Board of Supervisors should be fully expressed.

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

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



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February 14, 2023

Sue Sereditch, Secretary
East Fallowfield Township
2264 Strasburg Road
East Fallowfield, PA 19320

Re: Zoning Ordinance Amendment – Keeping of Chickens
East Fallowfield Township - ZA-01-23-17538

Dear Ms. Sereditch:

The Chester County Planning Commission has reviewed the proposed East Fallowfield 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 25, 2023. We offer the following comments to assist in your review of the proposed East Fallowfield Township Zoning Ordinance amendment.

DESCRIPTION:

1. The keeping of chickens as an accessory use as currently regulated in the East Fallowfield Township Zoning Ordinance is to be amended; this amendment involves various clarifications and relatively minor revisions, including:
 - A. The keeping of chickens is not to be considered as an agricultural operation;
 - B. Minimum lot areas for chickens (and some other animals) are revised;
 - C. Setbacks for structures and manure storage structures are revised;
 - D. Chickens are to be permitted on a non-commercial basis; and
 - E. Other design and conduct procedures regarding the keeping of chickens are included.

COMMENTS:

2. The update includes reasonable provisions, although some of the regulations may be subjective, such as in Section 27.1702(2)(I)(10)b which require that odors may not be perceptible at lot lines. The Township should also be aware that, while Section 27.1702(2)(I)(10)a appropriately prohibits roosters, hens can also be vocal and loud.
3. More information on the keeping of chickens is available in the Chester County Planning Commission eTool at: [eTools: Backyard Chicken Keeping \(chescoplanning.org\)](https://www.chescoplanning.org/eTools/Backyard-Chicken-Keeping). The Chester County Agricultural Development Council also has a Backyard Poultry Info sheet with useful information, at: <https://www.chescofarming.org/PDF/Info-Chickens.pdf>

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

Page: 2
Re: Zoning Ordinance Amendment – Keeping of Chickens
East Fallowfield Township - ZA-01-23-17538

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

Sincerely,

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

Wes Bruckno, AICP
Senior Review Planner



THE COUNTY OF CHESTER



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February 14, 2023

Derek Davis, Manager
East Goshen Township
1580 Paoli Pike
West Chester, PA 19380

Re: Zoning Ordinance Amendment - Accessory Buildings in a Planned Golf Course Development
East Goshen Township – ZA-01-23-17533

Dear Mr. Davis:

The Chester County Planning Commission has reviewed the proposed Zoning Ordinance Amendment as submitted pursuant to the provisions of the Pennsylvania Municipalities Planning Code, Section 609(e). The referral for review was received by this office on January 20, 2023. We offer the following comments to assist in your review of the proposed amendment.

DESCRIPTION:

1. The Township proposes to amend the standards for accessory buildings in a Planned Golf Course Development set forth in Section 240-30.1.C(1)(g) of the Township Zoning Ordinance.

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



THE COUNTY OF CHESTER



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Josh Maxwell
Michelle Kichline

Brian N. O'Leary, AICP
Executive Director

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

February 10, 2023

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

Re: Zoning Ordinance Amendment – Various Amendments
London Grove Township - ZA-01-23-17523

Dear Mr. Battin:

The Chester County Planning Commission has reviewed the proposed Zoning Ordinance Amendment as submitted pursuant to the provisions of the Pennsylvania Municipalities Planning Code, Section 609(e). The referral for review was received by this office on January 17, 2023. We offer the following comments to assist in your review of the proposed Zoning Ordinance Amendment.

DESCRIPTION:

1. The Township proposes the following amendments to its Zoning Ordinance:
 - A. Revising the definition of the term “Special Event”.
 - B. Adding definitions for the terms: “Adult Animal”, “Exotic Wildlife”, “Kennel (Commercial)”, “Kennel (Private)”, “Livestock”, “Pet Animal”.
 - C. Sections 301-303 of Part 3 Agricultural Preservation District AP are revised. In Section 27-302 the uses permitted by right are revised to add, Municipal use, Group home and Riding Academies, commercial stables and shows and training facilities for livestock to the existing uses.
 - D. The Conditional Uses of Section 27-302.B. are expanded by adding Bed and Breakfast Establishments, Limited Winery use and Agricultural Special Purpose Lots utilizing Lot Averaging provisions. Special Events, Riding Academies, commercial stables and shows and training facilities for animals and Commercial composting processing operations and agricultural composting processing operations are removed from uses permitted by conditional use.
 - E. Home occupations and Group Homes are added as Accessory Uses permitted in Section 27-302.C.
 - F. Home Occupation is added as an Accessory Use, while commercial stables and Nonresidential accessory uses related to Riding Academies, equestrian stables and shows and training facilities are removed from Accessory Uses.
 - G. The Area and Bulk provisions of Section 27-303.1 are revised by expanding the introductory language, increasing the minimum lot area to 20 acres (previously 10 acres), the reference to Interior Lot provisions of Section 27-1843 are removed (27-303,C(1)), the Building Setback

- lines for dwellings are increased to 100 feet in the front yard and 50 feet for the side yard, the setback for all other farm buildings or structures is increased to 100 feet, the exemption from maximum height provisions for silos of 120 feet is removed (max. height 95 feet).
- H. The intensive agricultural provisions of Section 27-303.2.A are expanded to address intensive agricultural uses on extensive agricultural lands, with a minimum area of 20 acres required for an intensive agricultural use.
 - I. Standards for Special Events, permitted by conditional use are proposed in Section 27-303.3 and address water supply, sanitary facilities, parking, loading, trained personnel for crowd and traffic control and animal safety and handling, collection and removal of trash, financial security and approval of a series of events.
 - J. The minimum lot size for Riding Academies, Commercial Stables and Shows and Training facilities for animals is reduced to 10 acres net lot area and the perimeter setback is reduced to 75 feet and the fencing provisions are revised.
 - K. Provisions for Food Processing Facilities are relocated in Section 27-303.4.
 - L. Provisions for Agricultural Employee Housing are relocated in Section 27-303.5.
 - M. Provisions for Accessory Dwelling Units are established in Section 27.303.6.
 - N. Provisions for Agricultural Special Purposed Lots are established in Section 27-303.7.
 - O. Provisions for Single-Family Dwellings are revised and relocated to Section 24-303.8.
 - P. Existing Section 27-304 is deleted.
 - Q. The provisions relating to the Keeping of Animals of Section 27-1832 is revised and addresses Exotic Wildlife, commercial and private kennels and revises the type and number of animals that can be kept on lots less than a half-acre, lots between a half-acre and two acres, lots between two acres and ten acres and lots greater than ten acres, standards for keeping livestock, standards for keeping animals for commercial purposes and general standards for keeping fowl.
 - R. The standards for Special Events are established in Section 27-1845.
 - S. Standards for Limited Winery Use are established in Section 27-1846

BACKGROUND:

- 2. Many of the proposed amendments above were included in a previous Zoning Ordinance Amendment review by the County Planning Commission in CCPC# ZA-07-21-16839 dated August 24, 2021.

COMMENTS:

- 3. Our primary concern involves language in the ordinance relating to regulation of Intensive and Extensive Agriculture. We note that this language is included in the proposed amendment. The Township Solicitor should review the use of these terms and case law involving this terminology and the State Attorney General's actions related to the ACRE legislation. Links to applicable cases are listed below.

Relating to the use of the terms intensive and extensive agriculture:

<https://www.attorneygeneral.gov/wp-content/uploads/2018/04/2006-Lower-Towamensing-Intensive-Ag.-Setbacks.pdf>

Additional information on ACRE and municipal considerations can be viewed here:

<https://chescofarming.org/PDF/Info-ACRE.pdf>

Page: 3
Re: Zoning Ordinance Amendment – Various Amendments
London Grove Township - ZA-01-23-17523

4. In proposed Section 302.B, the Township Solicitor should verify that the Ground Water Protection District provisions supersede the Right to Farm regulations.
5. The Township should consider the wording of the definition of “Special Event”. As written, it would seem that an event of equivalent magnitude, but only 11 hours in duration would skirt any provisions specific to a “Special Event”
6. The Township Solicitor should verify that the proposed language of Section 303.1(E) is consistent with the state Nutrient Management Act.
7. The Township Solicitor should review the provisions of Section 303.2(A) related to separate tracts of land solely dedicated to specific operations and activities of the respective uses against the Right to Farm provisions.
8. We suggest that the 4 foot minimum height of perimeter fencing of Section 303.3(E) may be insufficient to contain all horses.
9. In Section 303.6(B), we suggest adding a “non-family caregiver” for Qualified family member, if no family member is available to care for an older relative or dependent child.
10. Related to the Keeping of Animal provisions the Township should consider how the proposed language relates people with animal rescue operations.
11. We note that Sections 8 and 9 of the amendment reference Section 27-1846 for Limited Wineries in the RR-Rural Residential and I-Industrial zoning districts, but there is no reference to Section 27-1846 for the AP-Agricultural Preservation zoning district.

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

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

Sincerely,

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

Glenn Bentley
Senior Review Planner



THE COUNTY OF CHESTER



COMMISSIONERS
Marian D. Moskowitz
Josh Maxwell
Michelle Kichline

Brian N. O'Leary, AICP
Executive Director

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

February 15, 2023

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

Re: Zoning Map Amendment - UPI# 43-9M-193 and a portion of UPI# 43-9M-204, R2 Residence
to C-1 Commercial
Tredyffrin Township – ZM-01-23-17532

Dear Ms. McPherson:

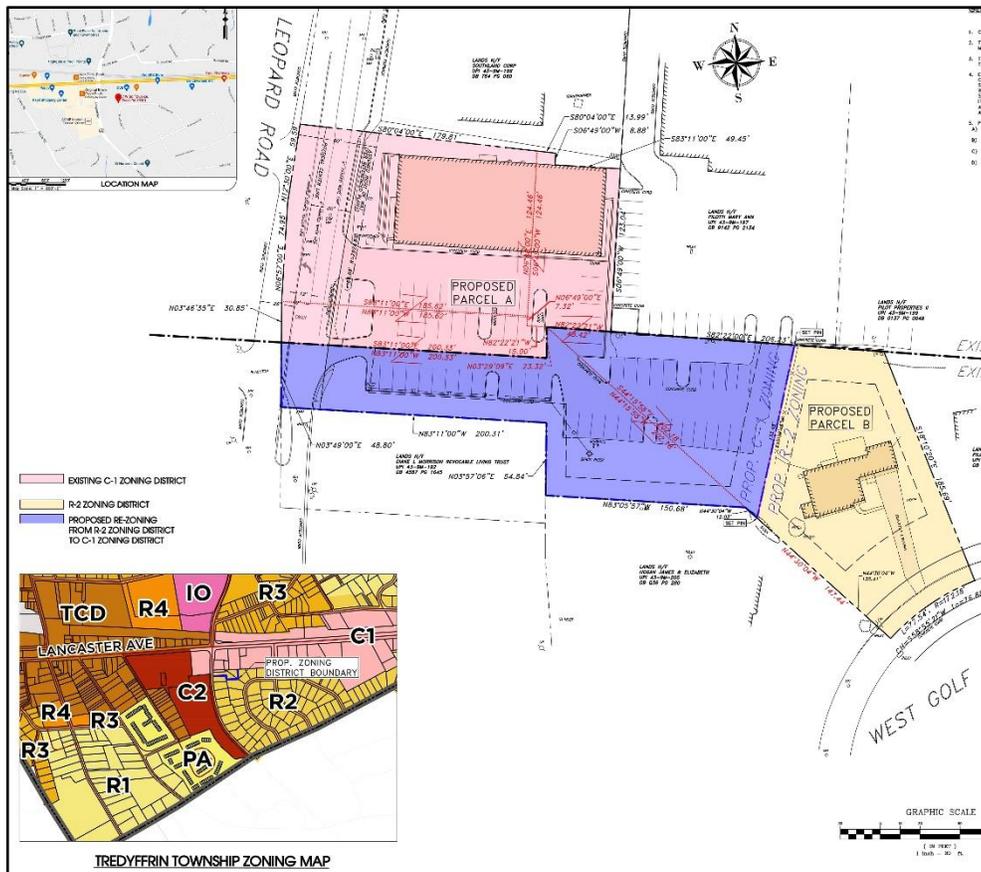
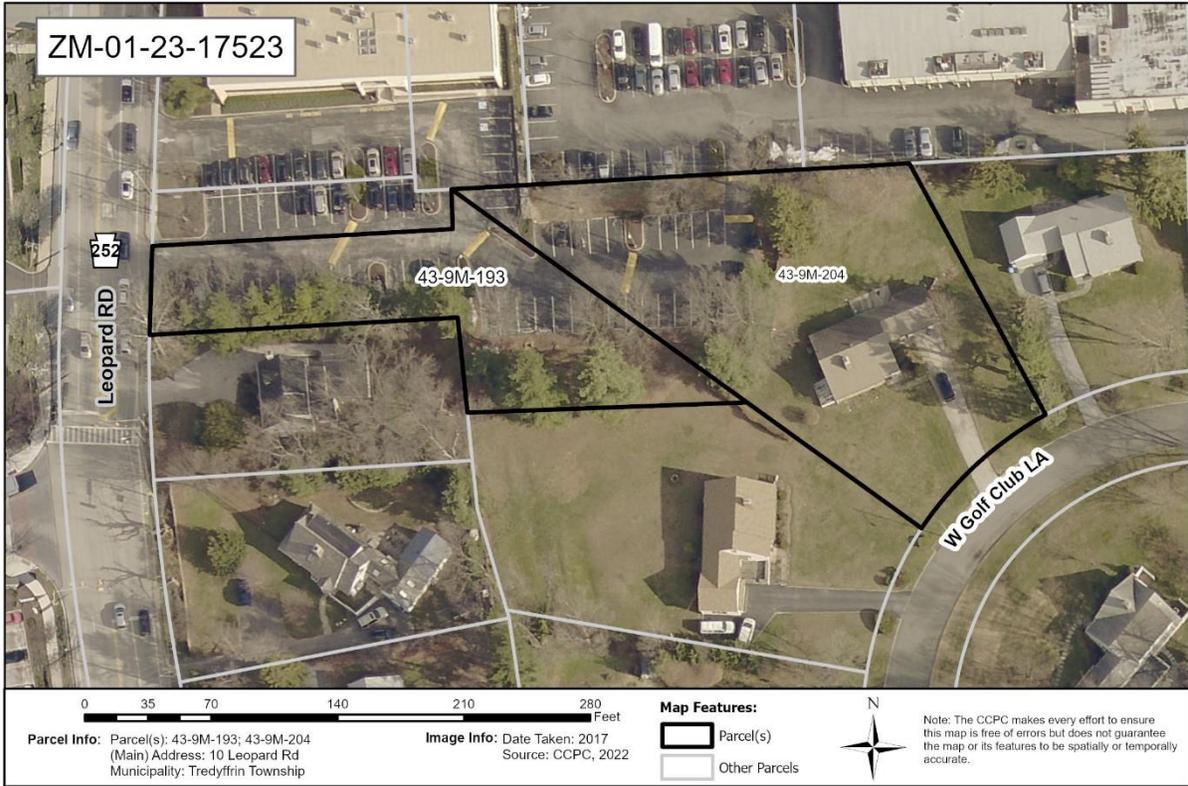
The Chester County Planning Commission has reviewed the proposed Zoning Map Amendment as submitted pursuant to the provisions of the Pennsylvania Municipalities Planning Code, Section 609(e). The referral for review was received by this office on January 19, 2023. We offer the following comments to assist in your review of the proposed zoning map amendment.

DESCRIPTION:

1. The Township has received a zoning map amendment petition to change the zoning designation of UPI# 43-9M-193 (0.51 acres) and a portion of UPI# # 43-9M-204 (1.11 acres), situated on the east side of Leopard Road south of Lancaster Avenue, from R2 Residence to C-1 Commercial.

BACKGROUND:

2. The County Planning Commission recently reviewed a final subdivision plan submission involving these parcels. CCPC# SD-10-22-17427, "Hardware Center Inc.", dated November 18, 2022, addressed the consolidation of five parcels (UPI# 43-9M-193, 43-9M-194, 43-9M-195, 43-9M-204, and 43-9M-204.1) into two parcels; the existing commercial building would be located on Parcel A (1.59 acres), and the existing single family residence would be located in Parcel B (0.5 acres). As of February 10, 2023, we have no record of the Township taking action on this subdivision plan submission. We note that the purpose of this zoning map amendment is for Parcel A of the prior subdivision plan submission to be located within one zoning designation in its entirety (UPI# 43-9M-194, 43-9M-195, and 43-9M-204.1 are located in the C-1 district).
3. The County Planning Commission reviewed an earlier version of this zoning map amendment petition on December 21, 2022 (CCPC# ZM-11-22-17468). We recommended in comment #8 of our previous review letter that the applicant and Township should both ensure that the correct UPI-Uniform Parcel Identifier numbers are identified in the draft ordinance and all associated materials. We acknowledge that this issue has been addressed in the current zoning map amendment submission.



Page: 3

Re: Zoning Map Amendment - UPI# 43-9M-193 and a portion of UPI# 43-9M-204, R2 Residence to C-1 Commercial

Tredyffrin Township – ZM-01-23-17532

AREA EVALUATION:

The following land use planning policies and regulations are relevant to the site of the proposed zoning map amendment:

4. Adjacent Zoning: The land to the north is zoned C-1 Commercial. The land to the east and to the south is zoned R2 Residence. The land on the west side of Leopard Road is zoned either C-1 Commercial or C-2 Commercial.
5. Municipal Comprehensive Plan: The Future Land Use map in the Township's 2021 Comprehensive Plan indicates that the area that is proposed to be rezoned C-1 Commercial is located in a Residential – Medium Density Designation; we note that the remaining acreage of Parcel A, and the adjoining land to the north, is located in a General Commercial designation. The adjoining land to the east and to the south is located in a Residential – Medium Density Designation.

LANDSCAPES:

6. 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.

We note that the list of uses permitted by-right in the Township's C-1 District includes the following: bank or other financial institution, club or lodge, day care, fraternity or sorority house, health club, manufacturer's representative or catalog ordering establishment, medical/dental office, office, outdoor seating, park, parking structure (principal use of lot), personal service establishment, retail store, and restaurant. Additionally, the list of uses permitted by special exception includes: amusement facility; indoor; bed-and-breakfast, business or private school, governmental or public utility use, mortuary, parking lot (principal use of lot), and veterinary clinic.

While the list of uses permitted by-right and by special exception in the Township's C-1 Commercial zoning district are appropriately located in a **Suburban Landscape** designation, any future development/redevelopment of the site may not be consistent with the housing goals and objectives of [Landscapes3](#) if more intensive commercial development extends into the existing residential neighborhood (currently, only the existing parking area of proposed Parcel A is located in the existing residential district). One of the core principles of [Landscapes3](#) is to provide for diverse and affordable housing meeting the needs of all residents. Strong neighborhoods with a diversity of housing options that are affordable across all incomes are a cornerstone for community well-being (page 88).

COMMENTS:

7. As stated in our previous review, the Township should assess whether the zoning map amendment is generally consistent with its municipal Comprehensive Plan, as set forth in Section 603(j) of the PA Municipalities Planning Code, prior to taking action on this zoning map amendment petition. It is identified on page 88 of the Township's 2021 Comprehensive Plan that both the LDR Residential – Low Density and MDR Residential – Medium Density areas of the Township should continue the land use pattern of the established neighborhoods, and that any proposed infill

Page: 4

Re: Zoning Map Amendment - UPI# 43-9M-193 and a portion of UPI# 43-9M-204, R2 Residence to C-1 Commercial

Tredyffrin Township – ZM-01-23-17532

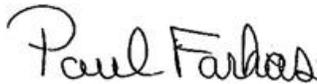
development and/or redevelopment should generally be consistent with existing neighborhood scale, and not detract from what makes these areas livable today. If adopted, this zoning map amendment would make it possible for more intensive commercial development to occur on this site in the future.

8. Prior to taking action on this amendment, the Township should ensure that they have met the posting and notification requirements for zoning map amendments as set forth in Section 609 of the PA Municipalities Planning Code (PA MPC).

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

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

Sincerely,

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

Paul Farkas
Senior Review Planner

cc: Hardware Center, Inc.



THE COUNTY OF CHESTER



COMMISSIONERS
Marian D. Moskowitz
Josh Maxwell
Michelle Kichline

Brian N. O'Leary, AICP
Executive Director

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

February 8, 2023

Janis Rambo, Secretary/Treasurer
Valley Township
890 West Lincoln Highway, PO Box 467
Coatesville, PA 19320

Re: Zoning Ordinance Amendment - Accessory Residential Quarters, Accessory Structural Height
in the Industrial Zone, Update Multiple-Family Residential Overlay Table
Valley Township - ZA-01-23-17520

Dear Ms. Rambo:

The Chester County Planning Commission has reviewed the proposed Valley 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 12, 2023. We offer the following comments to assist in your review of the proposed Zoning Ordinance amendment.

BACKGROUND:

The Chester County Planning Commission previously reviewed an earlier version of this amendment to the Valley Township Zoning Ordinance, and our comments on that amendment were forwarded to the Township in a letter dated December 16, 2022 (refer to ZA-12-22-17463).

COMMENT:

The Chester County Planning Commission commends Valley Township for considering zoning ordinance regulations that can expand housing opportunities and specifically for allowing caregivers to occupy accessory residential quarters. In the future, the Township may wish to further expand opportunities for others to occupy accessory residential quarters.

RECOMMENDATION: The Chester County Planning Commission supports the adoption of the that Valley Township Zoning Ordinance amendment.

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

February 22, 2023

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

Re: Zoning Ordinance and Subdivision and Land Development Ordinance Amendments – General Codifications
West Caln Township - ZA-01-23-17540, SA-01-23-17541

Dear Ms. Milane:

The Chester County Planning Commission has reviewed the proposed West Caln Township Zoning Ordinance and Subdivision and Land Development Ordinance amendments as submitted pursuant to the provisions of the Pennsylvania Municipalities Planning Code, Section 609(e) and Section 505(a). The referral for review was received by this office on January 25, 2023. We offer the following comments to assist in your review of the proposed Township Zoning Ordinance and Subdivision and Land Development Ordinance amendments.

The submission also included amendments to portions of the Township Code, relating to a recreation advisory board, the Township Manager, curfew violations, emergency services, building alarms, fire protection, mobile homes, nuisances, streets, vehicles and traffic, and other areas that are not subject to review by the Planning Commission under the provisions of the Pennsylvania Municipalities Planning Code. Our comments on those proposed amendments to the Township Code are offered as a courtesy only.

DESCRIPTION:

1. As part of a general recodification of the Township Code, this amendment includes revisions to the West Caln Township Zoning Ordinance's definition of junkyard, changes to special and conditional uses in the AP Agricultural Preservation District, the SRR Site Responsive Residential District, the RR Rural Residential District, and in the MP Multi-Purpose Districts. Supplemental Use regulations are revised (notably allowing supplemental dwellings in single family structures), references to conditional use for educational uses are deleted, reserve parking is changed to a conditional use from a special exception, and other supporting language is included.
2. Section 300-806 of the West Caln Township Subdivision and Land Development Ordinance is amended to reflect the procedures for violations of the Ordinance, which follow the provisions of the Section 515.3 of the Pennsylvania Municipalities Planning Code.

Page: 2

Re: Zoning Ordinance and Subdivision and Land Development Ordinance Amendments – General Codifications

West Caln Township - ZA-01-23-17540, SA-01-23-17541

COMMENTS:

3. Section 350-201C. of the Township Zoning Ordinance, relating to junkyards, could regard the storage of two or more unlicensed vehicles on a lot as a junkyard. The Township should consider how it will address the ongoing restoration of an unlicensed vehicle (such as a classic car) on a lot within the terms of this definition in the Ordinance.
4. Section 350-501.C (1) lists regulations for “Intensive agricultural use, as per § 350-1103” (in Supplemental Regulations). We recommend that the Township Solicitor specifically review this Section regarding compliance with Pennsylvania Act 38 of 2005; the Agriculture, Communities and Rural Environment (ACRE). A local ordinance that prohibits or limits a normal agricultural operation, among other factors, may be inconsistent with ACRE, and the Township Solicitor should ensure that differentiating types of agriculture (e.g. “intensive”) does not conflict with ACRE. The Chester County Agricultural Development Council’s fact sheet on ACRE contains information on this matter, at: <https://www.chescofarming.org/PDF/Info-ACRE.pdf>
5. The proposed amendments to the Zoning Ordinance regulate various land uses by special exception of conditional use. We encourage the Township to take advantage of the provisions in the Municipalities Planning Code to impose reasonable conditions on plan applications. The Zoning Hearing Board (Municipalities Planning Code, Section 912.1, for special exceptions) and the Board of Supervisors (Municipalities Planning Code, Section 913.2(a) for conditional uses) would also be permitted to “...attach such reasonable conditions and safeguards, in addition to those expressed in the ordinance, as it may deem necessary to implement the purposes of ...the zoning ordinance.” Also, the Township should give careful consideration to which land uses to include in the special exception and conditional use due to the potential for administrative costs to the Township and additional expenditures to applicants.
6. The Township includes “Place of Worship or Religious Use” as a conditional use. The Township Solicitor should consider this conditional use in terms of the of the Federal Religious Land Use and Institutionalized Persons Act of 2000 (<https://www.congress.gov/bill/106th-congress/senate-bill/2869>). The Religious Land Use and Institutionalized Persons Act prohibits any government from imposing or implementing a land use regulation in a manner that imposes a substantial burden on the religious exercise of a person, including a religious assembly or institution, unless the government demonstrates that imposition of the burden on that person, assembly, or institution: (1) is in furtherance of a compelling governmental interest; and (2) is the least restrictive means of furthering that compelling governmental interest.

OTHER CONSIDERATIONS:

7. Chapter 175-5. Of the Township Code, *Interference With Fire-Suppression Forces*, (this is not subject to review by the County Planning Commission under the provisions of the Municipalities Planning Code) seeks to prevent the hinderance of emergency fire suppression activities. This is obviously a necessary provision; when the Township reviews future land development plans and designs, the Township should consider how fire and other emergency service vehicles will enter and maneuver within the site.

Page: 3

Re: Zoning Ordinance and Subdivision and Land Development Ordinance Amendments – General Codifications

West Caln Township - ZA-01-23-17540, SA-01-23-17541

8. Section 232-17B **Mobile Home Parks** (this is not subject to review by the County Planning Commission under the provisions of the Municipalities Planning Code) is amended to read: “Each mobile home space shall contain a minimum of 20,000 square feet, and shall be at least 60 feet wide.” We note that 20,000 square feet is larger than commonly required for a mobile home space; also, Section 300-603C (Mobile Home Park General Standards) in the Township Subdivision and Land Development Ordinance permits a maximum of four mobile homes per gross tract acreage (less any jurisdictional wetlands and other sensitive environmental areas). The Township should consider how the 20,000 square feet requirement will relate to the density standard in the Township Subdivision and Land Development Ordinance. The Township should also review recommendations regarding the regulation of mobile home parks in the Chester County Planning Commission’s eTool, at:

<https://www.chescoplanning.org/MuniCorner/eTools/24-MobileHomes.cfm>

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

We request an official copy of the decision made by the Township Supervisors, as required by Section 609 (g) and Section 505(b) and of the Pennsylvania Municipalities Planning Code. This will allow us to maintain a current file copy of your ordinance.

Sincerely,

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

Wes Bruckno, AICP
Senior Review Planner



THE COUNTY OF CHESTER



COMMISSIONERS
Marian D. Moskowitz
Josh Maxwell
Michelle Kichline

Brian N. O'Leary, AICP
Executive Director

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

February 6, 2023

John A. Granger, Manager
West Vincent Township
729 St. Matthews Road
Chester Springs, PA 19425

Re: Zoning Ordinance Amendment – Removing PRD provisions
West Vincent Township - ZA-01-23-17535

Dear Mr. Granger:

The Chester County Planning Commission has reviewed the proposed Zoning Ordinance Amendment as submitted pursuant to the provisions of the Pennsylvania Municipalities Planning Code, Section 609(e). The referral for review was received by this office on January 9, 2023. We offer the following comments to assist in your review of the proposed Zoning Ordinance Amendment.

DESCRIPTION:

1. The Township proposes the following amendments to its Zoning Ordinance:
 - A. Deleting the Planned Residential Development as a use permitted by right in the R-2 Residential district of Section 390-28.A (8).
 - B. Deleting the Planned Residential Development as a use permitted by right in the RM Residential Mix district of Section 390-33.A (6), and removing the PRD Overlay on the RM zoning district Map.
 - C. Deleting subsection (1) of Section 390-33.B related to Two family and multifamily as uses permitted by special exception and renumbering the successive uses.
 - D. Deleting Article XVIII PRD Planned Residential Development Overlay District and marking the space as "Reserved".
 - E. In Article XIX Unified Development Area Overlay District Section 390-114-A is revised to delete the RC, R-2, R-3 and RM Zoning Districts as base zoning districts for the UDA Overlay district.
 - F. The introduction of Section 390-114.A is revised as shown.

COMMENTS:

2. We acknowledge the Township's intent in removing the PRD provisions. As a design option the Planned Residential Development has rarely been used in Chester County and its on-going inclusion in many municipal ordinances is redundant particularly when conservation subdivision design or other similar development options are available. We note that the PRD Overlay District is located along the south side of the French Creek in the northeast quadrant of the Township,

Page: 2
Re: Zoning Ordinance Amendment – Removing PRD provisions
West Vincent Township - ZA-01-23-17535

which is predominantly designated Rural in both *Landscapes3* and in the Phoenixville Regional Comprehensive Plan (PRCP) (the area immediately adjacent to Kimberton in East Pikeland is designated Suburban in *Landscapes3* and Low Density Development in the PRCP). The level of development permitted in the PRD Overlay District is inappropriate in the Rural Landscape and in Rural designation of the PRCP. Further, this area of the Township doesn't have the necessary sewer and water infrastructure to support the type and degree of development permitted in the PRD Overlay District.

3. We note that the Phoenixville Regional Planning Committee reviewed the ordinance amendment in a letter dated January 25, 2023. The committee concluded that the proposed amendments are consistent with the Phoenixville Regional Comprehensive Plan policies to "...direct growth to Region's established communities and designated growth areas, to maximize the efficient use of public infrastructure, and to preserve the Region's rural areas". These policies reflect those of the County Comprehensive Plan, making the amendment consistent with *Landscapes3*.
4. The submitted ordinance amendments contain two Sections designated Section I. We note that the first Section I has a strike-out through the final sentence of the Section indicating the deletion of the PRD Overlay District map at 390 Attachment 10/4. The Township should clarify whether this map is to be deleted or retained.

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

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

Sincerely,



Glenn Bentley
Senior Review Planner

Act 537 Reviews

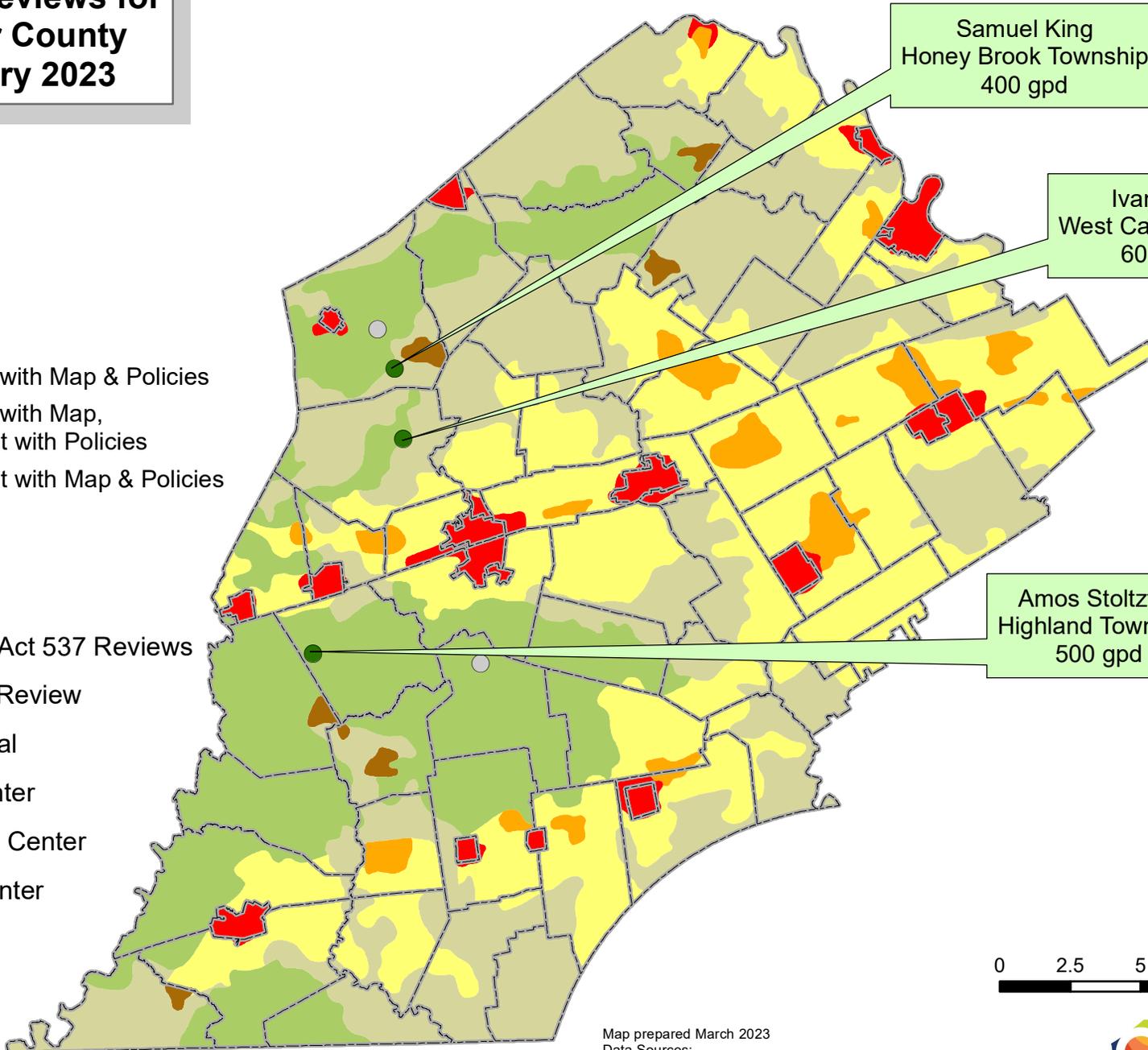
Act 537 Reviews for Chester County February 2023



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

Legend

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



Map prepared March 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.



ENVIRONMENTAL PLANNING ACTIVITIES

Sewage Facilities Planning

MAJOR REVISIONS TO MUNICIPAL PLANS:

None

MINOR REVISIONS TO MUNICIPAL PLANS:

Highland Township, Amos Stoltzfus

The applicant is proposing single family dwelling, on 29.81 acres. The site is on McHenry Road, approximately ¼ mile from the intersection with Lenover Road. The amount of wastewater for the project is 500 gpd. The project is to be served by an individual on-lot sewage disposal system. This project is designated as an Agricultural Landscape and is consistent with *Landscapes3*.

Honey Brook Township, Samuel King

The applicant is proposing an additional single family dwelling home occupation (butcher shop) on 2.12 acres. The site is on Beaver Dam Road, one mile beyond the intersection with PA Route 10. The amount of wastewater for the project is 400 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 Caln Township, Ivan Zook/115 Lakewood

The applicant is proposing a single family dwelling on 44.7 acres. The site is on Lakewood Drive, beyond the intersection with PA 340. The amount of wastewater for the project is 600 gpd. The project is to be served by an individual on-lot sewage disposal system. This project is designated as a Rural and Agricultural Landscape and is consistent with *Landscapes3*.

Action Requested

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

3/8/2023

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

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

Project Name & Municipality Amos K. and Emma F. Stoltzfus, Highland Township

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

- Date plan received by county planning agency. December 07, 2022
- Date plan received by planning agency with areawide jurisdiction N/A Agency name N/A
- Date review completed by agency February 2, 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: <u>The project will disturb a limited amount of prime agricultural land, but will support continued agricultural production which is consistent with the Landscapes3 Vision for Agriculture, which supports housing to meet the needs of farm labor and farm family growth, and very low density residential development.</u> |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 6. Does this project propose encroachments, obstructions, or dams that will affect wetlands?
If yes, describe impact: |
| <input type="checkbox"/> | <input type="checkbox"/> | 7. Will any known historical or archaeological resources be impacted by this project? Not Known.
If yes, describe impacts |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 8. Will any known endangered or threatened species of plant or animal be impacted by the development project? |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 9. Is there a county or areawide zoning ordinance? |
| <input type="checkbox"/> | <input type="checkbox"/> | 10. Does this proposal meet the zoning requirements of the ordinance? N/A |

Yes	No	SECTION C. AGENCY REVIEW (continued)
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- | | | |
|-------------------------------------|-------------------------------------|---|
| <input type="checkbox"/> | <input type="checkbox"/> | 11. Have all applicable zoning approvals been obtained? N/A |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 12. Is there a county or areawide subdivision and land development ordinance? No |
| <input type="checkbox"/> | <input type="checkbox"/> | 13. Does this proposal meet the requirements of the ordinance? N/A
If no, describe which requirements are not met |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 14. Is this proposal consistent with the municipal Act 537 Official Sewage Facilities Plan?
If no, describe inconsistency |
| <input type="checkbox"/> | <input type="checkbox"/> | 15. Are there any wastewater disposal needs in the area adjacent to this proposal that should be considered by the municipality? Not known If yes, describe |
| <input type="checkbox"/> | <input type="checkbox"/> | 16. Has a waiver of the sewage facilities planning requirements been requested for the residual tract of this subdivision?
If yes, is the proposed waiver consistent with applicable ordinances. Not Known
If no, describe inconsistencies |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 17. Does the county have a stormwater management plan as required by the Stormwater Management Act? If yes, will this project plan require the implementation of storm water management measures? <u>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: 2/2/2023

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 Planning Commission reviewed a project on the same parcel under Act 537, as Case PC53-05-22-17201, which was consistent with Landscapes3.

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

PC53-01-23-17544

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
Amos K. & Emma L. Stoltzfus, Site Contact
Barbara Davis, Highland Township
Willow Run Consulting Inc, Willow Run Consulting Inc



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

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

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

Project Name & Municipality Samuel King, Honey Brook Township

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

1. Date plan received by county planning agency. February 03, 2023
2. Date plan received by planning agency with areawide jurisdiction N/A Agency name N/A
3. Date review completed by agency February 10, 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 Landscapes2 map, adopted November 2009, the proposed land development is designated as occurring in the following: According to the Landscapes map adopted in 2018, the proposed subdivision/land development includes land designated as the Rural Landscape. The vision for the Rural Landscape is the preservation of significant areas of open space, critical natural areas, and cultural resources with a limited amount of context sensitive development permitted to accommodate residential and farm needs. On-lot sewage disposal, or very limited public or community sewer service to serve cluster development or concentrations of failing on-lot sewage systems, is supported in this landscape.</u> |
| <input 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 Exceptional Value Waters or High Quality Waters. These streams are given high priority when considering watershed protection measures. The applicant may need to conduct further coordination with DEP or other agencies in order to comply with the water quality standards set forth in this regulation.</u> |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 5. Is this proposal consistent with the county or areawide comprehensive land use planning relative to Prime Agricultural Land Preservation? If no, describe inconsistencies: |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 6. Does this project propose encroachments, obstructions, or dams that will affect wetlands?
If yes, describe impact: |
| <input type="checkbox"/> | <input type="checkbox"/> | 7. Will any known historical or archaeological resources be impacted by this project? Not Known.
If yes, describe impacts |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 8. Will any known endangered or threatened species of plant or animal be impacted by the development project? |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 9. Is there a county or areawide zoning ordinance? |
| <input type="checkbox"/> | <input type="checkbox"/> | 10. Does this proposal meet the zoning requirements of the ordinance? N/A |

Yes	No	SECTION C. AGENCY REVIEW (continued)
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- | | | |
|-------------------------------------|-------------------------------------|---|
| <input type="checkbox"/> | <input type="checkbox"/> | 11. Have all applicable zoning approvals been obtained? N/A |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 12. Is there a county or areawide subdivision and land development ordinance? No |
| <input type="checkbox"/> | <input type="checkbox"/> | 13. Does this proposal meet the requirements of the ordinance? N/A
If no, describe which requirements are not met |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 14. Is this proposal consistent with the municipal Act 537 Official Sewage Facilities Plan?
If no, describe inconsistency |
| <input type="checkbox"/> | <input type="checkbox"/> | 15. Are there any wastewater disposal needs in the area adjacent to this proposal that should be considered by the municipality? Not known If yes, describe |
| <input type="checkbox"/> | <input type="checkbox"/> | 16. Has a waiver of the sewage facilities planning requirements been requested for the residual tract of this subdivision?
If yes, is the proposed waiver consistent with applicable ordinances. Not Known
If no, describe inconsistencies |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 17. Does the county have a stormwater management plan as required by the Stormwater Management Act? If yes, will this project plan require the implementation of storm water management measures? <u>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: 2/10/2023Name 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.

PC53-02-23-17556

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
Samuel King, Site Contact
Warren Obenski, Honey Brook Township
Ross Wolford, Environmental Design Service, Inc.



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

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

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

Project Name & Municipality 115 Lakewood Drive, West Caln Township

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

1. Date plan received by county planning agency. January 05, 2023
2. Date plan received by planning agency with areawide jurisdiction N/A Agency name N/A
3. Date review completed by agency February 17, 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 Rural Landscape. The vision for the Rural Landscape is the preservation of significant areas of open space, critical natural areas, and cultural resources with a limited amount of context sensitive development permitted to accommodate residential and farm needs. The proposed development also 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 both landscapes, except where public health requires alternatives. On-lot sewage disposal, or very limited public or community sewer service to serve cluster development or concentrations of failing on-lot sewage systems, is supported in this landscape.</u> |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 3. Does this proposal meet the goals and objectives of the plan?
If no, describe goals and objectives that are not met |
| <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 watershed. These streams are given high priority when considering watershed protection measures. The applicant may need to conduct further coordination with DEP or other agencies in order to comply with the water quality standards set forth in this regulation.</u> |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 5. Is this proposal consistent with the county or areawide comprehensive land use planning relative to Prime Agricultural Land Preservation? If no, describe inconsistencies: |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 6. Does this project propose encroachments, obstructions, or dams that will affect wetlands?
If yes, describe impact: |
| <input type="checkbox"/> | <input type="checkbox"/> | 7. Will any known historical or archaeological resources be impacted by this project? Not Known.
If yes, describe impacts |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 8. Will any known endangered or threatened species of plant or animal be impacted by the development project? |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 9. Is there a county or areawide zoning ordinance? |
| <input type="checkbox"/> | <input type="checkbox"/> | 10. Does this proposal meet the zoning requirements of the ordinance? N/A |

Yes	No	SECTION C. AGENCY REVIEW (continued)
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- | | | |
|-------------------------------------|-------------------------------------|---|
| <input type="checkbox"/> | <input type="checkbox"/> | 11. Have all applicable zoning approvals been obtained? N/A |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 12. Is there a county or areawide subdivision and land development ordinance? No |
| <input type="checkbox"/> | <input type="checkbox"/> | 13. Does this proposal meet the requirements of the ordinance? N/A
If no, describe which requirements are not met |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 14. Is this proposal consistent with the municipal Act 537 Official Sewage Facilities Plan?
If no, describe inconsistency |
| <input type="checkbox"/> | <input type="checkbox"/> | 15. Are there any wastewater disposal needs in the area adjacent to this proposal that should be considered by the municipality? Not known If yes, describe |
| <input type="checkbox"/> | <input type="checkbox"/> | 16. Has a waiver of the sewage facilities planning requirements been requested for the residual tract of this subdivision?
If yes, is the proposed waiver consistent with applicable ordinances. Not Known
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| <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: 2/17/2023Name 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.

PC53-02-23-17561

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
Ivan L Zook, Site Contact
Tom Siedenbuehl, West Caln Township
Jason Shaner, Impact Engineering Group

Agricultural Security Area Reviews





THE COUNTY OF CHESTER



COMMISSIONERS
Marian D. Moskowitz
Josh Maxwell
Michelle Kichline

Brian N. O'Leary, AICP
Executive Director

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

MEMORANDUM

DATE: February 21, 2023
TO: County Planning Commission
TOPIC: Agricultural Preservation
Item: Act 43, Agricultural Security Area Review – East Bradford Township

Background

The Agricultural Security Area (ASA) Program was created to help protect the agricultural industry in Pennsylvania from increasing development pressure. Landowners in an ASA are protected from nuisance ordinances. Their properties also receive a special review prior to condemnation. Additionally, all state funded projects with impacts on these areas are subject to review. Lands must be within an ASA to be eligible to participate in the state and county funded Agriculture Easement Purchase Program. There are no land use restrictions in the ASAs and landowner participation is voluntary.

Section 907 of Act 43 requires the municipality proposing to create an ASA to solicit comments from its own Agricultural Advisory Committee and Planning Commission, and the County Planning Commission. Section 909 of Act 43 requires the municipality to review the area within an ASA every seven years after the date of its creation. After these reviews and a public hearing, the local officials may take action.

Discussion

Our review is based on requirements outlined in the Act. The review follows standard criteria that require the examination of soils, local planning and ordinances, and the viability of agriculture.

The Township created an ASA in 1985, which had its last 7-year review in 2013. In January 2023, the Township submitted a list of parcels within the ASA, and requested Planning Commission Review.

The Planning Commission reviewed the submitted list and determined that for the most part, the 68 parcels included in the ASA are viable farmland by state definition, and so are appropriate for inclusion in the ASA. There were no other comments. The total acreage for the Township ASA is 2,174.32 acres.

Upon review, the Township's revised ASA generally meets all the requirements for Act 43 inclusion.

Action Requested

Staff requests ratification of the attached letter indicating support of the Township's ASA after considering the comments contained in the letter.

Attachment

Discussion and Information Items





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

MEMORANDUM

To: Chester County Planning Commission
From: Paul Fritz, Director, Design & Technology Division
Date: February 28, 2023
Re: Planning Commission Board Meeting Monthly Report

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

The 247 planners reviewed and processed plan and ordinance submittals. Research for the Village Preservation Guide continued as well as a preliminary assessment of agricultural-related zoning for some the county's municipalities.

The GIS staff assisted Community Planning with municipal mapping requests, historic atlas updates, and work program projects, including an interactive countywide tree cover map for the Woodlands and Tree Protection web page.

The Graphics team assisted with various projects, including the 2022 Success Stories video, and illustrations for the Oxford Borough Comprehensive Plan.

Community Planning

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

Community Planning Municipal Assistance Projects

March 2023

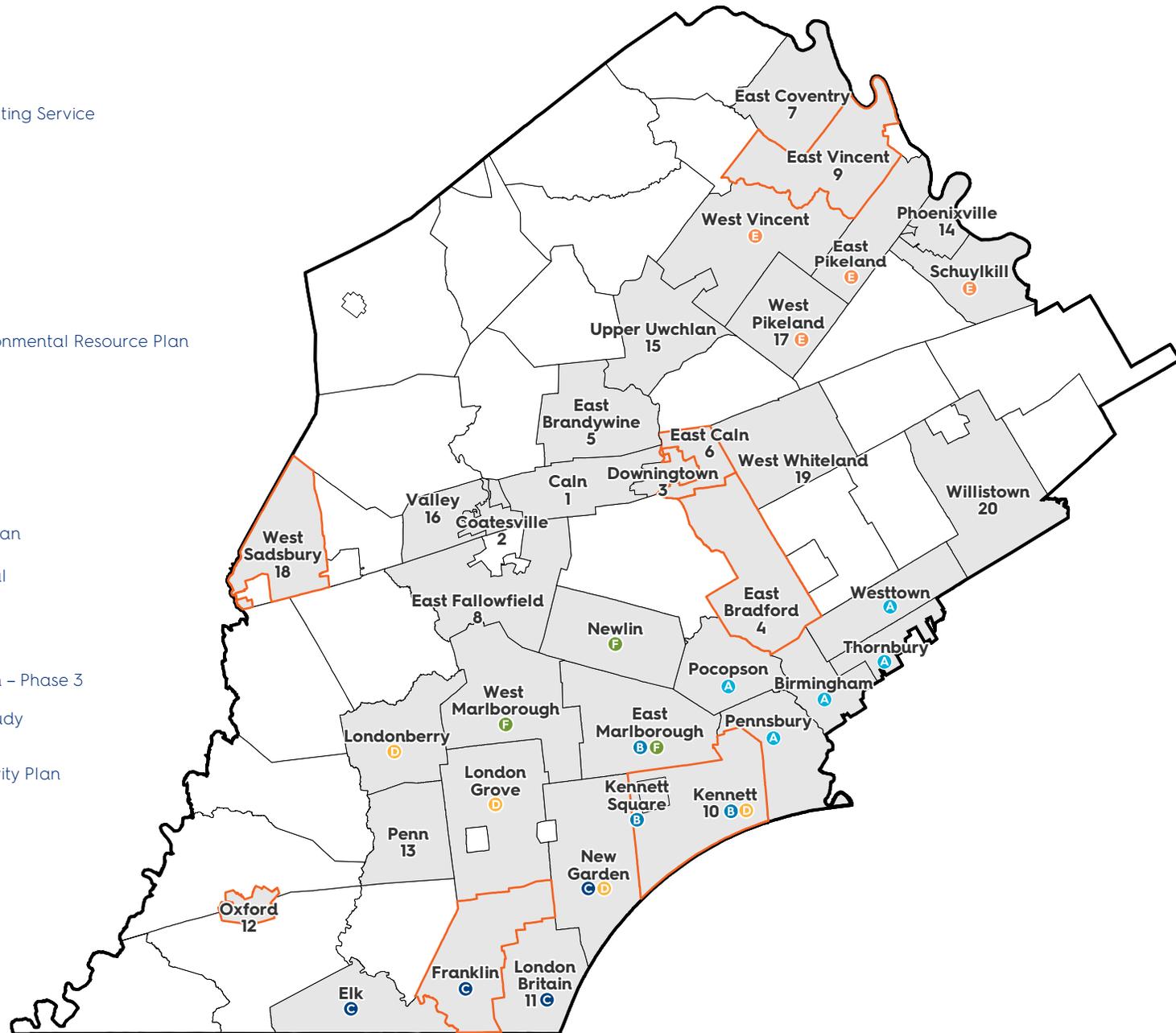
- Municipality with Ongoing VPP Project
- Municipality with Planning Commission Consulting Service

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

March 2023 (Activities as of 2/28/23)

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: 85%

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 draft amendments were presented to the City planning commission at their Feb. 15th meeting for their review and comment prior to forwarding to City council. *I note that it is possible this project will require an extension, however the project has reached the adoption process phase as it is now in the hands of the planning commission for review and comment prior to a recommendation to City Council for consideration.*

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: 20% Contract Term: 8/22 – 7/24 Consultant: Chester County Planning Commission Monitor: Chris Patriarca

The February meeting included review of the draft article for the consolidated commercial district and numerous supplemental use standards for commercial uses.

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. *Official Map adoption is in process.*

6. East Caln Township – Comprehensive Plan

Percent Completed: 25% Contract Term: 6/22 – 5/24 Consultant: Chester County Planning Commission Monitor: Chris Patriarca

The Task Force reviewed the topical chapter for natural and environmental resources 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 February meeting focused on reviewing the General Industrial zoning district and definitions. The next meeting is scheduled for March 15th.

10. Kennett Township – Zoning Ordinance

Percent Completed: 100% 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. *Zoning ordinance was adopted in February. Zoning ordinance is complex and uses all MPC zoning tools and also incorporated and updated Longwood Cooperative project and Kennett Township portion of joint economic development study with Kennett Sq Borough.*

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 March 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 has been meeting with the Task Force (January and February) 2023 to review and discuss draft recommendations for natural and historic resources, open space and recreation, and transportation and circulation.*

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: McMahan Associates Monitor: Joe Shanley

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

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

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

Valley Township will be conducting a corridor master plan for West Lincoln Highway, a high priority recommendation from their recently adopted comprehensive plan. The plan would work to create a more cohesive corridor, addressing streetscaping, multi-modal network, mixed uses, access management, and stormwater management infrastructure from the perspective of both new development and redevelopment. *The 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 on February 27th*

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. The kickoff meeting was held on February 22nd.

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 Attlefield Strategic Landscapes Plans – Phase 3

Percent Completed: 95% Contract Term: 8/19 – 12/22 Consultant: Chester County Planning Commission Lead Planner: Jeannine Speirs

Technical report and interactive map draft has been prepared by consultants and PHMC has completed their review. ABPP is reviewing including PHMC’s review and project recommendations. Consultants will assist drafting and reviewing planning documents. *Planning documents are starting to be prepared now 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: 65% 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 third task force meeting was held in January 2023, along with the second public meeting on February 9th. *A full draft study is being refined for task force review.*

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 by consultant.

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. A joint Stakeholder meeting is scheduled for February 28, 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. Kennett Township (subdivision and land development ordinance)
2. Pennsbury Township (historic resources in zoning ordinance)
3. Oxford Region (regional comprehensive plan)
4. Spring City (comprehensive plan)
5. Kennett Square Borough (comprehensive plan)
6. 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 on interest in Chester County.
Staff: Bill Deguffroy and Laura DeMatteo, support from Nancy Shields and Sally Warren, along with Jeannine Speirs and Joe Shanley.
External Partners: CCHPN and individual site organizers/municipalities/municipal historical commissions
Status: Planning has begun for the 2023 program. The theme is “Our Agricultural Heritage”. *Ten tours are planned for the season, with a range of subthemes including adaptive reuse of barns, market towns, and preservation of agrarian landscapes.*
- **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 on March 18, 2023 and will include presentations on the role of municipalities in the America250PA Chester County Commission commemorative planning 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 met on February 14 to discuss potential adaptive reuse of historic buildings owned by the County. *The Committee has a site visit planned for March 8 of the Iron Maker House at Warwick County Park and the Parker House near Parker Ford. 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
- Whittier Clement Atkinson Memorial Community Resource Center
- Springton Manor and Lundale Farm

- **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 Commission 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 250th Commission held a hybrid working meeting on March 2 via Zoom and at the Chester County Planning Commission. Beverly Sheppard has begun her contract as Committee Coordinator for the Commission's six committees to assist as they plan Semiquincentennial celebrations. *The 250th Commission is considering professional facilitation of its April 6 meeting in order to establish a work plan for the Commission and its committees.* 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 met with the Plan Steering Committee on February 28 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 5 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 19 at Pottsgrove Manor in Montgomery County. *Its next meeting is scheduled for March 16 at Hopewell Furnace National Historic Site.*
- 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 as well as an Interpretive Site at Atkinson Hospital. Springton Manor and Lundale Farm are also interested in being possible Agricultural Interpretive Sites as part of the Heritage Interpretive Network. Oxford Region is interested in an Agricultural Heritage Center or Interpretive Site at Glen Roy Preserve and a regional Agricultural Heritage Center or Gateway at Oxford Area Historical Association*

- **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** – 2023 (2022 data) being prepared for online posting.
- **State of the County Economy Report** –2022 report completed and posted. 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. Initiating data review for 2023 (2022) data.
- **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** – Finalizing recommendations for land bank designation and Starter Home Pilot program.
- **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 (to begin March 28th- minor zoning amendments), 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 was 1/20/2023. *Municipal review of draft 2023 UCII complete and final 2023 UCII will be posted prior to opening of 2023 CRP.* 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 March 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. Will attend Kennett Square Borough Council meeting on April 5, 2023. Leading Coatesville Mobile Workshop for the 2023 APA National Conference on April 3, 2023.

Agricultural Development Council Update

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Sustainability Division

Monthly Activities Report – March 2023

Summary:

- Work continued on existing and planned sewer service area mapping project, municipal open space outreach project, solar ordinance inventory
- Held project kick-off for HOA outreach project
- Convened a Planning Committee to discuss Sustainability Summit (Fall 2023)

Keep Chester County Beautiful

- Organizing a give-away of litter clean-up supplies to build awareness of the new Affiliate
- Commissioners presented Beth Intoccia of the Litter Lifters of West Vincent with the Keep PA Beautiful Volunteer of the Year Award at their meeting on 3/1.

Environmental and Energy Advisory Board

- Clean Energy Subcommittee met on 2/16 to discuss the municipal strategic energy management cohort initiative.

Multimodal Transportation Planning Division

February 2023

2023 Transportation Improvement Inventory (TII)

The 2023 TII was launched on Friday February 17th. This year the MTP Division is looking to increase the municipal participation rate and capture as much information as possible toward a most comprehensive inventory. We have approached the input phase differently than we have the past couple iterations of the TII by going old school and emailing the existing projects lists and new project request forms rather than asking them to provide this information through an online portal. Patty Quinn, who is managing this year's inventory will present that and other techniques we are using to better our inventory to the Board in either March or April.

The 2021 TII includes includes 529 proposed roadway, bridge, bicycle and pedestrian, freight, and transit projects with a total estimated cost of \$4.52 billion.



Public Transportation Plan Update Public Meeting

The first public meeting devoted solely to the Public Transportation Plan Update was held Thursday February 23rd in the Robert G. Struble room of the Chester County Library in Exton. The meeting format was an open house from 5:30 to 7:30 pm with an overview presentation delivered at 6pm for both in-person and online attendees. Overall attendance was lower than expected, mainly because of a rare bright and sunny 70 degree day in late February. Alex Sankaran led the meetings presentation and delivered a high level perspective of the factors this update will need to address and how we plan to approach the update. This project is scheduled to be complete by the end of 2023 but may slide into early 2024 pending on when the results of the concurrent SEPTA Bus Revolution and Reimagining Regional Rail projects are substantially complete.



Chester Valley Trail Ribbon Cutting

While Chester County is working toward the development of the Chester Valley Trail (CVT) extension to Downingtown, our partners at Montgomery County are sending invitations for a ribbon cutting event to open a long awaited trail connection on March 13th. This newly constructed 3.8 mile extension trail will connect the northern end of the existing CVT in King of Prussia with the Schuylkill River Trail in Norristown, and thus central Chester County with the City of Philadelphia. We congratulate our partners at Montgomery County on this significant achievement and look forward to using an expanded Circuit Trail network.



Director's Report