



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
May 10, 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 – April 12, 2023 *Commission*
- C. Act 247 Reviews – April 2023 Applications *Act 247 Team*
- 1) Subdivision and Land Development Plan Reviews (11)
- | | |
|------------------------------|----------------|
| 1. East Coventry Township | LD-03-23-17577 |
| 2. East Fallowfield Township | SD-04-23-17607 |
| 3. Honey Brook Township | LD-03-23-17599 |
| 4. Honey Brook Township | SD-03-23-17597 |
| 5. Phoenixville Borough | LD-03-23-17596 |
| 6. Phoenixville Borough | SD-03-23-17594 |
| 7. Tredyffrin Township | LD-03-23-17589 |
| 8. Tredyffrin Township | LD-03-23-17593 |
| 9. Tredyffrin Township | SD-03-23-17590 |
| 10. West Brandywine Township | SD-03-23-17585 |
| 11. West Nottingham Township | LD-03-23-17592 |
- 2) Comprehensive Plan, Zoning and Subdivision Ordinance
Amendment, Miscellaneous Reviews (4)
- | | |
|--------------------------|----------------|
| 1. London Grove Township | ZA-03-23-17584 |
| 2. New Garden Township | ZA-03-23-17580 |
| 3. Spring City Borough | ZA-03-23-17598 |
| 4. Valley Township | ZA-03-23-17595 |
- D. Act 537 Reviews – April 2023 Applications *Carrie Conwell*
- 1) Major Applications (0)
- 2) Minor Applications (2)
1. Phoenixville Borough, Odessa Development; 15-4-56; consistent
2. Phoenixville Borough, Trieste Development; 15-1-16; consistent
- E. Vision Partnership Program *Bill Deguffroy*
- 1) Vision Partnership Program 2023 Round 1 Grants
- a. East Whiteland Township; Zoning Ordinance Update
- b. West Goshen Township; Park, Recreation, and Open Space Plan
- 2) Vision Partnership Program 2022 Round 2 Grant Amendment
- a. West Pikeland Township; Park, Recreation, and Open Space Plan condition amendment

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

F. Agricultural Development Council Update

Ann Lane

G. Sustainability Division Update

Rachael Griffith

H. Multimodal Transportation Planning Division Update

Brian Styche

I. Design & Technology Division Update

Paul Fritz

1) Historic Atlas project interactive maps

Colin Murtoff

J. Community Planning Division Update

William Deguffroy

1) Urban Centers Update

Kevin Myers

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 270
April 12, 2023

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

MEMBERS PRESENT VIA ZOOM: Doug Fasick; Matt Hammond; Angela Thompson-Lobb.

STAFF PRESENT IN PERSON: Brian O'Leary, Executive Director; Carol Stauffer, Assistant Director; Steve Buck; William Deguffroy; Paul Fritz; Rachael Griffith; Libby Horwitz; Gene Huller; Jake Michael; Brian Styche; Ann Lane; Beth Cunliffe; Sally Warren; Richard Drake.

STAFF PRESENT VIA ZOOM: Glenn Bentley; Chris Bittle; Wes Bruckno; Carrie Conwell; Laura DeMatteo; Paul Farkas; Carolyn Oakley; Chris Patriarca; Patty Quinn, Joe Shanley; Elle Steinman; Diana Zak.

VISITORS PRESENT IN PERSON: None.

VISITORS PRESENT VIA ZOOM: Two members of the public identified as Hitchens and Steve were logged into the webinar.

CALL TO ORDER:

The regular monthly meeting of the Chester County Planning Commission held in person in the Government Services Center Suite 270 and via Zoom audio/video on Wednesday, April 12, 2023 was called to order at 2:00 P.M. by Chair Michael Heaberg.

Public Comment: There were no public comments.

ACTION ITEMS:

Approval of Meeting Minutes:

A MOTION TO APPROVE THE MINUTES FOR THE MARCH 8, 2023 MEETING OF THE CHESTER COUNTY PLANNING COMMISSION WAS MADE BY MS. MORRISON, SECONDED BY MR. WRIGHT, AND PASSED BY UNANIMOUS VOTE OF THE COMMISSION.

Act 247 Reviews:

Subdivision and Land Development Reviews – March 2023:

There were twenty-four (24) Subdivision and Land Development Reviews prepared in March.

A MOTION TO APPROVE THE TWENTY-FOUR (24) SUBDIVISION AND LAND DEVELOPMENT REVIEWS WAS MADE BY MS. MORRISON, SECONDED BY MS. CONSENTINO, AND PASSED BY UNANIMOUS VOTE OF THE COMMISSION.

Mr. Hammond recused himself from the following applications: LD-02-23-17564; LD-02-23-17559.

Mr. Cline recused himself from the following applications: SD-01-23-17537; LD-02-23-17564; LD-02-23-17565; LD-02-23-17551; LD-02-23-17573; SD-02-23-17550.

Comprehensive Plan, Zoning and Subdivision Ordinance Amendments, Miscellaneous Reviews – March 2023:

There were nine (9) Comprehensive Plan, Zoning and Subdivision Ordinance Amendment, and Miscellaneous Reviews prepared in March.

A MOTION TO APPROVE THE NINE (9) COMPREHENSIVE PLAN, ZONING AND SUBDIVISION ORDINANCE AMENDMENT, AND MISCELLANEOUS REVIEWS WAS MADE BY MS. DUNCAN, SECONDED BY MS. THOMPSON-LOBB, AND PASSED BY UNANIMOUS VOTE OF THE COMMISSION.

Act 537 Reviews:

Ms. Conwell presented the Commission with one (1) major and two (2) minor Act 537 reviews for the month of March.

A MOTION TO APPROVE THE ONE (1) MAJOR ACT 537 REVIEW WAS MADE BY MR. WRIGHT, SECONDED BY DR. FASICK, AND PASSED BY UNANIMOUS VOTE OF THE COMMISSION.

Mr. Cline recused himself from the Act 537 Major Review application for East Fallowfield Township.

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

Agriculture Security Area:

Mr. Bentley presented the Commission with two (2) ASA reviews.

A MOTION TO APPROVE THE ASA REVIEWS WAS MADE BY MS. COSENTINO, SECONDED BY MS. MORRISON, AND PASSED BY UNANIMOUS VOTE OF THE COMMISSION.

DISCUSSION AND INFORMATION ITEMS:

Community Planning Division Update:

Mr. Deguffroy showed the municipal assistance projects' map and noted that the Kennett zoning ordinance county consulting project and the London Britain SLDO cash grant projects are complete and removed from the map. The West Grove zoning update county consulting project is a new project and has been added to the map.

Mr. Deguffroy reported that the Heritage Tourism Plan is moving forward. This plan recommends the creation of a community interpretive program and an outdoor exhibition program which would reflect the following six heritage themes: natural landscapes, cultural landscapes, evolving values, Philadelphia campaign, iron and steel, and creative expression.

Mr. Deguffroy discussed this year's meetings for the America250PA Chester County Commission which include: January 5, presentation from the heritage tourism plan consultant; March 2, discussion of RFP for professional administrative services; and April 6, five-year strategic planning exercise and mission statement development.

Next, Mr. Deguffroy gave an overview of the three CCPC-led mobile workshops that were offered at the April 2023 National Planning Conference held in Philadelphia which include: agricultural heritage economy – our past is our future; historic Steel City forging a bright future; Phoenixville rising – coal ash to blob bash.

Ms. Horwitz reported on the 2022 Housing Report. Drawn from assessment data, the housing report tracks housing sales and construction. CCPC has produced the housing report for the past 30 years. Major takeaways include: median housing prices rose from \$420,000 in 2021 to \$466,480 in 2022; after adjusting for inflation, highest median sale price in 30 years; median price for single-family detached \$470,000 was significantly higher than attached \$381,900 and the number of affordable sales decreased to 7,134 in 2022. The median housing price for new homes was \$590,000. In 2022, over 2,500 new homes were built, which is a significant number, though smaller than the prior year.

Agricultural Development Council Update:

Ms. Lane reported that the agricultural industry was highlighted at a recent commissioners' meeting. The county commissioners presented Gary Westlake, Ag Development board chairman, with a proclamation celebrating National Ag Day.

Sustainability Division Update:

Ms. Griffith talked about the upcoming open space training hybrid event "Getting strategic about parks and open space preservation" on May 31, which will highlight planning and policy tools for advancing open space preservation.

Next, Ms. Griffith reported that the Environmental and Energy Advisory Board (EEAB) will meet this month. At last month's Clean Energy subcommittee meeting, discussion took place regarding a local government climate action team creation. The kick-off meeting for the local government climate action team is May 4, 2023.

Lastly, Ms Griffith reported on the Keep Chester County Beautiful (KCCB) initiative. Schuylkill Township EAC was the winner of a litter pick-up kit from the online contest. This contest doubled KCCB's social media following which helped attain the goal of promoting KCCB. The advisory committee meets quarterly. At their April meeting, the following items were discussed: expanding the CCIU education programs into after school programs; concerns about out-of-date adopt a highway signs; creation of a county tire collection event.

Multimodal Transportation Division Update:

Mr. Styche reported on the following awards announced last month: PA DCED local share account awards – gaming funds available statewide, Chester County had 32 projects awarded totaling \$9,992,162, statewide awards totaled \$263,035,195, Montgomery County's Schuylkill River Passenger Rail Authority was awarded \$250,000; PA DCED multimodal transportation funds

awards - Chester County had 7 projects awarded totaling \$1.96 million, statewide awards totaled \$56.1million.

Lastly, Mr. Styche reported that the Trails Master Plan update public meeting held on March 14 at the East Whiteland Township building and via Zoom was very successful with around 100 attending in-person and virtually. Mr. Styche reminded the board of the upcoming Transportation Forum on May 9 at the West Whiteland Township building and via Zoom. This forum is a combination of the next meetings for the county's trails master plan and the public transportation plan update.

Mr. Michael reported that Landscapes3 metrics have been tracked for the past five years which has allowed trends to be seen. He then summarized the 2022 Landscapes3 metrics for the following six goal areas - How we preserve: protected open space; open space connectivity; protected viable farmland. - How we protect: natural resource adopted ordinances; stream health, 2022 data is not yet available - How we appreciate: historic inventory and standards; historic tourism attendance. - How we live: affordable housing units built; housing unit diversity; access to parks and recreation areas; solid waste per capita. - How we prosper: non-residential development; urban center prosperity; workforce development progress. - How we connect: active transportation; public transportation; improved travel time; coordinating utilities within growth areas.

Next, Mr. Michael reported that protected open space in the county reached 30.7% equating to 149,000 acres preserved, an increase of 2,040 acres preserved in 2022.

Mr. Buck gave an update on the county public trails. Recent trail openings: Chester County's portion of the Schuylkill River trail; Montgomery County's portion of the Chester Valley trail. Both openings completed the connection between the Schuylkill River trail and the Chester Valley trail. Trails in progress: Chester Valley trail's phase IV-A Oaklands extension; Chester Valley trail's Atglen extension which will connect to the Enola Low-Grade trail; Philadelphia and Thorndale (P&T) section of the Chester Valley trail which is currently owned by PennDOT. Trail grants: P&T trail - two grants totaling approximately \$900,000 have been submitted to DCNR's C2P2 program.

Next, Mr. Buck reported on the Chester County Trails Master Plan which provides a long-term, strategic vision for multi-use trail development in Chester County. The 18-month process includes eight steering committee meetings and three public meetings. Data collection, research, inventory, analysis, and existing conditions mapping is complete. The next steps include proposed trail mapping, trail prioritization, design recommendations, and policy recommendations. A final report will be produced and shared. The trails master plan's first public meeting was well attended and provided great input. A trails master plan public survey is currently being conducted and can be found here: <https://www.chescoplanning.org/transportation/TrailsMasterPlan.cfm>. Upcoming events include Celebrate Trails Day on April 22 at Exton Park and the trails master plan's second public meeting which will be incorporated in the transportation forum on May 9 at the West Whiteland Township building and via Zoom.

Design and Technology Division Update:

Mr. Fritz reported that last month's non-residential reviews were significant which included commercial, industrial, and institutional. Residential apartment reviews saw an increase as well. This was reflected in this year's first quarter apartment reviews which surpassed last year's total apartment review numbers. Non-residential first quarter reviews are at the same pace as the last ten years. Lastly, Mr. Fritz pointed out that the percentage of proposed residential versus non-residential, except for last year's anomaly, is back to the same pace as previous years.

Director's Report:

Mr. O'Leary reminded the board about the PMPEI training course work for municipal officials. Course work will be held at West Chester University on May 3, 10, and 17, 2023. More information can be found here: <https://cc2020.org/product/the-course-in-subdivision-and-land-development-review/>.

Next, Mr. O'Leary informed the board that the new executive director of DVRPC, Ariella Maron, will be visiting Chester County on May 1. CCPC staff will be giving Ms. Maron a tour of the county ending at the Commissioners' office.

Lastly, Mr. O'Leary confirmed that the June 13, 2023 board meeting will be off site in the borough of Phoenixville at The Colonial Theater starting with lunch, followed by a walking and bus tour of the borough before the 3pm start of the board meeting.

ADJOURNMENT

THERE BEING NO FURTHER BUSINESS, A MOTION TO ADJOURN AT 3:40 PM. WAS MADE BY MR. WRIGHT, SECONDED BY MS. DUNCAN, AND PASSED BY UNANIMOUS VOTE OF THE COMMISSION.

Respectfully submitted,

A handwritten signature in blue ink that reads "Brian N. O'Leary". The signature is written in a cursive style with a large, stylized initial 'B'.

Brian N. O'Leary, AICP
Secretary

BNO/ncs

Act 247 Reviews



Subdivision & Land Development



Act 247 Reviews of Proposed Development

during April 2023

Symbols

Residential Lots/Units

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

Non-Residential Square Feet

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

Other

-  Mixed Use
-  Not Consistent with Landscapes³
-  Not Consistent with Landscapes³

Landscapes³

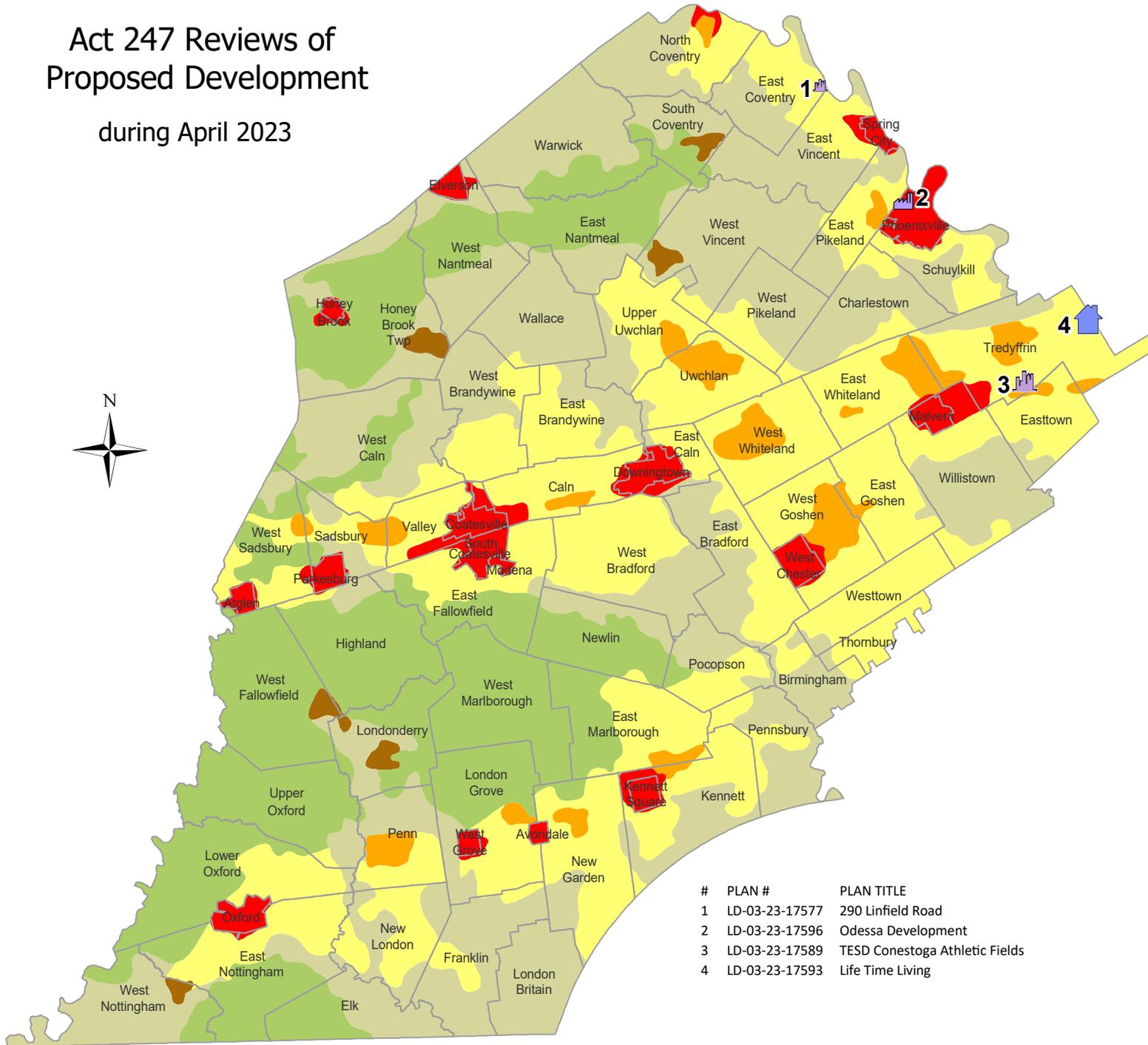
Growth Areas

-  Urban Center
-  Suburban Center
-  Suburban
-  Rural Center

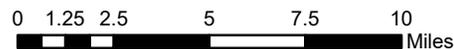
Rural Resource Areas

-  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.

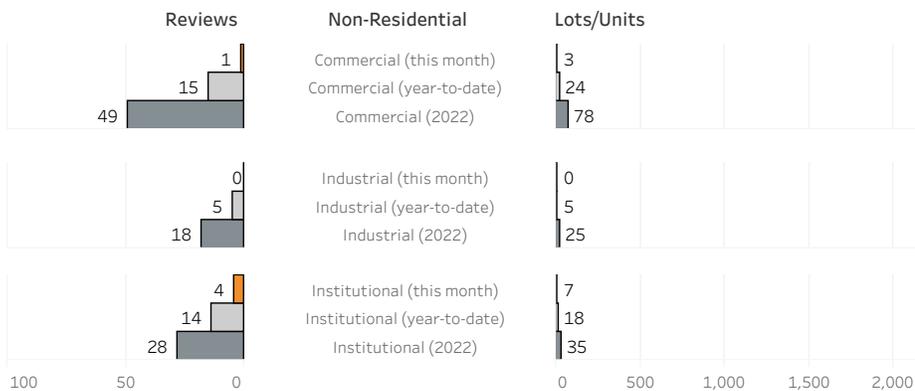
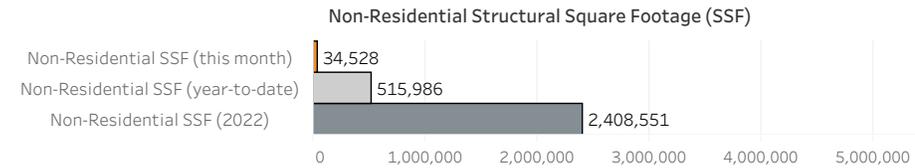


#	PLAN #	PLAN TITLE
1	LD-03-23-17577	290 Linfield Road
2	LD-03-23-17596	Odessa Development
3	LD-03-23-17589	TESD Conestoga Athletic Fields
4	LD-03-23-17593	Life Time Living



Subdivision and Land Development Applications

April 2023



Subdivision and Land Development Reviews 4/1/2023 to 4/30/2023

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)
East Coventry Township	LD-03-23-17577	290 Linfield Road	4/6/2023	12.80	Commercial	1	7,200	Commercial	1		Yes
East Fallowfield Township	SD-04-23-17607	Weaver Mulch LLC	4/21/2023	80.76	Agricultural	2		Agricultural Unique			Yes
Honey Brook Township	LD-03-23-17599	Calvary Chapel of Honey Brook	4/25/2023	3.57	Institutional	2		Institutional Religious Organization			Yes
Honey Brook Township	SD-03-23-17597	Calvary Chapel of Honey Brook	4/25/2023	3.57	Institutional	2		Institutional Religious Organization			Yes
Phoenixville Borough	LD-03-23-17596	Odessa Development	4/26/2023	14.59	Apartment Townhouse Commercial	392	11,808	Residential Apartment Residential Townhouse Commercial Retail	2	4,125	Yes
Phoenixville Borough	SD-03-23-17594	Odessa Major Revision	4/26/2023	14.59	Apartment	3		Residential Apartment			Yes
Tredyffrin Township	LD-03-23-17589	TESD Conestoga Athletic Fields	4/14/2023	39.01	Institutional	2	15,520	Institutional School	2		Yes
Tredyffrin Township	LD-03-23-17593	Life Time Living	4/14/2023	5.38	Apartment	197		Residential Apartment			Yes
Tredyffrin Township	SD-03-23-17590	TESD Conestoga Athletic Fields	4/14/2023	39.01	Institutional	1		Institutional School			Yes
West Brandywine Township	SD-03-23-17585	Lot Line Change Plan	4/5/2023	37.75	Single Family Residential	2		Residential Single Family Residential		0	Yes

Grand Totals of Subdivision and Land Development Reviews	10 Reviews	251.04 Acres	604 Lots/Units	34,528 Non-Res. Sq. Feet	5 Non-Res. Bldgs.	4,125 Linear Feet Roadway
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There are **10** plans consistent, **0** plans inconsistent, and **0** plans with no relevance to **Landscapes3**.

Unofficial Sketch Plan Evaluations 4/1/2023 to 4/30/2023

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 Nottingham Township	LD-03-23-17592	20 E Ridge Road	4/14/2023	20.67	Industrial	1	20,000	Industrial Warehouse	1		Yes
Grand Totals of Unofficial Sketch Evaluations		1 Reviews		20.67 Acres		1 Lots/Units	20,000 Non-Res. Sq. Feet		1 Non-Res. Bldgs.	Linear Feet Roadway	

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

Conditional Use Reviews

4/1/2023 to 4/30/2023

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





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April 6, 2023

Eugene C. Briggs, Jr., Township Manager
East Coventry Township
855 Ellis Woods Road
Pottstown, PA 19465

Re: Preliminary Land Development - 290 Linfield Road
East Coventry Township - LD-03-23-17577

Dear Mr. Briggs:

A preliminary land development plan entitled "290 Linfield Road", prepared by Chester Valley Engineers, Inc. and dated February 24, 2023, was received by this office on March 7, 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 of Linfield Road (State Route 1035) and east of the Schuylkill River Trail
Site Acreage:	12.80 acres
Lots:	1 lot
Non-Res. Square Footage:	7,200 square feet
Proposed Land Use:	Commercial
New Parking Spaces:	5 spaces
Municipal Land Use Plan Designation:	Primary Growth Area (2015 Pottstown Metropolitan Region Comprehensive Plan Update)
UPI#:	18-5-26

PROPOSAL:

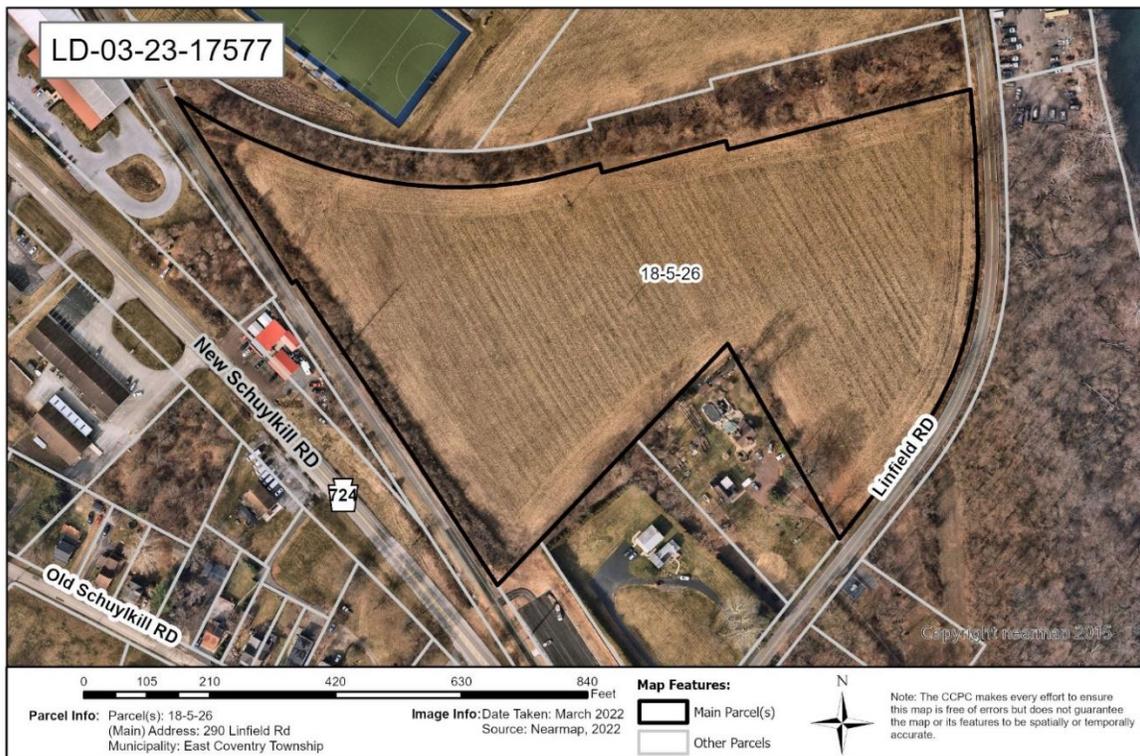
The applicant proposes the construction of a 7,200 square foot commercial building and five parking spaces. The site, which will be served by public water and on-site sewer facilities, is located in the East Coventry Township Commercial zoning district.

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

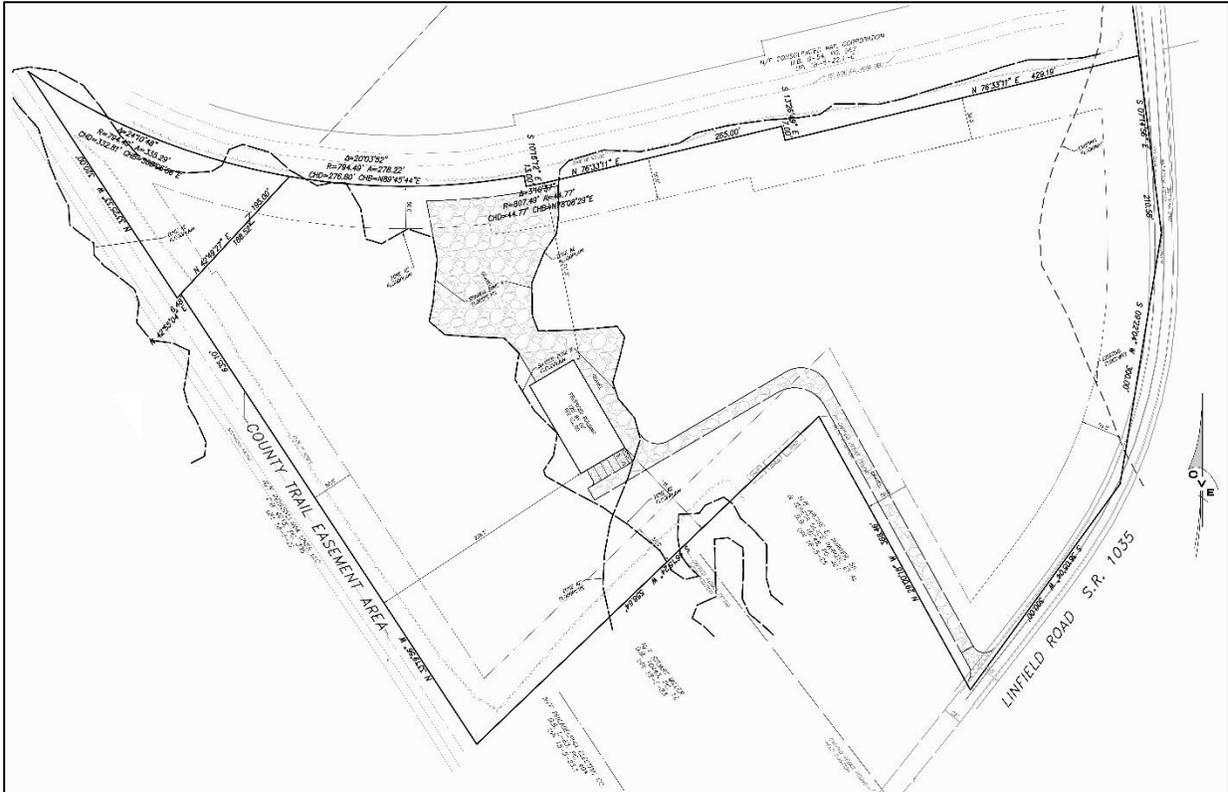


WATERSHEDS:

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

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

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



***Detail of 290 Linfield Road
Preliminary Land Development Plan***

PRIMARY ISSUES:

4. The proposed land development plan indicates that Columbia and Sunoco pipelines as well as fiber optic communications facilities pass through the eastern portion of the site. Although it appears that the pipeline and fiber optic communications facilities rights-of-way are not near the vicinity of the proposed development, we suggest that the applicant contact the pipeline operators to verify that the land development does not result in any encroachments into the rights-of-way. If necessary, the plan should include the field survey location of the pipelines, the sizes, materials and depths (if known), and the type of product typically being transported through the pipelines. 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>.
5. Due to the environmental constraints on the site, which include flood hazard areas, we suggest that the applicant share with the Township any additional future development plans for the site.
6. East Coventry Township's emergency service providers should be requested to review the plan to ensure that they can safely navigate the proposed development when completed and access the facility to address on-site emergencies, especially during flood events.
7. The applicant should work with the Chester County Department of Parks + Preservation regarding the adjacent Schuylkill River Trail and the proposed landscaping, at: <https://www.chesco.org/4520/Parks-Trails>, which can be contacted at: parkspres@chesco.org.

Page: 4
Re: Preliminary Land Development - 290 Linfield Road
East Coventry Township - LD-03-23-17577

8. We acknowledge that the design of the proposed stormwater management facilities includes rain gardens. The County Planning Commission endorses the use of innovative stormwater management practices. We support the use of raingarden seed mix to naturalize the infiltration basin area. The applicant should select seed mixes that contain the greatest percentage of native vegetation.
9. The applicant and Township should ensure that suitable access for equipment or vehicles is provided to perform the routine maintenance and repairs of the stormwater management system.

ADMINISTRATIVE ISSUE:

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

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

Sincerely,



Wes Bruckno, AICP
Senior Review Planner

cc: Chester Valley Engineers
Bill Gambone
George Strutynski
Chester County Department of Parks + Preservation
Chester County Conservation District



THE COUNTY OF CHESTER



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April 21, 2023

Scott M. Swichar, Secretary
East Fallowfield Township
2264 Strasburg Road
East Fallowfield, PA 19320-4426

Re: Final Subdivision - Weaver Mulch LLC
East Fallowfield Township - SD-04-23-17607

Dear Mr. Swichar:

A final subdivision plan entitled "Weaver Mulch LLC", prepared by Commonwealth Engineers Inc. and dated March 7, 2023, was received by this office on April 7, 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 Strasburg Road (State Route 3062), west of Mount Carmel Road
Site Acreage: 80.76 acres
Lots: 2 lots
Proposed Land Use: Commercial
Municipal Land Use Plan Designation: Agricultural Preservation
UPI#: 47-4-93.4, 47-4-93

PROPOSAL:

The applicant proposes the adjustment of the lot lines separating the lots on this tract. The site, which is served by on-site water and on-site sewer facilities, is located in the East Fallowfield Township VC Village Commercial and Agricultural Preservation zoning districts.

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

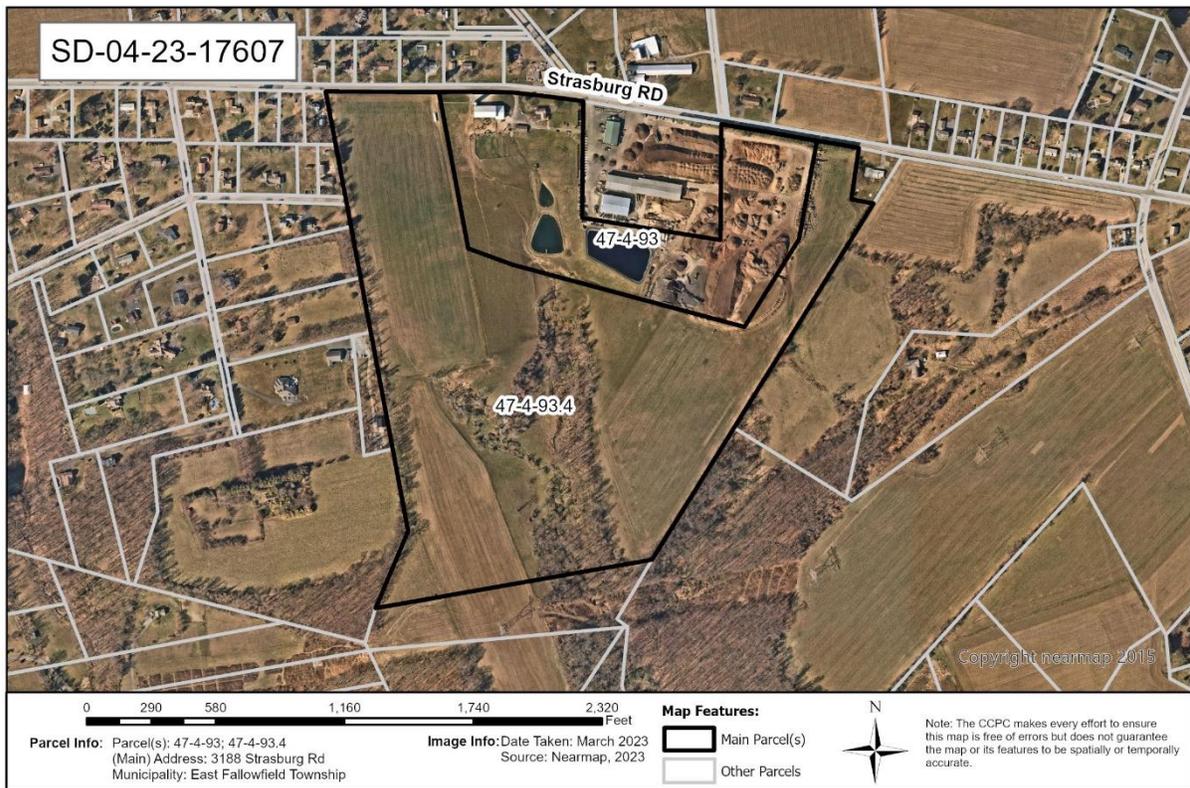
COUNTY POLICY:

LANDSCAPES:

1. The site is located within the **Agricultural, Rural and Suburban Landscape** designations of [Landscapes3](#), the 2018 County Comprehensive Plan. The **Agricultural** 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.

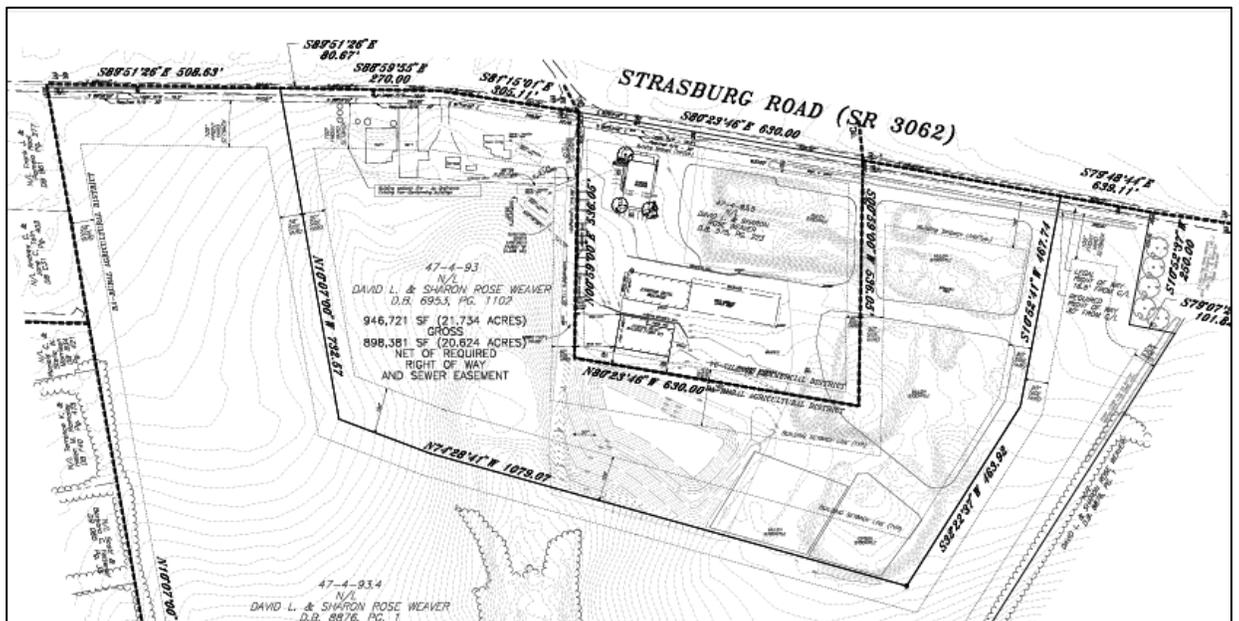
The vision for the **Rural Landscape** is the preservation of significant areas of open space, critical natural areas, and cultural resources with a limited amount of context sensitive development permitted to accommodate residential and farm needs.

The 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 **Agricultural, Rural and Suburban Landscapes**.



PRIMARY ISSUES:

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



*Detail of the Weaver Mulch LLC
Final Subdivision Plan*

3. We suggest that the applicant better define and narrow the width of the driveway access onto Strasburg Road. This can reduce the amount of impervious area on the site and increase safety for access and egress movements. Additionally, the Township should contact PennDOT to determine if the nearby intersection at Strasburg Road and Old Wilmington Road should be realigned to increase safety.
4. The southern portion of the site contains wooded areas and sensitive environmental features, and therefore we suggest that the applicant consider deed-restricting this site from further development. 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.

Page: 4
Re: Final Subdivision - Weaver Mulch LLC
East Fallowfield Township - SD-04-23-17607

Alternatively, we encourage the applicant to submit a sketch plan for any future development on the site. A sketch plan allows the applicant to take advantage of County and municipal expertise and consider design recommendations prior to preparing a fully engineered preliminary or final plan. The applicant should also share with the Township the intent of this subdivision regarding the mulch facility and its future operations. This would help understand future access points and potential impacts to constrained land.

ADMINISTRATIVE ISSUE:

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

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 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,



Wes Bruckno, AICP
Senior Review Planner

cc: Weaver Mulch LLC
Commonwealth Engineers Inc.
Chester County Health Department
Chester County Parks + Preservation
Anthony Antonelli, District Permits Manager, PennDOT
Francis J. Hanney, PennDOT



THE COUNTY OF CHESTER



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April 25, 2023

Warren K. Obenski, Manager/Secretary
Honey Brook Township
500 Suplee Road, P.O. Box 1281
Honey Brook, PA 19344

Re: Preliminary/Final Subdivision and Land Development Plan - Calvary Chapel of Honey Brook
Honey Brook Township - SD-03-23-17597, LD 03-23-17599

Dear Mr. Obenski:

A preliminary/final subdivision and land development plan entitled "Calvary Chapel of Honey Brook", prepared by Timber Tech Engineering, Inc. and dated September 14, 2022, was received by this office on April 6, 2023. This plan is reviewed by the Chester County Planning Commission in accord with the provisions of Section 502 of the Pennsylvania Municipalities Planning Code. We offer the following comments on the proposed subdivision and land development for your consideration.

PROJECT SUMMARY:

Location: East of Horseshoe Pike (State Route 322), north of Todd Road
Site Acreage: 3.57 acres
Lots: 2 lots
Proposed Land Use: Religious Organization
Municipal Land Use Plan Designation: Mixed Use Employment - Industrial Overlay
UPI#: 22-3-75.5, 22-3-75.1

PROPOSAL:

The applicant proposes the creation of two lots and the addition of 164 parking spaces. The site, which is served by public water and public sewer facilities, is located in the Honey Brook Township B/I Business Industrial zoning district. The site contains a building which will remain. A new driveway access from Todd Road will be constructed.

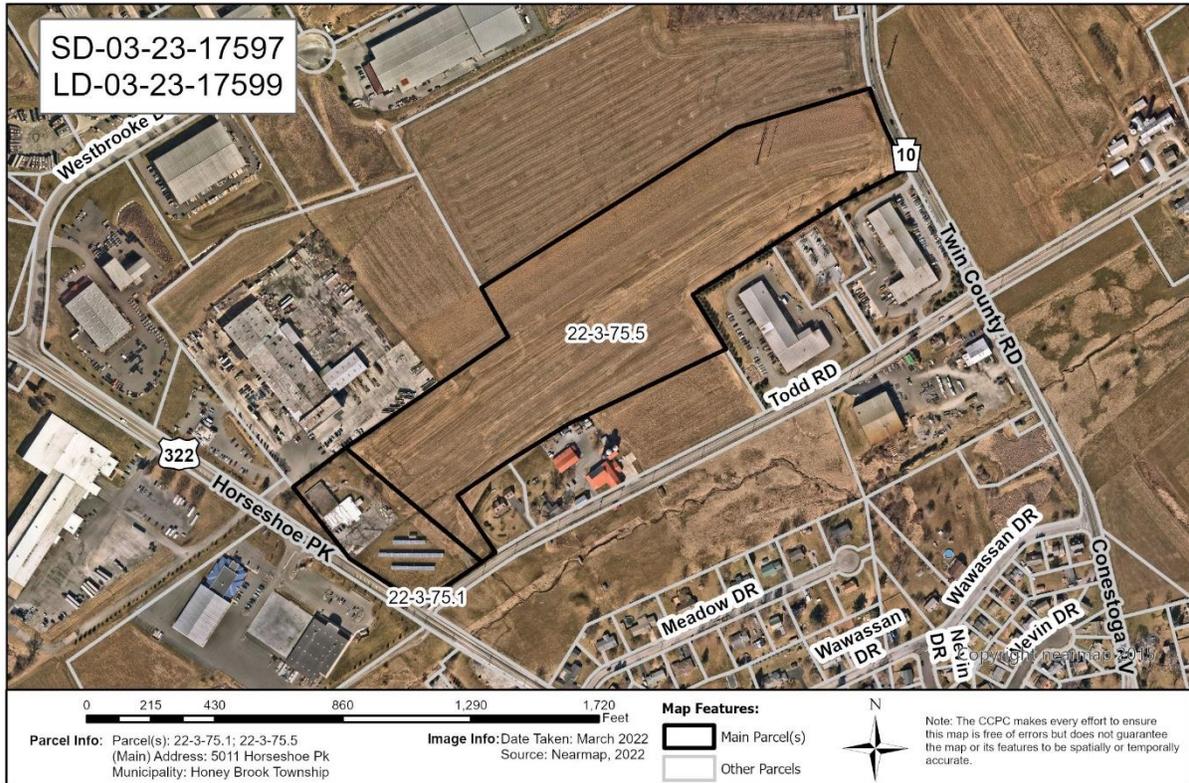
RECOMMENDATION: The County Planning Commission recommends that the issues raised in this letter should be addressed and all Honey Brook Township issues should be resolved before action is taken on this subdivision and land development plan.

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 subdivision and land development are consistent with the objectives of the **Rural Landscape**.



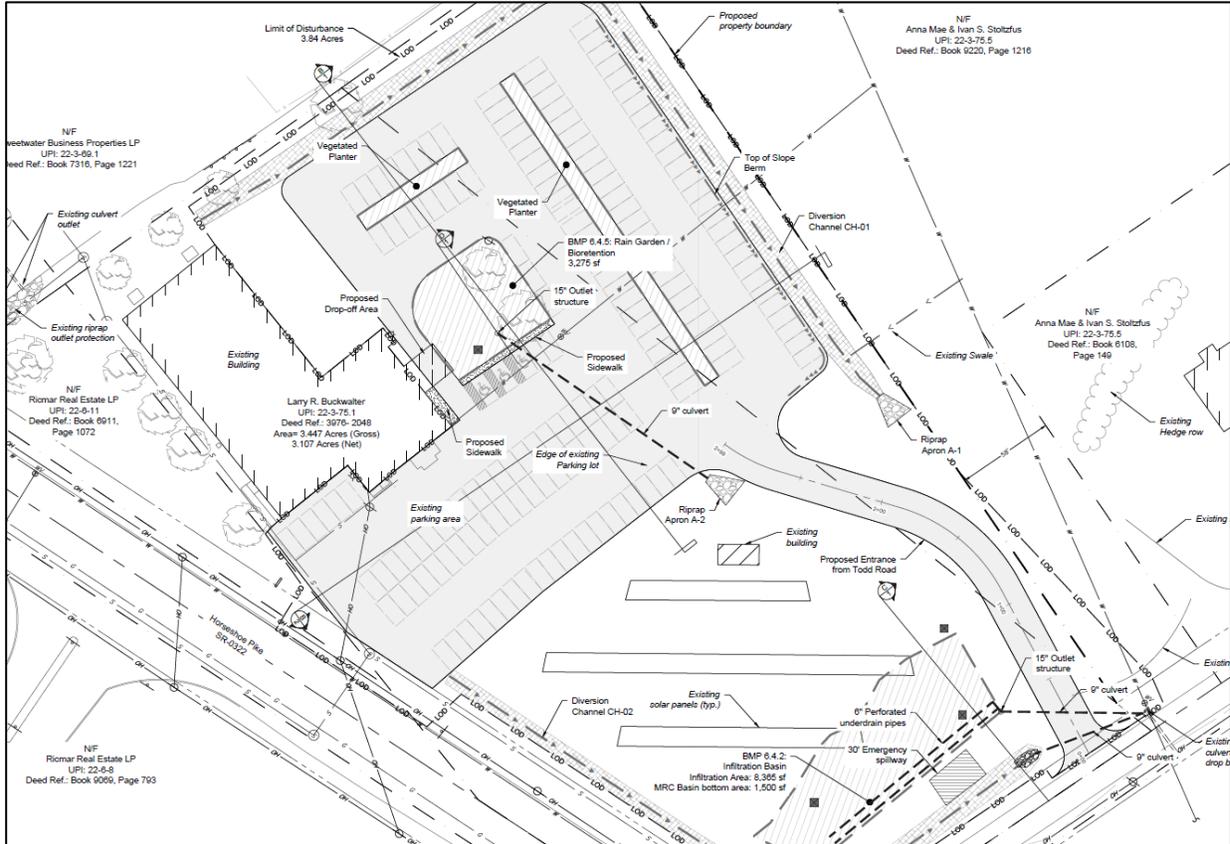
WATERSHEDS:

2. **Watersheds**, the water resources component of **Landscapes3**, indicates the proposed development is located within the 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 Calvary Chapel of Honey Brook
Preliminary/Final Subdivision and Land Development Plan*

PRIMARY ISSUES:

3. 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 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 Horseshoe Pike. We suggest that this area be identified as a dedicated right-of-way, and be offered for dedication to PennDOT.
4. The applicant should also clarify whether the existing access onto Horseshoe Pike will be retained, and if it will be removed, how the driveway area along Horseshoe Pike will be restored.

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Re: Preliminary/Final Subdivision and Land Development Plan - Calvary Chapel of Honey Brook
Honey Brook Township - SD-03-23-17597, LD 03-23-17599

5. This site contains a community-oriented land use and is near Honey Brook Borough. Therefore, we suggest that a sidewalk be installed along Horseshoe Pike.
6. The applicant should provide zoning information on the plan so Honey Brook Township can verify compliance with Township regulations.
7. We recommend that the Township Engineer review the design of the rain gardens and the oil/water separators in the stormwater management system. This would reduce the risk of spilled petroleum products from entering the stormwater system and possible contamination of the watershed. The County Planning Commission endorses the use of such innovative stormwater management practices. We support the use of raingarden seed mix to naturalize the infiltration basin area. The applicant should select seed mixes that contain the greatest percentage of native vegetation.
8. The plan does not appear to show any landscaping. Honey Brook Township should verify that the proposed plan will conform to the Township's landscape and screening requirements. We suggest that the applicant maximize the use of native tree, shrub, and herbaceous species in the planting areas and in the parking areas. We specifically recommend adding shade trees in and around the parking lot, and landscaping be provided along Horseshoe Pike.
9. The plan does not appear to show proposed outdoor lighting. Honey Brook Township should verify that the design and location of any proposed outdoor conforms to the Township's requirements. The illumination should be directed inward from the periphery of the site and be oriented to reduce glare and visual impact on the adjoining roadways and land uses.
10. We have no comments on the subdivision portion of this 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 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: 5

Re: Preliminary/Final Subdivision and Land Development Plan - Calvary Chapel of Honey Brook
Honey Brook Township - SD-03-23-17597, LD 03-23-17599

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

Sincerely,

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

Wes Bruckno, AICP
Senior Review Planner

cc: Calvary Chapel of Honey Brook
Timber Tech Engineering, Inc.
Anthony Antonelli, District Permits Manager, PennDOT
Francis J. Hanney, PennDOT
Chester County Conservation District



THE COUNTY OF CHESTER



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Executive Director

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April 26, 2023

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

Re: Final Subdivision & Land Development Plan - Odessa Development Major Revision
Phoenixville Borough - SD-03-23-17594 & LD-03-23-17596

Dear Mr. Krack:

A Final Subdivision & Land Development Plan entitled "Franklin Phoenixville, L.P.", prepared by Bercek & Associates, and dated September 22, 2021, and last revised on October 26, 2022, was received by this office on March 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 & Land Development for your consideration.

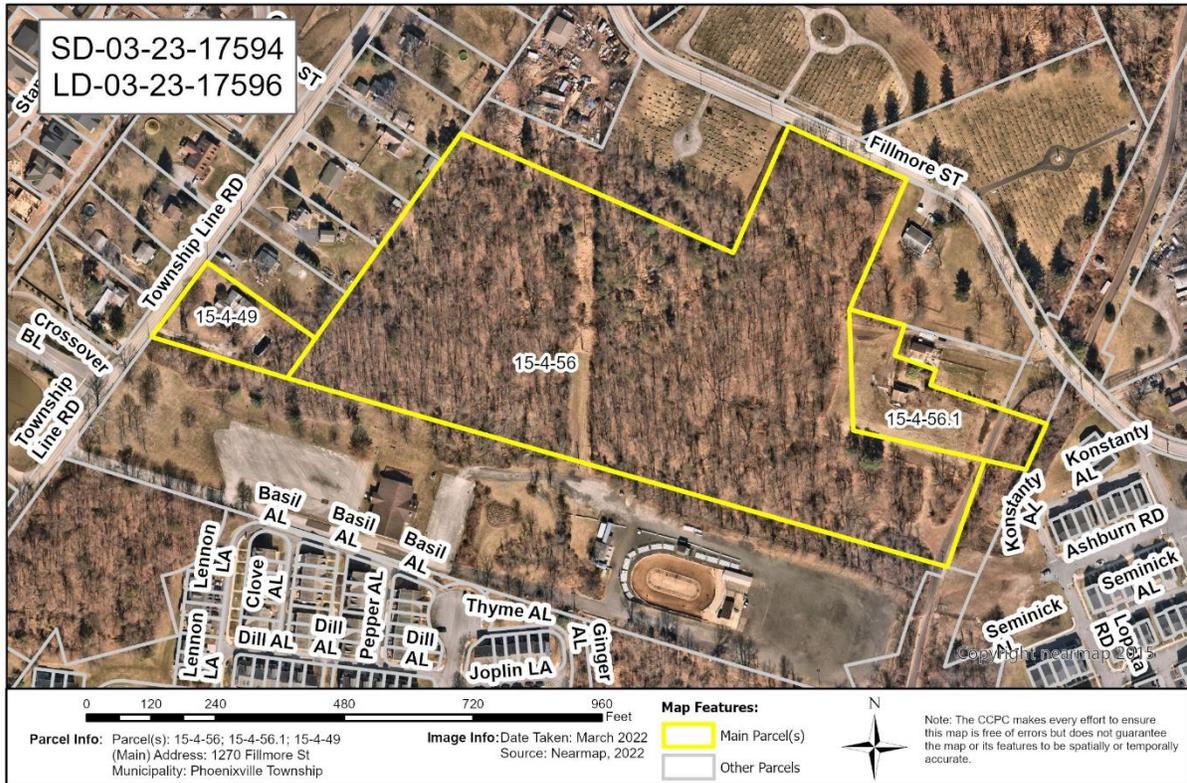
PROJECT SUMMARY:

Location:	east of Township Line Road, south of Filmore Street
Site Acreage:	15.2
Lots/Units:	3 lots,
Non-Res. Square Footage:	11,808
Proposed Land Use:	Apartment/Stacked Townhouse
New Parking Spaces:	740
Municipal Land Use Plan Designation:	Mixed Use
UPI#:	15-4-49, 15-4-56.1, 15-4-56

PROPOSAL:

The applicant proposes the reconfiguration of 3 lots, the construction of a: four story, 81,608 square foot apartment building with 224 apartments, 8,780 square feet of commercial space and two lower parking levels, 166 stacked townhouses, 4,125 linear feet of new road, site infrastructure and amenities. The project site, which will be served by public water and sewer, is located in the MG-Mixed Use Growth zoning district.

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



BACKGROUND:

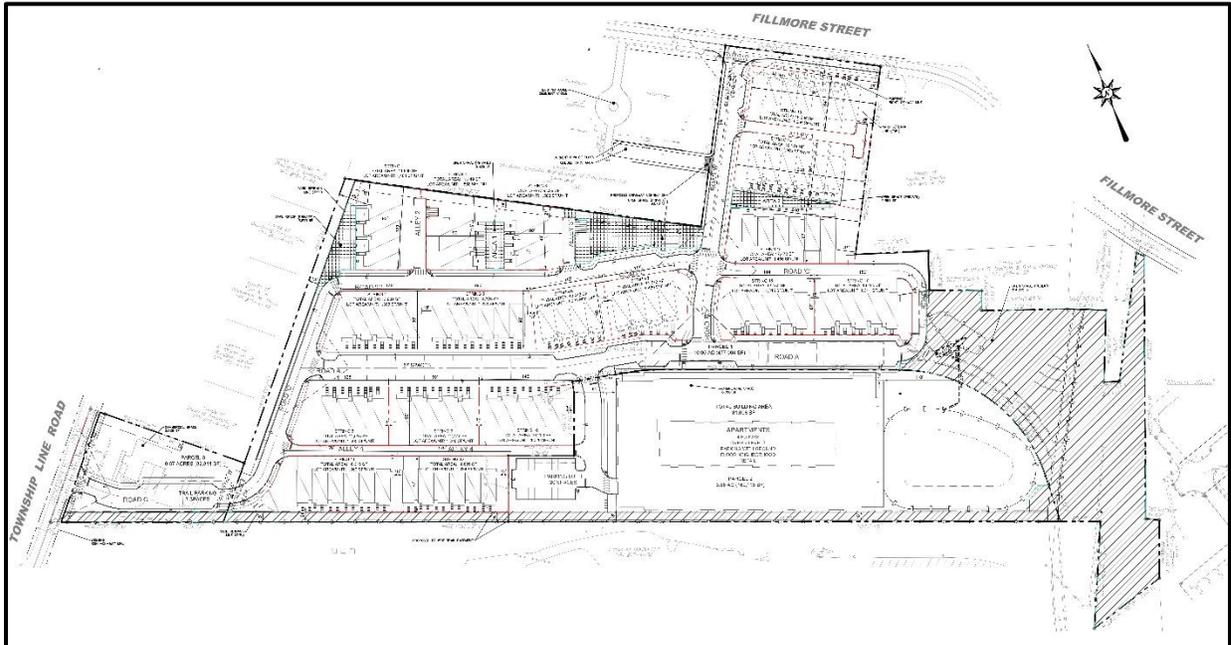
1. The Chester County Planning Commission has previously reviewed subdivision/land development proposals for this site. Those reviews included a final subdivision plan, CCPC# SD-06-20-16366 & LD-06-20-16364, dated July 10, 2020, which addressed the construction of 500 residential units in four buildings with 422 parking spaces and construction of the Northern Relief Route. A revised final subdivision and land development plan was received in August 2021, this plan proposed the construction of 182 stacked townhouse units, a 73,153 sq. ft. Apartment Building with 199 units, 7,865 sq. ft. of commercial space, a total of 422 parking spaces and construction of the Northern Relief Route. Our review of that submission, plan numbers SD-07-21-16829 & LD-07-21-16830, was dated September 7, 2021. The most recent version of the plan was for a major revision, which was submitted June 21, 2022, but the submission was incomplete, and no review was conducted.

COUNTY POLICY:

LANDSCAPES:

2. 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 subdivision/land development is consistent with the objectives of the **Urban Center Landscape**. The Future Land Use Map in the 2019 Phoenixville Regional Comprehensive Plan designates this site as Mixed Use.



Detail of Sheet 15 of the plan

WATERSHEDS:

3. **Watersheds**, the water resources component of **Landscapes3**, indicates the proposed development is located within the French Creek subbasin of the Schuylkill River watershed. **Watersheds'** highest priority land use objectives within this watershed are: implementation of comprehensive stormwater management, protection of water quality from nonpoint source pollutants, and protection of vegetated riparian corridors. **Watersheds** can be accessed at www.chesco.org/water.

PRIMARY ISSUES:

4. The Borough Emergency Service providers should review the plan to ensure that the proposed development will be accessible to emergency service vehicles and equipment and that all proposed emergency facilities and equipment meet Borough design and specification requirements.
5. The General Notes on Sheet 19 of the plan outline the potential for connection of Road A in the Odessa Development to Ashburn Road on the east side of the Schuylkill River Trail. It appears that the three options are based on acquisition of easement rights to the lands located between Odessa and Ashburn Road. Two of the options would result in the construction of a full access connection and the third would result in the construction of an emergency access road. We encourage the applicant and the Borough to pursue the full access options, which would provide an important connection for Emergency Service providers. If at some future time the Northern Relief Route is constructed, then the full access option would provide a third public road access to the development.

6. The overall design should incorporate a central green open space that is easily accessible to all residents. This would provide the residents with a space for community events and a place to meet their neighbors. Such a space would provide an opportunity to retain some of the existing trees on the site and could be utilized for stormwater management. A well-designed central green could be used for much of the year.
7. The Borough should closely review the plan to ensure that it has been revised to reflect the current submission. We note that the Site Zoning Information on the Record Plan, sheet 15 of 73, Note #8 below the table indicates that the Commercial space will occupy 3.64% of the total site or 25,076 square feet, while the notes on the same sheet indicate that commercial space will total 11,808 square feet.
8. The proposed building includes large roof areas that may offer opportunities to improve the facility's long-term sustainability and reduce its reliance on energy from the grid, such as designs that incorporate "green roofs," "white roofs" and solar photovoltaic energy systems. Green roofs can reduce a building's stormwater runoff, improve insulation, increase the longevity of the roof system, and reduce heating and cooling costs. White roofs can help reflect solar radiation and also reduce cooling costs. Photovoltaic energy systems can improve the facility's long-term sustainability and reduce its reliance on energy from the grid. Additional information on green roofs is available at:
<https://www.chescoplanning.org/MuniCorner/eTools/05-GreenRoofs.cfm>.
Additional information on alternative energy systems such as photovoltaic systems is available at:
<https://www.dvrpc.org/EnergyClimate/AEOWG/>.
9. The plan and aerial photography indicate the site is mostly wooded. The plan indicates that most of the vegetation on the site will be removed. Native trees and shrubs should be incorporated into the landscaping plans to replace and mitigate the loss of removed trees.
10. The plan shows a 16 foot-wide trail easement along the south side of the site from Township Line Road to the Schuylkill River Trail. It appears that this section of the trail will be constructed with porous paving, paving to accommodate emergency access and paving to match the existing trail surface. This sidewalk should be constructed meet the requirements of a multi-use trail so it can adequately serve as a feeder trail to the Schuylkill River Trail.
11. We suggest that the applicant and Borough consider providing a percentage of affordably priced housing units within the proposed apartment building. "Live" Objective B of *Landscapes3* is to accommodate housing at costs accessible to all residents. Additionally, the County has established the A+ Homes initiative, which focuses on creating homes that are attractive, affordably priced, adaptable, aging-friendly, and accessible. Additional information on the A+ Homes initiative is available online at:
<https://www.chescoplanning.org/Housing/aPlusHomes.cfm>.
12. The Borough and the applicant should discuss how the Trail Parking spaces and the Commercial Parking spaces at the west end of the site on Road "C" can be utilized only for their respective uses. We suggest that specific signage be installed for each use.

STORMWATER CONSIDERATIONS:

13. The plan shows that stormwater runoff from all buildings will be directed into subsurface infiltration facilities. The Borough should ensure that all roof drains have appropriate measures (e.g., leaf traps, gutter guards, or regular cleanouts) to prevent clogging by unwanted debris and include requirements for regular inspection of these features in the O&M Plan to ensure this system functions as designed.
14. Several of the planned infiltration basins will be located under parking areas, roadways, and open spaces. The applicant should ensure that the observation access and cleanout points are located in areas that will be easily accessible for inspection.
15. The plan proposes a significant increase of new impervious cover and the removal of a significant amount of mature forested area, the applicant should consider the following actions to increase infiltration and evaporation of stormwater:
 - a. Increasing the use of permeable paving materials at additional, suitable locations, such as planned sidewalks and parking spaces, to increase infiltration and decrease runoff volumes.
 - b. Installing a green roof on at least a small section of the planned apartment building. Green roofs reduce the volume of stormwater runoff while also providing an aesthetic outdoor educational resource and reducing heating and cooling costs. See Note #14.
 - c. Incorporating raingardens, additional vegetated islands, or concrete planters into the parking lot designs. These features can reduce runoff volumes by increasing infiltration and promoting evapotranspiration while offering aesthetic benefits to the property.
16. Given the development of new roads, driveways, parking lots, and sidewalk areas, the applicant should consider establishing a de-icing plan and material storage area that minimizes the volume of de-icing chemicals and pollutants that will directly infiltrate to the groundwater or runoff to local streams. Monitoring results throughout Chester County show rapid increases in baseline chloride concentrations and pronounced spikes in chloride levels are often observed after winter precipitation events. Reducing chloride runoff from all pavement sources as well as roads is increasingly needed to minimize impacts to water resources. The following should be considered:
 - a. It is recommended that parking lots be graded at slopes of between 2-4% to reduce the risk of depressions that result in ponding, and grading should direct runoff and meltwater into stormwater infrastructure or other no-traffic areas.
 - b. Green stormwater infrastructure practices, like vegetated swales or landscaped islands in parking lots, can be utilized to capture runoff and meltwater, provided that drainage into those features is provided (curb cuts, grading, etc.). In these cases, landscaping plans should specify salt-tolerant plant species if salting is likely to occur near or drain into the vegetated areas.
 - c. Using deciduous trees in the landscaping plan can provide shade in hot summer months without blocking sunlight to encourage snow melt during winter months.
 - d. The applicant should consider permeable pavement options, like porous asphalt for parking stalls or permeable paver blocks for sidewalks. These allow water to infiltrate through the material, reducing the moisture on the surface available to freeze. Permeable paving may not be suitable for high traffic/heavy vehicle use areas like cart ways in parking lots, but traditional paving in these areas can be graded to drain into permeable sections of the lot.

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Re: Final Subdivision - Odessa Development Major Revision

Phoenixville Borough - SD-03-23-17594 & LD-03-23-17596

17. The plan does not include an erosion and sediment control plan or details required during construction. Appropriate NPDES permit approval is required from the Chester County Conservation District for any earth disturbance greater in area than 1 acre.
18. The Post Construction Stormwater Management (PCSM) notes indicate that the planned above ground stormwater basin will be seeded with a wetland seed mix. The applicant should include specific requirements to regularly inspect the health, species composition, and vegetative coverage of plantings within the basin in the operation and maintenance (O&M) plan to promote evapotranspiration of stormwater runoff and to reduce sediment and nutrient load discharges.
19. The plans do not include details for Post-Construction Stormwater Management long-term operation and maintenance or inspection frequency of stormwater facilities. Section 23-706 of the Borough's Stormwater Management Ordinance requires inspections of stormwater facilities for the following:
 - a. Annually for the first 5 years.
 - b. Once every 3 years thereafter.
 - c. During or immediately after the cessation of a 25-year or greater storm, as determined by the Municipal Engineer.
 - d. The Municipal Engineer may request the landowner or landowner's designee to submit an inspection report after the cessation of a 10-year or greater storm event if there is reason to believe that a BMP has sustained damage that impacts its ability to function as designed and if the BMP's failure would result in damage to downgradient properties.

ADMINISTRATIVE ISSUES:

20. The applicant and the Borough should discuss any activity that involves the revision of the location or amenities of the Schuylkill River Trail with the County Parks + Preservation Department prior to the Borough taking action on this submission.
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 plan indicates that the applicant has been granted a series of waivers including waivers granted in 2016. The Borough should verify that these waivers are still applicable and pertinent to the current plan and that any conditions associated with the granting of these waivers have been incorporated into this plan. The applicant should indicate whether any waivers from the provisions of the Subdivision and Land Development Ordinance will be requested. 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 requirements are intended to manage.
23. The plan indicates the extensive use of retaining walls with safety fences. The Borough should verify that the design and specifications of the walls is consistent with all ordinance requirements including permitted grades and slope stabilization.

Page: 7

Re: Final Subdivision - Odessa Development Major Revision

Phoenixville Borough - SD-03-23-17594 & LD-03-23-17596

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

Sincerely,

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

Glenn Bentley
Senior Review Planner

cc: Franklin Phoenixville, LP
Odessa Real Estate Investment, Inc.
BL Companies
Anthony Antonelli, District Permits Manager, PennDOT
Francis J. Hanney, PennDOT
Chester County Conservation District
Chester County Parks + Preservation



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April 14, 2023

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

Re: Preliminary Land Development - Life Time Living
Tredyffrin Township – LD-03-23-17593

Dear Ms. McPherson:

A Preliminary Land Development Plan entitled "Life Time Living", prepared by Bohler Engineering, and dated March 1, 2023, was received by this office on March 21, 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 of Old Eagle School Road, south of East Swedesford Road
Site Acreage:	5.38
Lots/Units:	1 Lot
Non-Res. Square Footage:	0
Proposed Land Use:	197 unit apartment building
New Parking Spaces:	370
Municipal Land Use Plan Designation:	Swedesford/Devon Park
UPI#:	43-6F-7.1

PROPOSAL:

The applicant proposes the construction of a 197 unit apartment building, a parking garage with 355 parking spaces, and 15 surface parking spaces. The project site, which will be served by public water and public sewer, is located in the O Office zoning district.

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



Perspective Renderings, Dated December 5, 2022

BACKGROUND:

1. The Chester County Planning Commission previously reviewed two zoning amendment submissions (CCPC# ZA-08-22-17296, dated September 1, 2022, and CCPC# ZA-10-22-17436, dated November 21, 2022), which proposed the following amendments to the Township Zoning Ordinance, the purpose of which was to allow for the construction of an apartment building on this site:
 - Add a definition for the term “Dwelling, Compatible Multifamily or Apartment House” to Section 208-6;
 - Add “Compatible Multifamily Dwelling or Apartment House” to the list of uses permitted by-right in the O Office Zoning District; and
 - Add Section 208-42.3, Design Standards for Compatible Multifamily Dwelling and Apartment House.

According to our records, this zoning amendment was adopted by the Township on December 5, 2022. We note that the adopted ordinance requires a compatible multifamily dwelling or apartment house to abut or share a tract with an auxiliary health club and/or full service hotel within the Office District having a minimum floor area of 75,000 square feet and a minimum of 25,000 square feet of active indoor and outdoor amenities. The adjoining parcel to the west (UPI# 43-6F-7) is the site of an existing health club (Life Time).

COUNTY POLICY:

LANDSCAPES:

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

3. **Watersheds**, the water resources component of [Landscapes3](#), indicates the proposed development is located within the Trout Creek watershed. **Watersheds**’ highest priority land use objectives within this watershed are: reduce stormwater runoff, protect first order streams, and protect ground water quantity and quality. **Watersheds** can be accessed at www.chesco.org/water.

PRIMARY ISSUES:

Access and Circulation:

4. We acknowledge, and endorse, that pedestrian access (sidewalks and crosswalk areas) will be provided from the apartment building to the health club on the adjoining parcel (UPI# 43-6F-7), along with pedestrian access to the existing pedestrian network along Old Eagle School Road and Swedesford Road. Sidewalks are an essential design element in the Suburban Landscape, and pedestrian connectivity between sidewalks and buildings is an important component of a complete sidewalk system in the Suburban Landscape.

5. The Township should work with the property owners and PennDOT to allow pedestrian access on both sides of the major roadways in this area of the Township, including Swedesford Road, in order to provide pedestrian/bicycle connectivity to the existing development in Montgomery County to the east. “Connect” Objective C of *Landscapes3* is to provide universally accessible sidewalks, trails, and public transit connections to create a continuous active transportation network within designated growth areas, and develop multi-use trails to interconnect all communities.
6. The applicant and the Township should consider providing dedicated bicycle parking. Bicycle racks should be located in visible areas near building entrances and/or areas of pedestrian activity such as bus shelters, and they should be located under a shelter or building overhang to provide shelter from the elements. Additional information on this topic is provided in the County Planning Commission's [Multimodal Circulation Handbook \(2016 Update\)](http://www.chesco.org/documentcenter/view/27029), which is available online at: www.chesco.org/documentcenter/view/27029.
7. It appears that there is an existing SEPTA bus stop on the adjoining health club parcel, situated on Swedesford Road west of the existing driveway entrance. If this is correct, then we recommend that the applicant and Township, in consultation with SEPTA, consider providing a bus shelter at this location. Additional information on this topic is provided in the County Planning Commission's [Multimodal Circulation Handbook \(2016 Update\)](http://www.chesco.org/documentcenter/view/27031), which is available online at: www.chesco.org/documentcenter/view/27031.

Natural Features Protection:

8. There are currently active sinkholes on this site, along with previously repaired sinkholes, as well as anticipation of and susceptibility to new sinkhole formations. The applicant should consider further limiting the amount of earth disturbance and development at this site. The applicant should ensure an appropriate sinkhole prevention and mitigation plan is in place throughout construction to limit the risk of sinkhole formation. Mitigation measures could include the following:
 - a. Limiting surface water runoff into any areas shown to have an elevated risk of sinkhole formation;
 - b. Promptly backfilling any voids that are discovered;
 - c. Minimizing the extent of areas to be disturbed at any given time, and promptly stabilizing disturbed areas as soon as grading and construction activities are completed; and
 - d. Regularly inspecting the site to identify potential sinkholes early in their formation to limit risk to property and infrastructure.
9. Given the development/redevelopment of roadways, parking areas, and sidewalks, the applicant should consider establishing a de-icing plan and material storage area that minimizes the volume of de-icing chemicals and pollutants that will directly infiltrate to the groundwater or runoff to streams. Reducing chloride runoff from all pavement sources as well as roads is increasingly needed to minimize impacts to water resources.

Stormwater Management:

10. 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.

11. The plans include several innovative stormwater controls. The applicant should consider additional alternative stormwater management practices and site design practices to limit the risk of sinkhole formation, including the following:
 - a. Disconnecting impervious cover to the greatest extent practical to manage stormwater as close to its source as possible;
 - b. Managing stormwater with additional smaller green infrastructure practices, such as bioswales, raingardens, or curb bump-outs, that would limit the volume of stormwater directed to the stormwater detention basins; and
 - c. Increasing setbacks between infiltration features and down-gradient infrastructure (roadways, parking areas, subsurface utilities).
12. While the plan and application materials indicate that the applicant is “proposing an environmentally sustainable building with a green roof component,” the details for the green roof are not included in the set of plans. This should be clarified by the applicant. The County Planning Commission endorses the use of green roofs, which can reduce a building’s stormwater runoff, improve insulation, increase the longevity of the roof system, and reduce heating and cooling costs.
13. The plans indicate that Vortech/Jellyfish filters will be installed at the outlets to the proposed remediated stormwater basins. The County supports the use of innovative stormwater quality treatment technologies. To ensure that these features continue to function as designed, the applicant should include information on the proper inspection, operation, and maintenance of these systems in the Operation and Maintenance Plans.
14. The plans are not clear how the stormwater from the proposed Amenity Courtyard will be managed. This should be clarified by the applicant.
15. Item #4 in the BMP Ownership, Operation, and Maintenance Procedures for Class V Injection Wells table on Sheet C-406 indicates that the records of the installation, inspection, and maintenance of the stormwater BMPs will be retained for a period of 10 years. The applicant should confirm with the Township as to the period these records need to be retained.
16. The inspection frequencies for stormwater management basins provided on Sheet C-406 include inspections of each storm event greater than 3 inches. However, Section 174-28.B.(2)(c) of the Township’s Stormwater Management Ordinance states “at a minimum all facilities will be inspected at least once per quarter of each year and after all rainstorms exceeding two inches per twenty-four-hour period.” The plans should include inspection frequencies consistent with the Township’s requirements.
17. The plans include several types of stormwater facilities including detention basins, swales, raingardens, and injection wells. Since the owner’s designated operator and inspector of stormwater facilities is responsible for the operation, maintenance, and inspection of these facilities, the applicant should ensure the designated operator/inspector is properly trained to inspect these facilities to reduce the potential for failure and to address any issues with facilities.

Page: 7
Re: Preliminary Land Development - Life Time Living
Tredyffrin Township – LD-03-23-17593

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

Design Issues:

19. The Township should verify that the design of the proposed outdoor lighting plan (Sheets C-701 and C-702) conforms to Township ordinance requirements. The illumination should be directed inward from the periphery of the site and be oriented to reduce glare and visual impact on the adjoining roadways and land uses.

Affordably Priced Housing Units:

20. We suggest that the applicant and Township consider providing a percentage of affordably-priced housing units within the proposed apartment building. “Live” Objective B of *Landscapes3* is to accommodate housing at costs accessible to all residents. Additionally, the County has established the A+ Homes initiative, which focuses on creating homes that are attractive, affordably-priced, adaptable, aging-friendly, and accessible. Additional information on the A+ Homes initiative is available online at: <https://www.chescoplanning.org/Housing/aPlusHomes.cfm>.

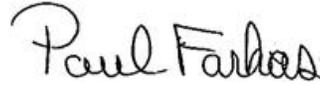
ADMINISTRATIVE ISSUES:

21. The List of Waivers table on Sheet 1 indicates that the applicant is requesting two waivers from the landscaping standards in Section 181-52 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.
22. The Township Fire Marshal should verify the design and location of all proposed fire-protection facilities.
23. 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>.
24. A minimum of four (4) copies of the plan should be presented at the Chester County Planning Commission for endorsement to permit recording of the final plan in accord with the procedures of Act 247, the Pennsylvania Municipalities Planning Code, and to meet the requirements of the Recorder of Deeds and the Assessment Office.

Page: 8
Re: Preliminary Land Development - Life Time Living
Tredyffrin Township – LD-03-23-17593

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

Sincerely,

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

Paul Farkas
Senior Review Planner

cc: Riley Riper Hollin & Colagreco
Roeco, LLC/CBD Project Management, LLC
Bohler Engineering
Chester County Conservation District
SEPTA (Attn. Planning Division)
Chester County Water Resources Authority



THE COUNTY OF CHESTER



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April 14, 2023

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

Re: Preliminary/Final Subdivision and Land Development - TESD Conestoga Athletic Fields
Tredyffrin Township – SD-03-23-17590 and LD-03-23-17589

Dear Ms. McPherson:

A Preliminary/Final Subdivision and Land Development Plan entitled "TESD Conestoga Athletic Fields", prepared by Pennoni Associates, Inc., and dated March 16, 2023, was received by this office on April 7, 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 plan for your consideration.

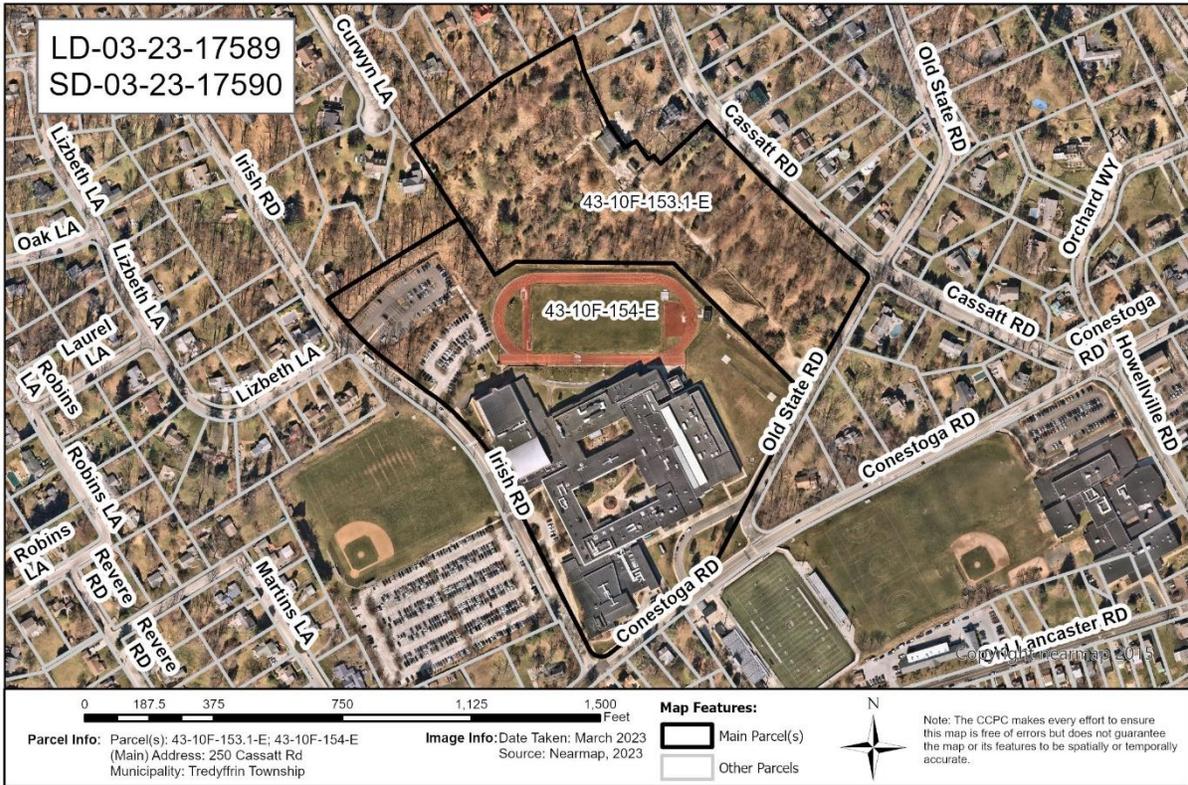
PROJECT SUMMARY:

Location:	northwest corner of Old State Road and Cassatt Road
Site Acreage:	39.01
Lots/Units:	2 existing lots; 1 proposed lot
Non-Res. Square Footage:	15,520
Proposed Land Use:	Athletic facilities for existing school (Conestoga High School)
New Parking Spaces:	80
Municipal Land Use Plan Designation:	Institutional; and General Mixed Use
UPI#:	43-10F-154-E, 43-10F-153.1-E

PROPOSAL:

The applicant proposes the consolidation of two existing lots into one 39.01 acre lot, along with the construction of three new athletic fields, tennis courts, a field house building, a grounds maintenance building, 80 additional parking spaces, and access drives. The project site, which is served by public water and public sewer, is located in the R-1 Residence zoning district.

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



BACKGROUND:

1. The Chester County Planning Commission previously reviewed a land development proposal for this site, which addressed the construction of a 40,320 square foot addition to the existing high school (CCPC# LD-05-19-15931, dated June 20, 2019). According to our records, this land development plan was approved by the Township on November 21, 2019.

COUNTY POLICY:

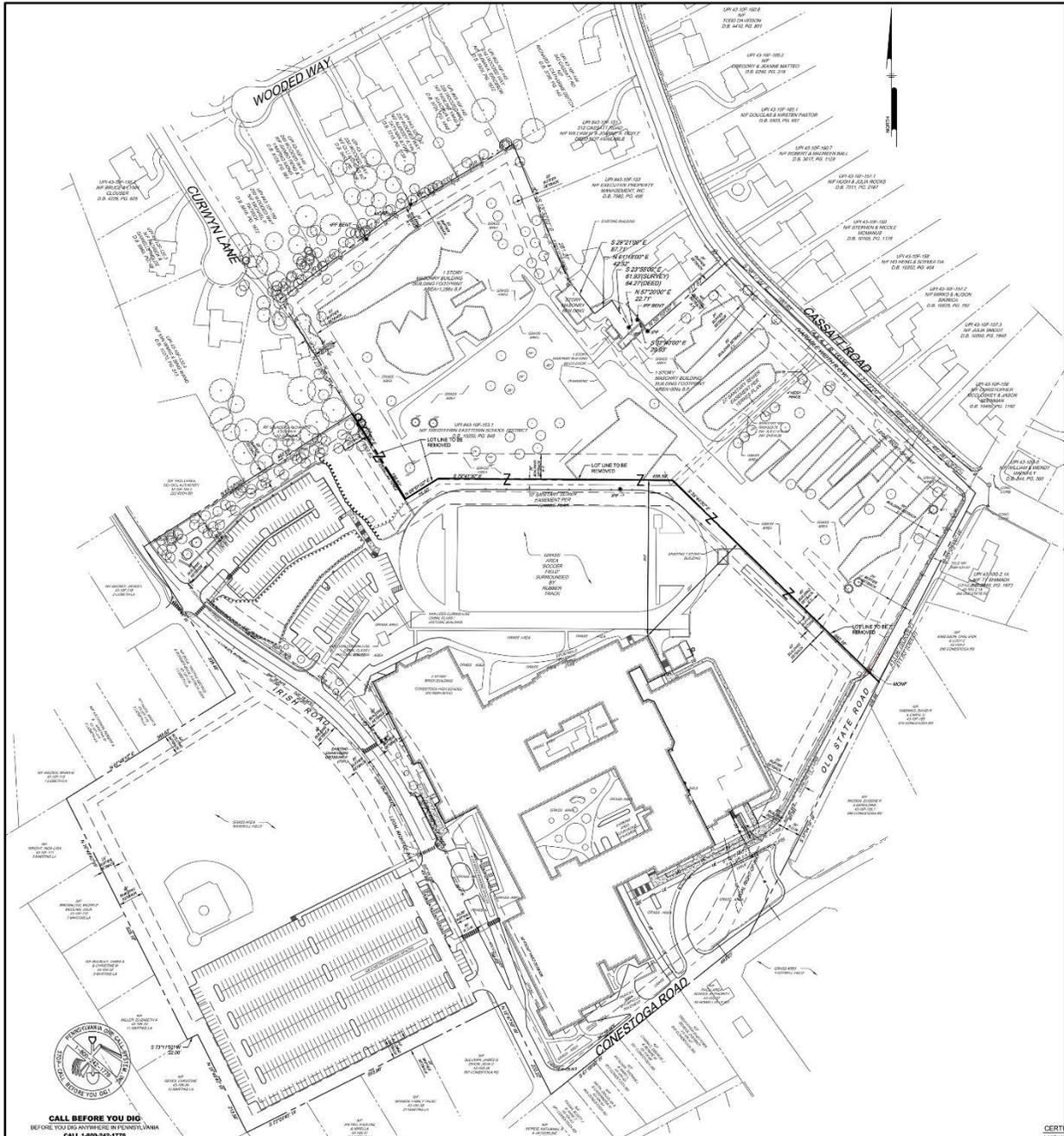
LANDSCAPES:

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

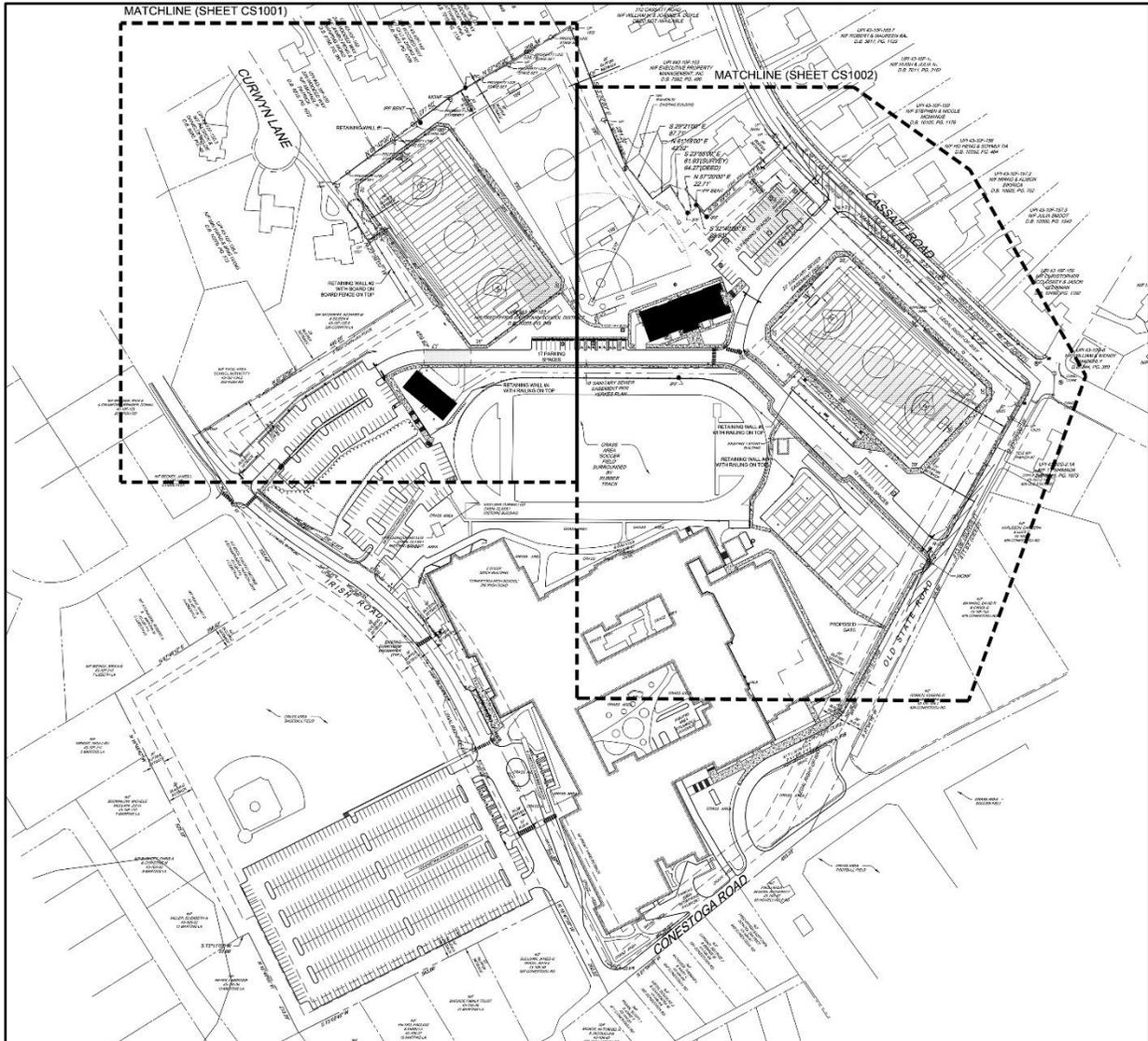
WATERSHEDS:

3. **Watersheds**, the water resources component of [Landscapes3](#), indicates the proposed development is located within the Trout Creek and (East) Valley Creek watersheds. **Watersheds'** highest priority land use objectives within the Trout Creek watershed are: reduce stormwater runoff,

protect first order streams, and protect ground water quantity and quality. **Watersheds'** highest priority land use objectives within the (East) Valley Creek watershed are: reduce stormwater runoff, restore water quality of "impaired" streams, and protect/enhance historic, cultural and recreational resources. **Watersheds** can be accessed at www.chesco.org/water.



Site Plan Detail, Sheet 8 (Consolidation Plan): TESD Conestoga Athletic Fields



Site Plan Detail, Sheet 9 (Overall Site Plan): TESD Conestoga Athletic Fields

PRIMARY ISSUES:

4. The applicant and Township should ensure, in its review of the Landscaping Plan (Sheet 18), that adequate landscaping/buffering is provided for this site to minimize the visual impact of the proposed facilities on the surrounding residences.
5. The Township should verify that the design of the proposed outdoor lighting plan (Sheet 19) conforms to all applicable Township ordinance requirements. The illumination should be directed inward from the periphery of the site and be oriented to reduce glare and visual impact on the adjoining roadways and land uses.
6. We acknowledge, and endorse, that pedestrian access (sidewalks and crosswalk areas) will be provided to the proposed facilities from Old State Road. Sidewalks are an essential design element in the Suburban Landscape.

We note that the applicant is requesting a waiver from the requirements for providing sidewalks along the west side of Cassatt Road, which is further discussed in comment #10, and we also acknowledge that sidewalks are provided on the east side of Cassatt Road. If sidewalks cannot be provided along the entirety of the west side of Cassatt Road, then we suggest that the applicant and Township investigate the feasibility of providing pedestrian access along the proposed driveway entrance on Cassatt Road that would extend to the adjoining parcel to the north on the west side of Cassatt Road.

7. The applicant and Township should consider providing dedicated bicycle parking for the proposed facilities. Bicycle racks should be located in visible areas near building entrances and/or areas of pedestrian activity, and they should be located under a shelter or building overhang to provide shelter from the elements. Additional information on this topic is provided in the County Planning Commission's Multimodal Circulation Handbook (2016 Update), which is available online at: www.chesco.org/documentcenter/view/27029.

ADMINISTRATIVE ISSUES:

8. The Variances Granted table on Sheet 9 indicates that, on January 26, 2023, the Township Zoning Hearing Board granted nine variances for this project, including a variance to permit 70-foot light poles where only 15 foot light poles are permitted (we note that the Lighting Plan depicts the location of four 70 foot stadium lighting poles for proposed turf field #1). Prior to granting final plan approval, the Township should verify that the plan conforms to the decision issued by the Township Zoning Hearing Board. Any conditions of approval issued by the Zoning Hearing Board should be indicated on the final plan.
9. 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.
10. There are two separate waiver tables provided on the site plan. While four waivers are identified in the Waiver Requests table on Sheet 2, only three waivers are identified in the Waivers Required table on Sheet 9 (the requested waiver from Section 181-13 that is identified on Sheet 2 is not identified on Sheet 9). Additionally, while the Waiver Requests table on Sheet 2 includes a waiver from the sidewalk requirements set forth in Section 181-46.M(5), the Waivers Required table on Sheet 9 identifies a waiver from the sidewalk requirements set forth in Section 181-46.M(3). For clarity purposes, the applicant should provide a single waiver request table on the site plan that identifies all requested waivers.

Waiver requests should only be granted following the determination that the proposed project either meets the purpose of these requirements or does not create the impacts that these provisions are intended to manage. We note that the Waiver Requests table on Sheet 2 indicates that the rationale for requesting a waiver from the requirement for installing a sidewalk along the western side of Cassatt Road is that the installation of this sidewalk would require grading with the already steep roadside embankment, and that adding a sidewalk in this location could also encourage unsafe pedestrian crossing across Cassatt Road.

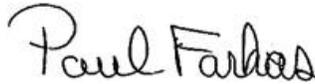
Page: 6

Re: Preliminary/Final Subdivision and Land Development - TESD Conestoga Athletic Fields
Treddyffrin Township – SD-03-23-17590 and LD-03-23-17589

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

Sincerely,



Paul Farkas
Senior Review Planner

cc: Treddyffrin Easttown School District
Pennoni Associates, Inc.
Paoli Area School Authority
Chester County Conservation District



THE COUNTY OF CHESTER



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April 5, 2023

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

Re: Final Subdivision - Lot Line Change Plan (Gordon R. and Nancy L. Eck)
West Brandywine Township - SD-03-23-17585

Dear Mr. Barnett:

A final subdivision plan entitled " Final Subdivision - Lot Line Change Plan (Gordon R. and Nancy L. Eck)", prepared by Howell Engineering and dated February 6, 2023, was received by this office on March 15, 2023. This plan is reviewed by the Chester County Planning Commission in accord with the provisions of Section 502 of the Pennsylvania Municipalities Planning Code. We offer the following comments on the proposed subdivision for your consideration.

PROJECT SUMMARY:

Location: North of Horseshoe Pike (State Route 322) southwest side of Germany Hollow Road
Site Acreage: 37.75 acres
Lots: 2 lots
Proposed Land Use: Single Family Residential
Municipal Land Use Plan Designation: Suburban Site-Responsive Development and Open Space/Resource Protection Focus
UPI#: 29-2-5

PROPOSAL:

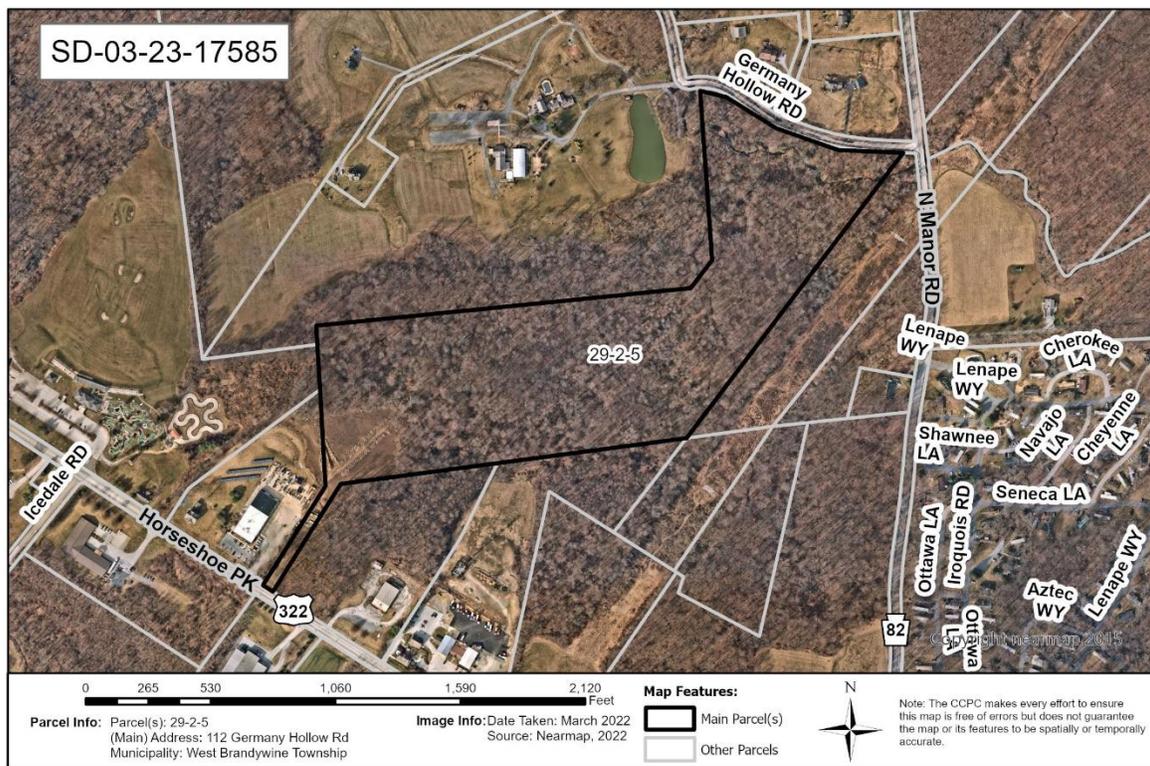
The applicant proposes the creation of two lots. The site, which will be served by on-site water and sewer facilities, is located in the West Brandywine Township R-2 Residential zoning district. The plan does not show proposed development on the site, although sanitary sewer area disposal test pits are shown.

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:

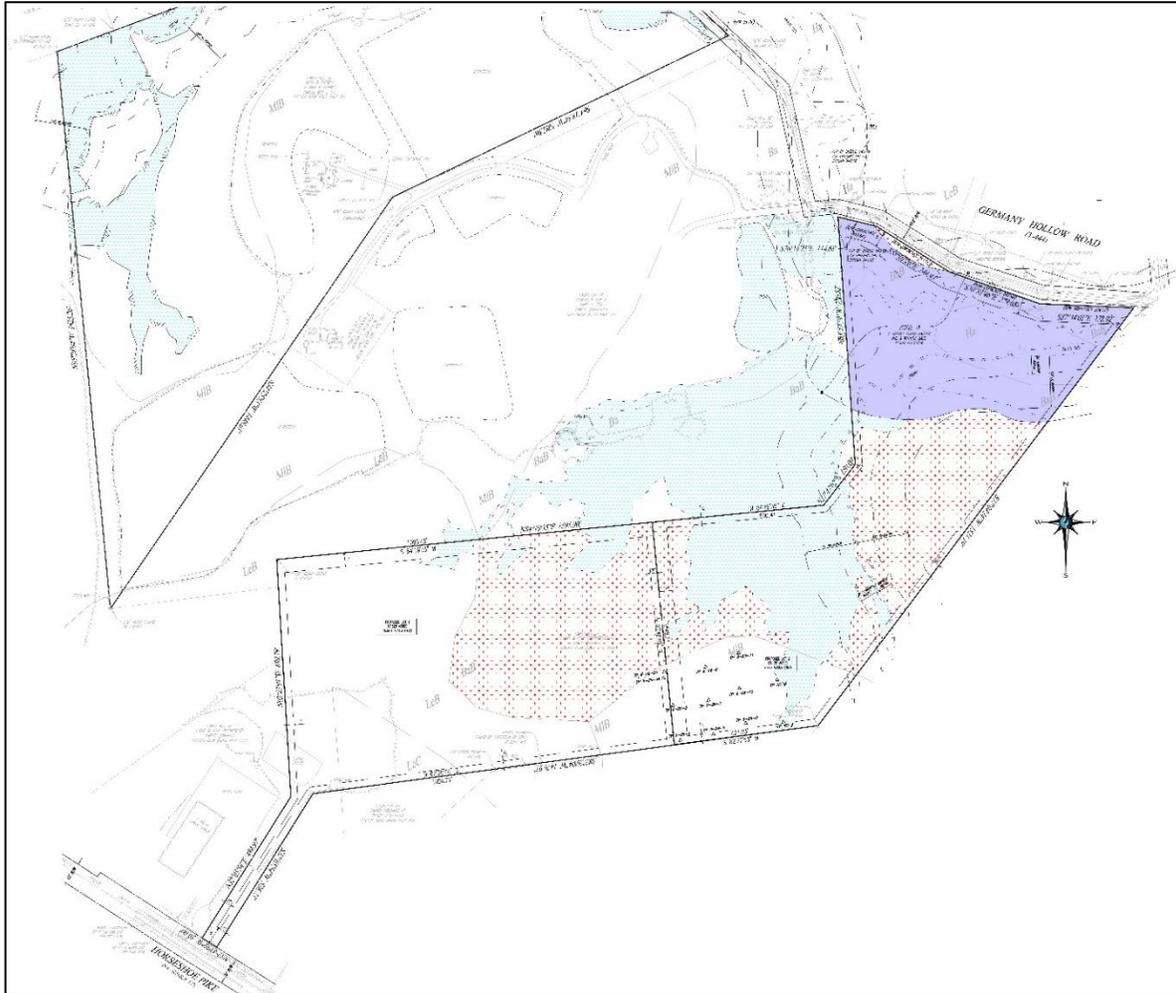
1. The site is located within the **Rural Landscape** designation of [Landscapes3](#), the 2018 County Comprehensive Plan. This landscape consists of open and wooded lands with scattered villages, farms and residential uses. The vision for the **Rural Landscape** is the preservation of significant areas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

Environmental Conditions:

2. The site contains land within the 100-year floodplain, wetlands, hydric (wet) soils and woodlands. The County Planning Commission does not support development in floodplains, and the Federal Emergency Management Agency and Pennsylvania Department of Environmental Protection regulate filling or development in floodplains. Development within a floodplain can increase the magnitude and frequency of normally minor floods, and present health and safety problems.
3. Hydric soils also have limitations to development. These limitations include drainage problems due to low permeability, low runoff rates and sub-surface saturation. While it does not appear that any development activity will occur in hydric soil areas, the applicant should be aware that when construction takes place on these soils, it interferes with the natural drainage of the land.



*Detail of Lot Line Change Plan (Gordon R. and Nancy L. Eck)
Final Subdivision Plan*

4. Placement of fill in wetlands is regulated by the U.S. Army Corps of Engineers in accordance with Section 404 of the Clean Water Act (1977). The Pennsylvania Department of Environmental Protection regulates all activities that affect bodies of water, including wetlands, under Chapter 105 Rules and Regulations for the Bureau of Dams and Waterway Management.
5. 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.
6. Due to the site's extensive amounts of constrained lands listed above and because the site is located within the [Landscapes3 Rural Landscape](#) and is designated by the West Brandywine Township Comprehensive Plan within the "Suburban Site-responsive development and Open space/resource protection focus" future land use category, we recommend that the applicant consider protecting this tract from further development. It also appears that the site to the northwest, UPI 29-2-5.4, is protected by a land trust. The applicant can contact Chester County Parks & Preservation (telephone #610-344-5656) for information on the potential for preservation.

Page: 4

Re: Final Subdivision - Lot Line Change Plan (Gordon R. and Nancy L. Eck)

West Brandywine Township - SD-03-23-17585

Other Comment:

7. 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 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 Horseshoe Pike. We suggest that this area be identified as a dedicated right-of-way, and be offered for dedication to PennDOT.

ADMINISTRATIVE ISSUES:

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

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: Gordon R. and Nancy L. Eck
Howell Engineering
Chester County Parks & Preservation
Chester County Health Department



THE COUNTY OF CHESTER



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April 14, 2023

Candace Miller, Vice Chair
West Nottingham Township
Board of Supervisors
100 Park Road P.O. Box 67
Nottingham, PA 19362

Re: Sketch Plan - 20 E. Ridge Road
West Nottingham Township - LD-03-23-17592

Dear Ms. Miller:

An Unofficial Sketch Plan entitled "20 E. Ridge Road", prepared by Hillcrest Associates, and dated March 15, 2023, was received by this office on March 21, 2023. Although our review is not required by Act 247, the Pennsylvania Municipalities Planning Code (MPC) as amended, our comments are offered as a planning service at the request of West Nottingham Township. This review focuses primarily upon design and procedural-related issues and concerns to assist the applicant and West Nottingham Township in its review of this proposal prior to the official submission. This review does not replace the need for an official referral by West Nottingham Township of a preliminary or final plan, as required by the Pennsylvania Municipalities Planning Code.

PROJECT SUMMARY:

Location:	south side of East Ridge Road, east of US Route 1
Site Acreage:	20.67
Lots/Units:	1 lot
Non-Res. Square Footage:	20,000
Proposed Land Use:	Retail/Warehouse
New Parking Spaces:	23
Municipal Land Use Plan Designation:	Rural
UPI#:	68-6-145.4

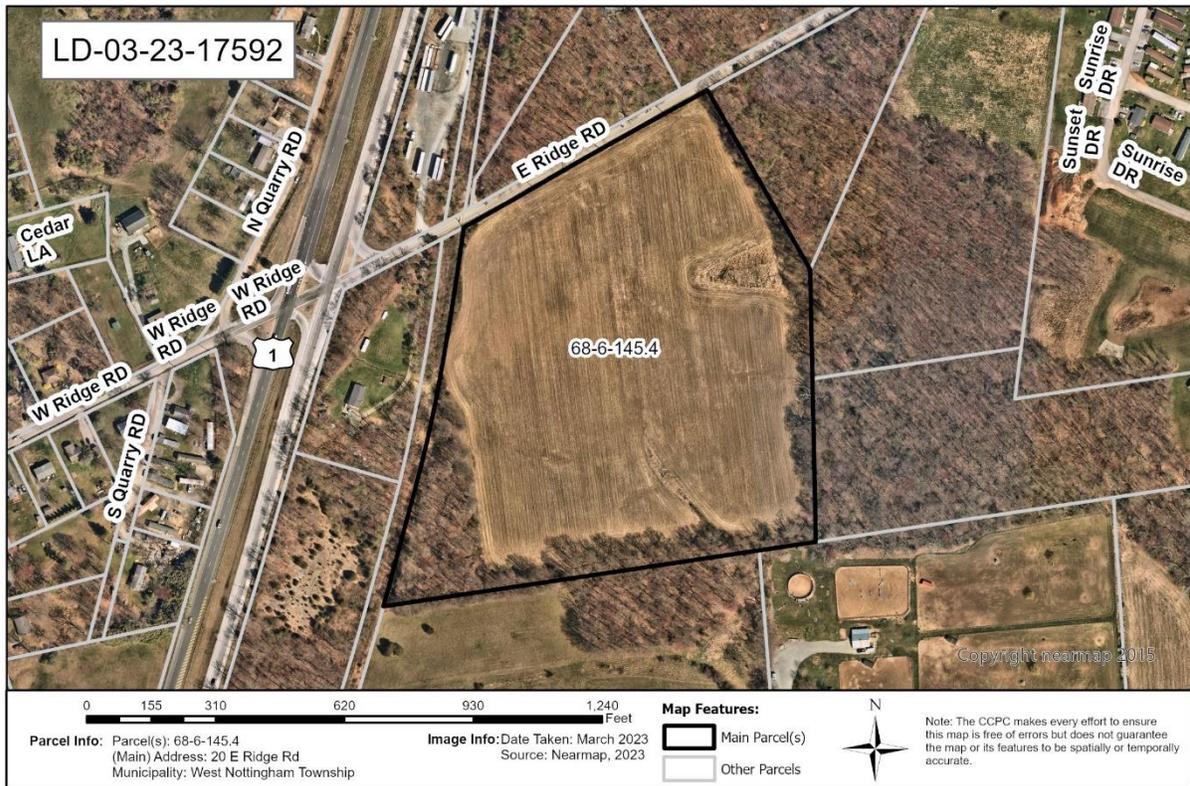
PROPOSAL:

The applicant proposes the construction of a 20,000 square foot industrial building with 23 parking spaces. The project site, which will be served by on-site water and sewer, is located in the I-Industrial zoning district.

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

LANDSCAPES:

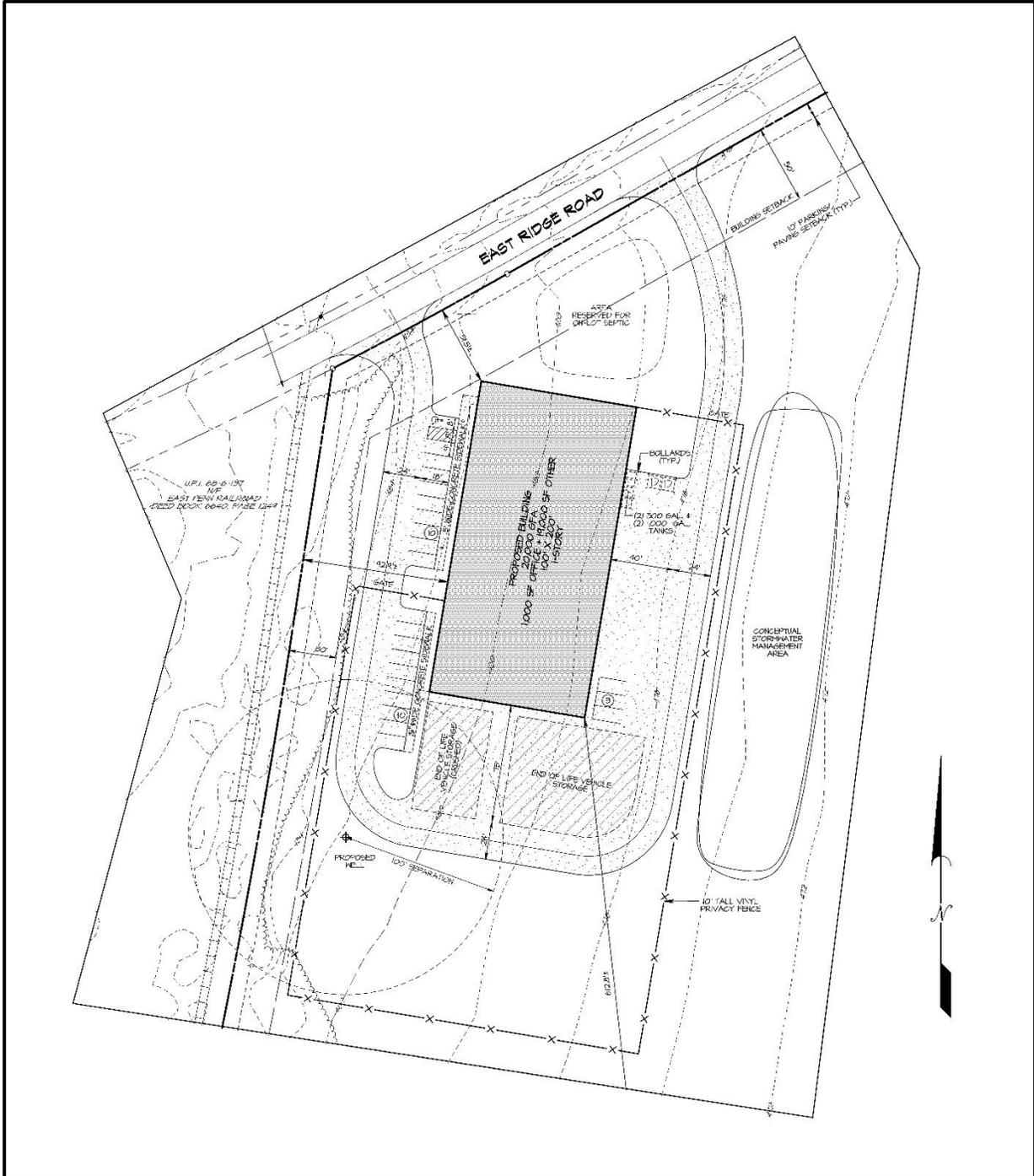
1. The project site is located within the **Rural Landscape** designation of [Landscapes3](#), the 2018 County Comprehensive Plan. The vision for the **Rural Landscape** is the preservation of significant areas of open space, critical natural areas, and cultural resources with a limited amount of context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



DESIGN ISSUES:

2. We understand that this proposal is before the Board of Supervisors for conditional use approval. If the applicants are successful and conditional use approval is granted, then any conditions attached to the grant of conditional use should be incorporated into the plan and details of any conditions should be included in the plan notes.
3. It is our understanding that the applicant's intent is to establish an automotive dismantling business, that disassembles vehicles and recycles all serviceable parts for resale. The applicants should assure the Township that all vehicle liquids and gasses will be contained onsite and will also be recycled or disposed of in accordance with federal state and local requirements.
4. Drawing No. 2 indicates that the proposed building is to be constructed in the northwest corner of the parcel, it does not however indicate that a parcel will be created to house the proposed improvements. We note that this proposal will occupy about 25 percent of the parcel on which it is sited, we encourage the applicants to consider how the rest of the parcel could be developed and prepare a Sketch Plan to show the layout of any future industrial uses/parcels. Proper planning of the site could reduce the costs and complexity for development of the remaining

acreage. For example, if four 5 acre industrial parcels were to be considered, a single short cul-de-sac could provide access to all the parcels for vehicles and utility infrastructure, this would preclude the access and stormwater design shown on this sketch plan. .



Detail of Sheet 1 of the Sketch Plan

5. We acknowledge that the plan shows a 10 foot tall vinyl privacy fence that encloses much of the proposed structure and adjoining yard area. The Township and the applicant should discuss landscaping to offset the extent and appearance of this fence.

Page: 4
Re: Sketch Plan - 20 E Ridge Road
West Nottingham Township - LD-03-23-17592

6. The proposed building includes large roof areas that may offer opportunities to improve the facility's long-term sustainability and reduce its reliance on energy from the grid, such as designs that incorporate "green roofs," "white roofs" and solar photovoltaic energy systems. Green roofs can reduce a building's stormwater runoff, improve insulation, increase the longevity of the roof system, and reduce heating and cooling costs. White roofs can help reflect solar radiation and also reduce cooling costs. Photovoltaic energy systems can improve the facility's long-term sustainability and reduce its reliance on energy from the grid. Additional information on green roofs is available at:
<https://www.chescoplanning.org/MuniCorner/eTools/05-GreenRoofs.cfm>.
Additional information on alternative energy systems such as photovoltaic systems is available at: <https://www.dvrpc.org/EnergyClimate/AEOWG/>.
7. We recommend that the applicant consider swapping the locations for on-site sewer and water facilities. This would permit a replacement sewage absorption area to be sited on the eastern side of the lot at the rear, without compromising separation distances to the on-site well. The applicant's engineer should verify the side setback from the property line dimension of 92.9 feet shown on the west side of the building, other scale dimensions in this vicinity suggest that this measurement is less than 92.9 feet.
8. This parcel directly abuts the old Octoraro rail corridor (on west side) that was identified in the Southern Chester County Circuit Trail Feasibility study as a potential multi-use trail corridor. While this is long-term vision it is worth noting the future possibility of a trail along the rail corridor. Also of note, PennDOT is doing a reconstruction project on the US Route 1 Bypass that includes a redesigned intersection at Ridge Road.

We appreciate the opportunity to be a party to the design process prior to engineering and the associated costs which may preclude design revisions. If you have any questions in regard to this review, we will be glad to discuss this project at your convenience. The County Planning Commission staff is also available to meet with the applicant and the Township to discuss this project in further detail.

Sincerely,



Glenn Bentley
Senior Review Planner

cc: Two Boys, LP
High Vision Property Management, LLC
Hillcrest Associates, Inc.

Proposed Plan and Ordinance Reviews





ORDINANCE PROPOSALS

4/1/2023 to 4/30/2023

The staff reviewed proposals for:

	Total
Zoning Ordinance Amendments	4
TOTAL REVIEWS	4

MUNICIPALITY	FILE NO.	REVIEW DATE	TOPIC	LANDSCAPES3 CONSISTENCY
London Grove Township	ZA-03-23-17584	4/11/2023	<p>Proposed - Zoning Ordinance Amendment</p> <p>The proposed zoning ordinance amendment adds two definitions and adds Apartment Buildings and Apartment Complex to the uses permitted by Conditional Use in the C-Commercial zoning district. A new subsection is added to the Commercial district provisions addressing the two proposed uses as Section 27-1006.</p>	Consistent
New Garden Township	ZA-03-23-17580	4/1/2023	<p>Proposed - Zoning Ordinance Amendment</p> <p>Revising setback standards for Commercial Composting indoors and outdoors; the setbacks from property lines are reduced to 50 feet for both situations.</p>	Not Relevant
Spring City Borough	ZA-03-23-17598	4/26/2023	<p>Proposed - Zoning Ordinance Amendment</p> <p>The proposed zoning ordinance amendment revises the Mixed Use provisions into two categories and permits Mixed Use Residential in the GC-General Commercial zoning district by conditional use. Mixed Use Non-residential is permitted by right in the GC, DC-Downtown Commercial and I -Industrial districts. The provisions of Section 1202.C.1 are revised to address Specific Regulations for Mixed Uses in Commercial districts.</p>	Consistent
Valley Township	ZA-03-23-17595	4/26/2023	<p>Proposed - Zoning Ordinance Amendment</p> <p>AMENDMENT TO THE PLANNED DEVELOPMENT ZONE (PD): TO REVISE PERMITTED USES AND REGS; UPDATE THE DISTRICTS WHERE THE USES ARE PERMITTED, NEW "MULTIPLE-FAMILY RESIDENTIAL (PD ZONE) AND REGULATE "ALCOHOL SALES WITHIN A CONFERENCE OF COMMUNITY CENTER"; OTHER MISCELLANEOUS PROVISIONS</p>	Consistent

MUNICIPALITY

FILE NO.

**REVIEW
DATE**

TOPIC

**LANDSCAPES3
CONSISTENCY**

TOTAL NUMBER OF ORDINANCE PROPOSALS WITH RELEVANCE TO LANDSCAPES3: 3
TOTAL NUMBER OF ORDINANCE PROPOSALS CONSISTENT WITH LANDSCAPES3: 3

Ordinance Review Letters



THE COUNTY OF CHESTER



COMMISSIONERS
Marian D. Moskowitz
Josh Maxwell
Michelle Kichline

Brian N. O'Leary, AICP
Executive Director

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

April 11, 2023

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

Re: Zoning Ordinance Amendment – Apartment Buildings and Apartment Complexes
London Grove Township - ZA-03-23-17584

Dear Mr. Battin:

The Chester County Planning Commission has reviewed the proposed Zoning Ordinance Amendment as submitted pursuant to the provisions of the Pennsylvania Municipalities Planning Code, Section 609(e). The referral for review was received by this office on March 13, 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. Adding definitions for the terms “Apartment Building” and “Apartment Complex” to Section 27-202.
 - B. Apartment Building and Apartment Complexes are added to those uses permitted by conditional use in the C-Commercial zoning district in Section 27-1002.F.
 - C. A new introductory sentence is added to Section 27-1003 to exempt Apartment buildings and Apartment complexes from the provisions of the Commercial zoning district- Section 27-Part 10.
 - D. A new subsection 27-1006 is added to regulate Apartment buildings and apartment complexes permitted in the Commercial District. These provisions include: Minimum lot size for both uses, public water and sewer requirement, area and bulk provisions, architectural, landscaping and exterior enhancement provisions, off-street parking and access drive provisions, trash storage, common open space, sidewalks and trails and additional land uses permitted in Apartment Complexes.
 - E. In Section 27-2009.1 Parking Stall Requirements are revised to add requirements applicable to apartment buildings and apartment complexes of 2.5 spaces per dwelling unit.

COMMENTS:

2. The Commercial zoning district in London Grove Township is located in the **Suburban Center** and **Suburban Landscapes**. The Apartment Building and Apartment Complex uses are appropriate in these landscapes, but special consideration should be applied to the design of access and circulation routes, so that the safety and congestion issues associated with Route 41 are ameliorated rather than exacerbated by the addition of these uses to the Commercial zoning district. The Township should consider creation of links to secondary roads, such as Glen Willow and Hepburn Roads with appropriate improvements to provide better distribution of traffic to and from the apartment uses. Also opening Dingee Road from Baltimore Pike to State Road would create a valuable mid-block link at the west end of the Commercial District. Another strategy would be the creation of roads that parallel Route 41 on both the east and west sides that access Route 41 at the existing signalized intersections on the east side and that connect Hepburn Road and Baltimore Pike on the west side.

We understand that London Grove Township and surrounding municipalities will be participating in the Route 41 Corridor Improvement Study and Corridor Improvement Plan to begin next month. We encourage the Township to address the potential impacts on the Route 41 Corridor by the proposed amendment and by existing development plans in the Study. We suggest that London Grove and participating municipalities review the Multi-Modal Circulation Handbook for information on how the Route 41 challenges can be addressed. The Handbook is available at: <https://www.chesco.org/DocumentCenter/View/26940/Multi-Modal-Circulation-Handbook>

3. The proposed amendment permits additional residential uses in the Commercial District. We encourage the Township to consider including requirements for pedestrian and bicycle (multi-modal) circulation infrastructure and amenities to reduce vehicle trips and help foster a Town Center environment. We note that there already is some degree of pedestrian circulation in and around the intersection of Route 41 and Baltimore Pike. We encourage the Township to consider creating a multi-modal circulation plan for Commercial district with safe crossings of Route 41 and Baltimore Pike, links to the Township's Trail Network and the sidewalk network of Avondale Borough.
4. The Township should consider permitting some non-residential uses within larger apartment complexes that could be of value to the apartment residents and the community, such as a coffee shop, a dry cleaning drop off/pick up kiosk etc. We note that the zoning ordinance requires commercial uses on the first floor of multi-story buildings for High Density Residential uses in the Commercial District.
5. The Township should consider if apartment buildings/complexes would be an appropriate venue for creating affordable housing in the community. One way to approach the creation of affordable housing is to implement a density bonus. This allows for a developer to exceed the maximum permitted density within a district to allow for the construction of enough market-rate units to offset the costs of providing affordable units. For further information on affordable housing bonuses go to: <https://www.chescoplanning.org/MuniCorner/eTools/22-AffordableHousingBonus.cfm>
6. The Township should consider preserving its ridge line viewsheds, such as those looking north on the east and west sides of Route 41 approaching U.S. Route 1. An apartment complex with 60 foot tall buildings could compromise this viewshed. Careful design and extensive landscaping could be used to screen the structures, or the apartment buildings could be designed to be set into

Page: 3

Re: Zoning Ordinance Amendment – Apartment Buildings and Apartment Complexes

London Grove Township - ZA-03-23-17584

the slope and reduce the visual impact. A design with a south-facing façade would have positive passive solar advantages. The Township should consider encouraging applicants to submit a sketch plan to identify these kinds of issues early in the design process, so that appropriate design features could be incorporated at the beginning of the process.

7. The Parking Stall Requirements of 2.5 spaces per dwelling unit could be considered excessive. We suggest that the Township consider tying parking calculations to the number of bedrooms proposed in each unit, with a single bedroom apartment requiring 2 parking spaces. Units with more than one bedroom would have an increased requirement.

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

April 1, 2023

Christopher Himes, Township Manager
New Garden Township
299 Starr Road
Landenberg, PA 19350

Re: Zoning Ordinance Amendment – Composting Setbacks.
New Garden Township - ZA-03-23-17580

Dear Mr. Himes:

The Chester County Planning Commission has reviewed the proposed Zoning Ordinance Amendment as submitted pursuant to the provisions of the Pennsylvania Municipalities Planning Code, Section 609(e). The referral for review was received by this office on March 3, 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. In Section 200-120 Composting standards of the Supplemental Use Regulations, pertaining to indoor composting, the setbacks from all property lines in subsections 200-120.A and 200-120.A.(1) are revised down to 50 feet in both subsections.
 - B. In Section 200-120 Composting standards of the Supplemental Use Regulations, pertaining to outdoor commercial composting, the setbacks from all property lines in subsections 200-120.B and 200-120.B.(1) are revised down to 50 feet in both subsections.

COMMENTS:

2. The Township should verify that any references to the previous setback standards in other municipal documents are revised to reflect the new standards. We also recommend that the term be written as “setback” rather than “set back”.
3. The Township Solicitor should review the use of this term and case law involving this terminology and the State Attorney General’s actions related to the ACRE legislation. Further information on this topic can be found at: <https://www.chescofarming.org/PDF/Info-ACRE.pdf>

Page: 2
Re: Zoning Ordinance Amendment – Composting Setbacks.
New Garden Township - ZA-03-23-17580

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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Marian D. Moskowitz
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April 26, 2023

Kisha Tyler, Manager
Spring City Borough
6 S. Church Street,
Spring City, PA 19475

Re: Zoning Ordinance Amendment – Mixed Use
Spring City Borough - ZA-03-23-17598

Dear Ms. Tyler:

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 April 14, 2023. We offer the following comments to assist in your review of the proposed Zoning Ordinance Amendment.

DESCRIPTION:

1. The Borough proposes the following amendments to its Zoning Ordinance:
 - A. The definition of the term "Mixed Use" is revised and adds two sub-categories: Mixed Use (Non-Residential) and Mixed Use (Residential).
 - B. The Use Regulations Table in Section 305 is revised to reflect the two new sub-categories proposed in the revised definition of the term.
 - C. The Use Regulations Table in Section 305 is revised to indicate that Mixed Use (Residential) is only permitted in the General Commercial (GC) zoning district by conditional use.
 - D. The Use Regulations Table in Section 305 is revised to indicate that Mixed Use (Non-Residential) is permitted by-right in the Downtown Commercial (DC), General Commercial(GC) and Industrial (I) zoning districts.
 - E. Section 1202.C.1, the Uses Subject to Specific Regulations pertaining to Mixed Uses in C-Commercial Uses is removed and replaced. The proposed language addresses: which zoning districts permit Mixed Uses, a Mixed Use shall only be permitted on a single conforming lot, a Mixed Use may occupy an existing building or group of buildings if it is consistent with the Spring City Borough Code and dwelling units converted from non-residential use shall conform to generally accepted redevelopment and/or adaptive reuse techniques, Public water and sewer service is required, the site should meet the stated Form Standards (area and bulk provisions), specific vehicular access standards are established, as are Off-Street Parking and Loading requirements and Site Circulation standards are included.

- F. Subsection 1202.C(j) lists Conditional Use Standards for Mixed Use (Residential), which includes, a traffic study, shared parking analysis, a fully engineered site plan, architectural renderings and elevations and floor plans for any buildings containing a dwelling unit. Permitted Residential uses are limited to townhouses and multi-family buildings, with a maximum density of 20 residential units per acre. The maximum residential floor area is 80 percent of the total gross floor area of the Mixed Use development with a minimum of 40 percent. Increases in building height up to 65 feet and in residential floor area up to 85 percent are possible if safety and traffic effects of these increases are nominal and specified design features are incorporated. Reduction in the number of required off-street parking spaces is also possible if the applicant can demonstrate that the proposed parking arrangements would have a nominal impact on the Mixed Use and surrounding neighborhood. Mixed Use Residential developments shall not be constructed in phases and at least 50 percent of the non-residential space shall be occupied or utilized prior to any occupancy of the residential uses.

LANDSCAPES:

2. Spring City Borough 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 zoning ordinance amendment is consistent with the objectives of the **Urban Center Landscape**.

COMMENTS:

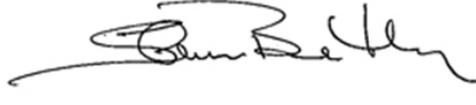
3. In Section 3 of the amendment, the proposed language would only permit Mixed Use Residential in the GC district by conditional use. We suggest that the existing Use Regulations table of Section 305 be revised to list the use as N-Not Permitted in the DC-Downtown Commercial and I-Industrial districts. The Borough should ensure that the proposal is generally consistent with the policies of its 1992 Comprehensive Plan. We suggest that the Borough consider revisiting and updating its Comprehensive Plan to ensure that it reflects current Borough policies.
4. The phrase "...with generally accepted redevelopment and/or adaptive reuse techniques." as proposed in Section 1202.C.1.d (Section 5 of the amendment) could be considered open to interpretation. We recommend that the Borough revise the language to be more specific by including references to the Uniform Construction Code of Pennsylvania or other appropriate references.
5. We encourage the Borough to review our publication the [Urban Center Landscapes Design Guide](#) for input on what design features could be incorporated into the proposed language to integrate the proposed Mixed Uses into the General Commercial, Downtown Commercial and I-Industrial zoning districts. The design guide is available online at:
<https://www.chescoplanning.org/MuniCorner/PDF/UrbanCenterDesignGuide.pdf>
199The Mixed Use E-Tool would also provide some additional information, it is available at:
<https://www.chescoplanning.org/MuniCorner/eTools/25-MixedUse.cfm>

Page: 3
Re: Zoning Ordinance Amendment – Mixed Use
Spring City Borough - ZA-03-23-17598

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

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

Sincerely,

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

Glenn Bentley
Senior Review Planner



THE COUNTY OF CHESTER



COMMISSIONERS
Marian D. Moskowitz
Josh Maxwell
Michelle Kichline

Brian N. O'Leary, AICP
Executive Director

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

April 26, 2023

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

Re: Zoning Ordinance Amendment – PD District, Land Use Review Revisions, Alcohol Sales
Valley Township - ZA-03-23-17595

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 March 27, 2023. We offer the following comments to assist in your review of the proposed Township Zoning Ordinance amendment.

DESCRIPTION:

1. Valley Township proposes the following amendments to its Zoning Ordinance:
 - A. Amend the Planned Development Zone (PD) and other zoning districts to revise the allocation of permitted uses and regulations and update the districts where the uses are permitted, among the Conservation (C), Industrial (I), Highway Commercial (HC), Planned Development (PD), Neighborhood Commercial Office Zone (NCO), and Regional Commercial (RC) Zones;
 - B. Create a new “Multiple-Family Residential Development” option by conditional use in the PD Zone, with regulations;
 - C. Regulate “alcohol sales within a conference or community center”;
 - D. “Alcohol Sales Within a Conference Center” is to be permitted within the Highway Commercial (HC), Planned Development (PD), and Regional Commercial (RC) Zones by conditional use; alcohol sales are permitted within a Community Center by conditional use within the Residential (R-1), Residential (R-2), Highway Commercial (HC), Neighborhood Commercial Office (NCO), and Regional Commercial Zone (RC) Zones subject to the specified criteria; and
 - E. Other miscellaneous provisions are included for internal consistency.

LANDSCAPES:

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

The vision for the **Suburban Center Landscape** is regional economic, population and transportation centers with varying land uses, accommodating substantial future growth of medium to high intensity. Repurposing obsolete structures and sites and encouraging sustainable development will be critical as suburban centers grow, and transportation infrastructure and amenities will need to expand to create an integrated multimodal network. The proposed zoning ordinance amendment is generally consistent with the objectives of the **Suburban** and the **Suburban Center Landscapes**, although we recommend that the Township consider the recommendations in this letter to achieve a higher level of consistency.

COMMENTS:

Western Lincoln Highway Corridor Master Plan

3. The Township should consider the draft recommendations of the Western Lincoln Highway Corridor Master Plan that will be considered for adoption in the next several months. The Master Plan recommends a multi-use trail adjacent to the northern edge of Lincoln Highway for the entire length of the Township. The Plan also recommends sidewalks along the southern edge of Route 30 from Airport Road to Walter Johnson Boulevard and from Washington Avenue East to the border with Coatesville. This will include crosswalk treatments for all intersections along the proposed multi-use trail and the proposed sidewalk. The Master Plan recommends safety improvements at the intersections of Route 30 and Washington Lane and Lincoln Highway and Walter Johnson Boulevard including signalization. The Township should ensure that the regulations being considered as part of this proposed ordinance amendment do not impact the Township's plans for improvements to Lincoln Highway as part of the Western Lincoln Highway Corridor Master Plan.
4. The amendment proposes to change some land uses from being regulated by conditional use to be permitted by-right, such as indoor recreation, active recreation, wholesale and wholesale trade in the Planned Development Zone (PD) zone, while these land uses appear to be regulated by conditional use in other zones such as the Industrial (I), Highway Commercial (HC), Regional Commercial (RC), Residential (R-1), Residential (R-2) and Conservation (C) Zones. According to the proposed amendment, regardless of where these land uses are proposed to be located, they still would be subject to stated conditions and regulations in the Ordinance. In some cases, compliance with these conditions and regulations are to be reviewed and evaluated as part of a conditional use process, but in other cases it appears that these land uses require the Township Zoning Officer to find that the conditions and regulations are met.

The Township's conditions and regulations are useful and appropriate and can help to mitigate any potential adverse effects of these land uses, as well as help them fit better within their local areas. The Township's review process under these conditions and regulations could involve the Township Board of Commissioners, the Planning Commission, and Township Engineer. We encourage the Township to incorporate input from all these groups as necessary.

(As a related matter, the Township’s amendment appears to permit indoor recreation facilities, golf courses and active recreation activities by conditional use in the Conservation (C) zone. Section 27-201.1 of the Zoning Ordinance states:

“Purpose. This zone intends to preserve areas of the Township that are characterized by sensitive environmental features. These areas are not well suited to intensive development yet provide valuable passive recreation opportunities. Many steeply sloped wooded hillsides and stream valleys comprise areas within this zone. Accordingly, land developments have been severely limited so as to conserve the character and environmental quality of these settings.”

We question whether indoor recreation facilities, golf courses and active recreation activities are consistent with the Purpose statement of the Conservation zone.)

5. The proposed amendment will create a new “Multiple-Family Residential Development” option by conditional use in the PD Zone. The Chester County Planning Commission generally endorses opportunities to increase the amount and range of housing opportunities in the County, but the Township’s Comprehensive Plan Update (Draft: June 1, 2020) appears to emphasize economic development policies in the PD Zone area instead of increased housing opportunities. The Township should review the policy recommendations in its Comprehensive Plan regarding the PD Zone.

6. The provisions of Section 27-458.1.J. of the proposed amendment states:

“Each application shall include documentation as to how the multiple-family residential uses are compatible with other non-residential uses on the same parcel and with all other existing uses on parcels abutting the subject property.”

This Section should be evaluated within the context of how multiple-family residential developments can be compatible with some of the other permitted non-residential land uses in the PD Zone such as industrial, warehousing and wholesaling activities.

The setback and buffer requirements in the amendment can help to mitigate these impacts, but we suggest that the Township evaluate the dimensional requirements of the setbacks to ensure that they will be effective. Also Section 27-458.1.F (“Multiple-Family Residential Development (PD Zone) requires:

“...that all multiple-family buildings be setback at least 50 feet from the perimeter boundary of any abutting land in a residential zone and from an adjacent road or street which is external to the development, but that this setback shall not apply along a municipal boundary line.”

Such an exemption from a setback requirement from an abutting municipality is unusual, and we suggest that the Township consider how this provision will be applied in an actual development. The Township should reevaluate this section.

Page: 4

Re: Zoning Ordinance Amendment – PD District, Land Use Review Revisions, Alcohol Sales
Valley Township - ZA-03-23-17595

7. Alcohol Sales Within a Conference Center” is to be permitted within the Highway Commercial (HC), Planned Development (PD), and Regional Commercial (RC) Zones by conditional use; alcohol sales are permitted within a Community Center by conditional use within the Residential (R-1), Residential (R-2), Highway Commercial (HC), Neighborhood Commercial Office Zone (NCO), and Regional Commercial Zone (RC) Zones subject to the specified criteria.

The Township’s specified criteria for permitting alcohol sales are minimal; only compliance with the requirements of the Pennsylvania Liquor Control Board Bureau of Licensing appear to be required. The Township should review the Pennsylvania Liquor Control Board’s licensing provisions at: <https://www.lcb.pa.gov/Licensing/Pages/Licensee-Compliance-Program.aspx> to determine if any special provisions should apply to Valley Township, such as limiting hours of operation or requiring periodic renewals of the conditional use.

8. As the Township reviews any proposed development in the vicinity of the Route 30 Bypass in the future, the Township should coordinate its review with PennDOT to ensure that appropriate rights-of-way are provided to accommodate the planned improvements to the Bypass.

RECOMMENDATION: Valley 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 Board of 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

Act 537 Reviews

Chester County Planning Commission
May 10, 2023

ENVIRONMENTAL PLANNING ACTIVITIES

Sewage Facilities Planning

MAJOR REVISIONS TO MUNICIPAL PLANS:

None

MINOR REVISIONS TO MUNICIPAL PLANS:

Phoenixville Borough, Odessa Development

The applicant is proposing a mixed residential use with assisted living, on 14.1 acres. The site is on Fillmore Street, between Township Line Road and the Schuylkill River Trail. The amount of wastewater for the project is 119,489 gpd. The project is to be served by a public sewage disposal system operated by Phoenixville Borough. This project is designated as an Urban Center Landscape and is consistent with *Landscapes3*.

Phoenixville Borough, Trieste Development

The applicant is a mixed use residential and commercial use on 15.10 acres. The site is on Fillmore Street at the intersection with Township Line Road. The amount of wastewater for the project is 151,448 gpd. The project is to be served by a public sewage disposal system operated by Phoenixville Borough. This project is designated as an Urban Center Landscape and is consistent with *Landscapes3*.

Action Requested

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

5/10/2023

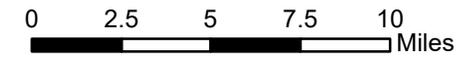
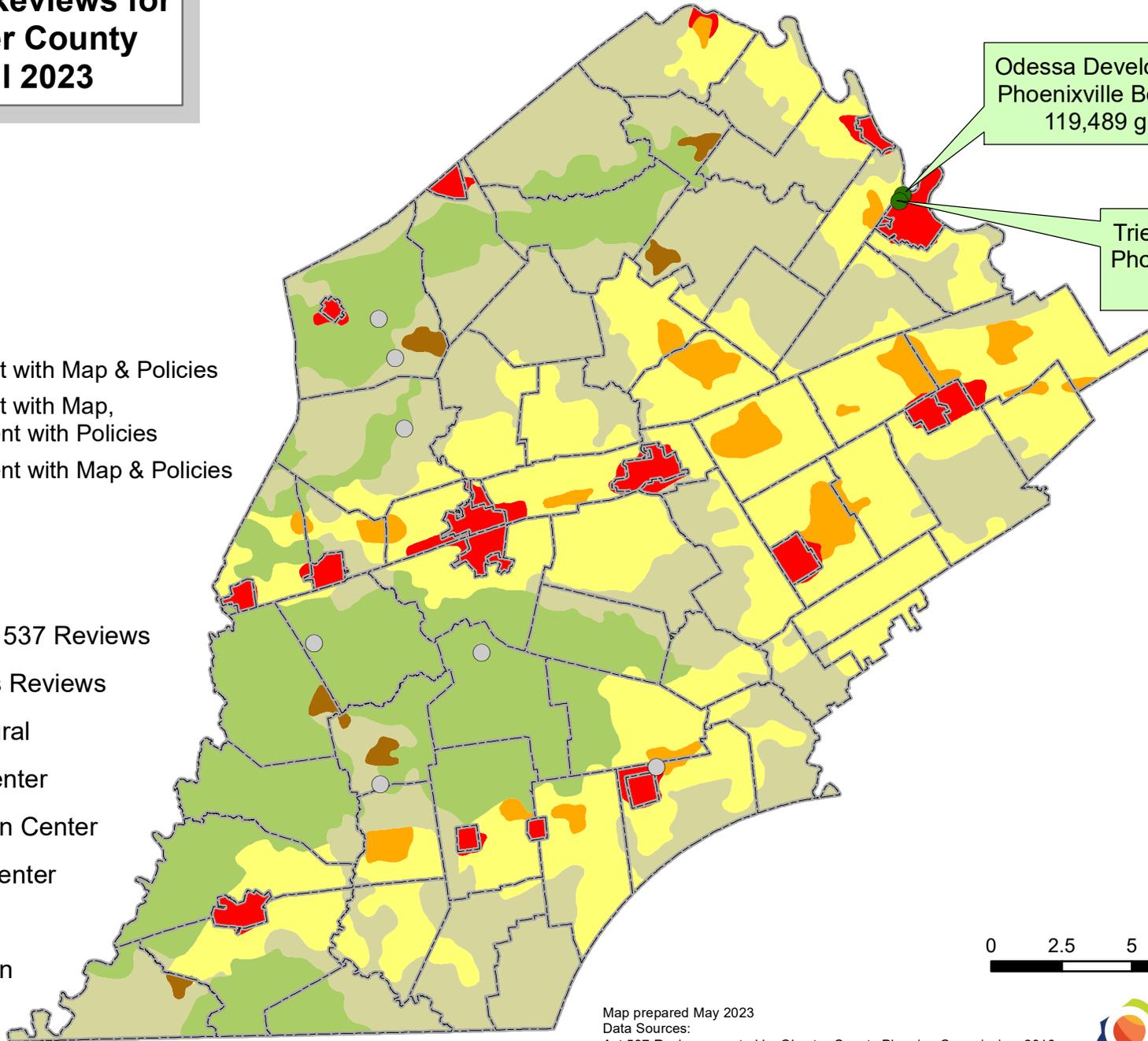
Act 537 Reviews for Chester County April 2023



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

Legend

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



Map prepared May 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.



Minor Revisions



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

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

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

Project Name & Municipality Odessa Development & Northern Relief Road, Phoenixville Borough

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

1. Date plan received by county planning agency. March 03, 2023
2. Date plan received by planning agency with areawide jurisdiction N/A Agency name N/A
3. Date review completed by agency April 05, 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 Urban Center Landscape. 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. Public sewer systems are encouraged 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 Stony Run. These streams are given high priority when considering watershed protection measures. The applicant may need to conduct further coordination with DEP or other agencies in order to comply with the water quality standards set forth in this regulation.</u>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	5. Is this proposal consistent with the county or areawide comprehensive land use planning relative to Prime Agricultural Land Preservation? If no, describe inconsistencies:
<input type="checkbox"/>	<input checked="" type="checkbox"/>	6. Does this project propose encroachments, obstructions, or dams that will affect wetlands? If yes, describe impact:
<input type="checkbox"/>	<input type="checkbox"/>	7. Will any known historical or archaeological resources be impacted by this project? Not Known. If yes, describe impacts
<input type="checkbox"/>	<input checked="" type="checkbox"/>	8. Will any known endangered or threatened species of plant or animal be impacted by the development project?
<input type="checkbox"/>	<input checked="" type="checkbox"/>	9. Is there a county or areawide zoning ordinance?
<input type="checkbox"/>	<input type="checkbox"/>	10. Does this proposal meet the zoning requirements of the ordinance? N/A

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

- | | | |
|-------------------------------------|-------------------------------------|--|
| <input type="checkbox"/> | <input type="checkbox"/> | 11. Have all applicable zoning approvals been obtained? N/A |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 12. Is there a county or areawide subdivision and land development ordinance? No |
| <input type="checkbox"/> | <input type="checkbox"/> | 13. Does this proposal meet the requirements of the ordinance? N/A
If no, describe which requirements are not met |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 14. Is this proposal consistent with the municipal Act 537 Official Sewage Facilities Plan?
If no, describe inconsistency |
| <input type="checkbox"/> | <input type="checkbox"/> | 15. Are there any wastewater disposal needs in the area adjacent to this proposal that should be considered by the municipality? Not known If yes, describe |
| <input type="checkbox"/> | <input type="checkbox"/> | 16. Has a waiver of the sewage facilities planning requirements been requested for the residual tract of this subdivision?
If yes, is the proposed waiver consistent with applicable ordinances. Not Known
If no, describe inconsistencies |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 17. Does the county have a stormwater management plan as required by the Stormwater Management Act? If yes, will this project plan require the implementation of storm water management measures? <u>We note that on August 17, 2022, the Chester County Board of Commissioners adopted a resolution to amend the County-wide Act 167 Stormwater Management Plan for Chester County, PA to replace the 2013 model ordinance. Further, PA DEP approved the County Stormwater Management Ordinance in November 2022. Municipalities with MS4 permits should be consistent with the updated County-wide Model Ordinance by September 30, 2022, per PA DEP requirements, and all municipalities are required to adopt the updated ordinance requirements by May 2023. 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: 4/5/2023Name 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 Planning Commission is currently reviewing a project under the same parcel ID as Case Number LD-03-23-17596.

PC53-04-23-17602

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

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

cc: Elizabeth Mahoney, PaDEP
Chester County Health Department
David Moskowitz, Site Contact
E. Jean Krack, Phoenixville Borough
Michael Layton, BL Companies



**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 Trieste Development, Phoenixville Borough

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

1. Date plan received by county planning agency. March 03, 2023
2. Date plan received by planning agency with areawide jurisdiction N/A Agency name N/A
3. Date review completed by agency April 05, 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 Urban Center Landscape. 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. Public sewer systems are encouraged 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, a portion of this proposal is located in a watershed or sub-watershed that has a stream use designated as High Quality Waters, the Stony Run. 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 type="checkbox"/>	8. Will any known endangered or threatened species of plant or animal be impacted by the development project? <u>Not Known. The applicant's submission indicates there are one or more sites of concern, but it does not demonstrate that potential conflicts have been resolved with the appropriate agencies.</u>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	9. Is there a county or areawide zoning ordinance?
<input type="checkbox"/>	<input type="checkbox"/>	10. Does this proposal meet the zoning requirements of the ordinance? N/A

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

- | | | |
|-------------------------------------|-------------------------------------|--|
| <input type="checkbox"/> | <input type="checkbox"/> | 11. Have all applicable zoning approvals been obtained? N/A |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 12. Is there a county or areawide subdivision and land development ordinance? No |
| <input type="checkbox"/> | <input type="checkbox"/> | 13. Does this proposal meet the requirements of the ordinance? N/A
If no, describe which requirements are not met |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 14. Is this proposal consistent with the municipal Act 537 Official Sewage Facilities Plan?
If no, describe inconsistency |
| <input type="checkbox"/> | <input type="checkbox"/> | 15. Are there any wastewater disposal needs in the area adjacent to this proposal that should be considered by the municipality? Not known If yes, describe |
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If yes, is the proposed waiver consistent with applicable ordinances. Not Known
If no, describe inconsistencies |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 17. Does the county have a stormwater management plan as required by the Stormwater Management Act? If yes, will this project plan require the implementation of storm water management measures? <u>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. Further, PA DEP approved the County Stormwater Management Ordinance in November 2022. Municipalities with MS4 permits should be consistent with the updated County-wide Model Ordinance by September 30, 2022, per PA DEP requirements, and all municipalities are required to adopt the updated ordinance requirements by May 2023. 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: 4/5/2023Name 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.

Thei project was previously reviewed under Act 247 as Case SD-10-21-16935 and LD 10-21-16938 and was consistent with Landscapes3.

PC53-04-23-17601

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

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

cc: Elizabeth Mahoney, PaDEP
Chester County Health Department
David Moskowitz, Site Contact
E. Jean Krack, Phoenixville Borough
Michael Layton, BL Companies

**Vision Partnership
Program 2023
Round I Grants**



Vision Partnership Program
2023 Round 1 Reimbursable Cash Grant Requests - Project Descriptions
(in alphabetical order)

<p>East Whiteland Township – Zoning Ordinance Update (full)</p> <p>East Whiteland Township’s existing zoning ordinance and zoning map will be used as the basis for a full ordinance update. The new ordinance will be generally consistent with the Township’s adopted planning policies, including the Comprehensive Plan (2016), Route 30 Corridor Master Plan (2018), and Parks, Recreation, and Open Space Plan (2022). The updated Zoning Ordinance will be a tool to support implementation of these previous planning efforts and shall comply with the applicable provisions and content requirements for a Zoning Ordinance, as prescribed by the Pennsylvania Municipalities Planning Code.</p> <p>In addition to the ordinance, the Township anticipates that the consultant will assist with initial visioning and consensus building on key focus areas, such as the Lancaster Avenue (Route 30) Corridor and the Great Valley Corporate Center.</p>	<table> <tr> <td>VPP Grant Request</td> <td>\$50,000.00 (50%)</td> </tr> <tr> <td><u>Municipal Match</u></td> <td><u>\$50,000.00 (50%)</u></td> </tr> <tr> <td>Total Project Cost</td> <td>\$100,000.00</td> </tr> </table>	VPP Grant Request	\$50,000.00 (50%)	<u>Municipal Match</u>	<u>\$50,000.00 (50%)</u>	Total Project Cost	\$100,000.00
VPP Grant Request	\$50,000.00 (50%)						
<u>Municipal Match</u>	<u>\$50,000.00 (50%)</u>						
Total Project Cost	\$100,000.00						
<p>West Goshen Township – Park, Recreation, and Open Space Plan</p> <p>West Goshen Township is seeking funding to develop a Park, Recreation, and Open Space Plan for the Township's park system. The purpose of this plan to help guide future planning efforts and investment in the Township's park, recreation, and open space facilities. The West Goshen Township Park, Recreation, and Open Space Plan will prioritize annual capital improvements and provide guidance for the management and maintenance of the existing and future parks, recreation facilities, and open spaces in the Township.</p>	<table> <tr> <td>VPP Grant Request</td> <td>\$45,000.00 (50%)</td> </tr> <tr> <td><u>Municipal Match</u></td> <td><u>\$45,000.00 (50%)</u></td> </tr> <tr> <td>Total Project Cost</td> <td>\$90,000.00</td> </tr> </table>	VPP Grant Request	\$45,000.00 (50%)	<u>Municipal Match</u>	<u>\$45,000.00 (50%)</u>	Total Project Cost	\$90,000.00
VPP Grant Request	\$45,000.00 (50%)						
<u>Municipal Match</u>	<u>\$45,000.00 (50%)</u>						
Total Project Cost	\$90,000.00						



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 – April 28, 2023

To: Chester County Planning Commission Board

From: Chester County Planning Commission Grants Committee via William Deguffroy, AICP

The Chester County Planning Commission Grants Committee recommends waiving the condition of award to West Pikeland Township for the preparation of a Parks, Recreation, and Open Space Plan under the Vision Partnership Program. This award was issued during the 2022 Round 2 Competitive Cash Grant cycle.

The condition of award stated:

The scope of work may be reassessed depending on the outcome of other grant funding applied for by the Township. Additionally, if other pending grant applications are unsuccessful, the Township will provide sufficient funding to meet the 50 percent project match submitted under the Vision Partnership Program application.

All requirements of the Vision Partnership Program remain in effect. The award amount of \$40,000 remains unchanged.

Discussion and Information Items



Agricultural Development Council Update



Sustainability Division

Monthly Activities Report – April 2024

Summary:

- Work continued on solar ordinance inventory, Sustainability Summit planning, and municipal open space outreach
- Planned training event with CC Parks + Preservation for municipal officials and staff re: open space planning and policy tools for 5/31 (hybrid event)
- Planned kick-off meeting for municipal Climate Action Cohort (5/4)
- Facilitated Climate Action Plan Implementation group meeting with other ChesCo county departments (3/9)

Keep Chester County Beautiful

- Spring Give-away underway- winner to be selected on 4/3.
- Advisory committee meeting scheduled for 4/4

Environmental and Energy Advisory Board

- Clean Energy Subcommittee met on 3/15 to discuss the municipal climate action cohort initiative.

Multimodal Transportation Planning Division

March 2023

PA DCED Local Share Account Awards

On March 16th, the Commonwealth Financing Authority (CFA) announced its approved project awards for the Statewide Local Share Account (LSA). The LSA provides for the distribution of gaming revenues through the CFA to support projects in the public interest within the Commonwealth of Pennsylvania. No match was required for any project application which were due March 15, 2022. Award recipients in Chester County include:

- Charlestown Township - PA 29 @ Yellow Springs Rd/Warner Drive - \$177,417
- Chester County Economic Development Council - The Timothy School - Phase 3 Redevelopment - \$800,000
- Coatesville City - Ash Park Master Plan Implementation - \$500,000
- East Bradford Township - Basin Retrofit Project at Copeland Park - \$100,000
- East Bradford Township - W. Ashbridge Street Culvert Replacement - \$135,000
- East Brandywine Township Municipal Authority - Keats Glenn WWTP Improvements - \$249,500
- East Coventry Township - Tow Path Park Improvements - \$441,741
- East Coventry Township - Utility Terrain Vehicle Purchase - \$58,305
- East Fallowfield Township - Fuel Pump Dispenser and Web-Based Fuel Management System - \$56,328
- East Fallowfield Township - Traffic Calming Islands and Speed Display Boards - \$100,000
- East Goshen Township - Bow Tree Pond I Rehabilitation - \$176,000
- Kennett Square Borough - New Kennett Library Improvements - \$799,391
- London Grove Township - Bridge Replacement - \$138,454
- Modena Borough - Modena Fire - Gear and Equipment - \$100,000
- Modena Borough - Modena Fire - Tanker - \$520,546
- Modena Borough - Modena Public Works - \$100,000
- Newlin Township - Backhoe Grant Application - \$147,060
- Oxford Area Sewer Authority - Grant Street and Twin Ponds Pump Station and Force Main Project - \$300,000
- Oxford Area Sewer Authority - Septage Receiving Station Upgrade Project - \$498,735



- Penn Township - Penn Township Sports Park, Trails, and Environmental Education Center - \$500,000
- Phoenixville Borough - Phoenixville - The Phoenix Wheel - \$750,000
- Pocopson Township - West Creek Road Repair and Reconstruction - \$500,000
- West Bradford Township - Marshallton Thorndale/Poorhouse Roundabout - \$100,000
- West Brandywine Township Municipal Authority - Pump Station Hatches - \$100,000
- West Brandywine Township Municipal Authority - Pump Stations Generator Replacement - \$350,000
- West Goshen Sewer Authority - WWTP Screw Pump Replacement - \$610,800
- West Pikeland Township - Enhancements to Pine Creek Park - \$86,960
- West Pikeland Township - West Pikeland Township Public Safety Equipment Purchase - \$54,005
- West Pikeland Township - West Pikeland Township Road Equipment Purchase - \$117,975
- West Vincent Township - Opalanie Park - \$250,000
- West Whiteland Township - Clover Mill Pump Station Rehabilitation - \$963,945
- Westtown Township - Oakbourne Park Trail System Improvements - \$210,000

CHESTER COUNTY TOTAL: \$9,992,162

STATEWIDE TOTAL: \$263,035,195

PA DCED Multimodal Transportation Fund Awards

The CFA also announced the Multimodal Transportation Fund awards at their March 16th meeting. Chester County recipients include:

- 802 East Baltimore Pike LLC - 802 East Baltimore Pike - \$250,000
- Borough of Oxford - Mt. Vernon Street Transportation and Green Infrastructure - \$150,000
- Borough of Phoenixville - Phoenixville Bridge and Starr Intersection Project - \$600,000
- East Fallowfield Township - Multimodal Improvements in Newlinville Village - \$150,000
- East Whiteland Township - Route 30 Corridor Improvements Project - \$535,000
- Easttown Township - Devon Station Area Pedestrian Improvements - \$200,000
- West Chester Railroad Heritage Association - West Chester Railroad Twin Bridges Rehabilitation - \$75,000

CHESTER COUNTY TOTAL: \$1,960,000

MTF TOTAL: \$56,143,529





THE COUNTY OF CHESTER



COMMISSIONERS
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PLANNING COMMISSION
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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: April 30, 2023
Re: Planning Commission Board Meeting Monthly Report

For the month of April, 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 and assessment of agricultural-related zoning for the county's municipalities also continued.

The GIS staff assisted Community Planning with municipal mapping requests, historic atlas updates, and work program projects. Staff also addressed data requests from outside entities and planning staff.

The Graphics team assisted with various projects, including the Town Tours and Village Walks brochure and flyer, the Farm Product Guide, and public outreach materials for the West Sadsbury Township 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 are smooth and flow from left to right across the bottom of the page.

Community Planning Municipal Assistance Projects

May 2023

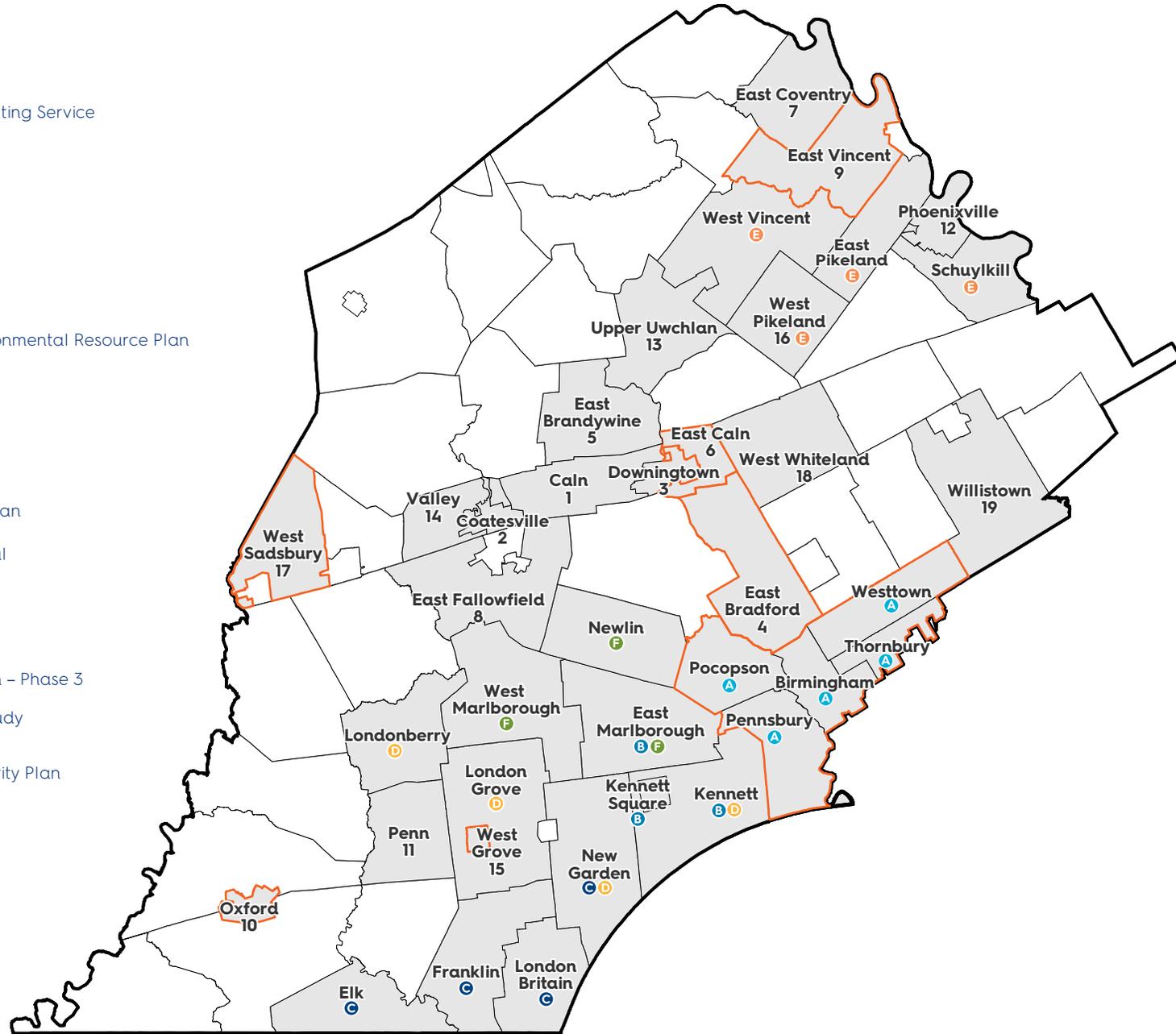
- Municipality with Ongoing VPP Project
- Municipality with Planning Commission Consulting Service

Single-Municipality Projects

1. Caln Zoning Ordinance
2. Coatesville Zoning Ordinance
3. Downtown 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. Oxford Comprehensive Plan
11. Penn Comprehensive Plan
12. Phoenixville Zoning Ordinance
13. Upper Uwchlan Active Transportation Plan
14. Valley – W. Lincoln Highway Corridor Master Plan
15. West Grove Zoning Ordinance
16. West Pikeland Parks, Recreation, & Open Space Plan
17. West Sadsbury Comprehensive Plan
18. West Whiteland Parks Wayfinding Signage Manual
19. 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

May 2023 (Activities as of 4/30/23)

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 – 7/23 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: 90% 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. An interim meeting with the consultant was held on August 29, 2022 to discuss the project status to ensure the project timeline remains on track. The draft amendments were presented to the City planning commission at their Feb. 15th meeting prior to being presented to City council for comment on March 27th. *The City has requested a first extension as the initial contract expires May 31, 2023 and the amendments will not be adopted by that time. At this time Council is reviewing the draft amendments. At least one more meeting is required prior to submission for Act 247/VPP review It should be noted that the consultant has now exceeded the budget in the contract and further work and expenditure is being discussed between the consultant and the City.*

3. Downingtown – Comprehensive Plan

Percent Completed: 5% Contract Term: TBD Consultant: Michael Baker International Monitor: Kevin Myers

The Borough is updating its comprehensive plan that was last updated in 2013 and amended in 2015 and has selected Michael Baker International as the consultant. The kick-off meeting was held on March 20th and initial meeting held April 17th to set up the site visit (in late April) and focus groups (May). *The next meeting will be June 19th to discuss results, observations, and being reviewing background information.*

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 March meeting was canceled due to a lack of quorum. The April meeting included review of the draft articles for the commercial and industrial districts.

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

Percent Completed: 100% 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. Comp Plan and Official Map are adopted.

6. East Caln Township – Comprehensive Plan

Percent Completed: 30% Contract Term: 6/22 – 5/24 Consultant: Chester County Planning Commission Monitor: Chris Patriarca

The Task Force reviewed the topical chapter for parks and recreation at their March April 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: 40% Contract Term: 4/22 – 3/24 Consultant: Chester County Planning Commission Monitor: Kate Clark

The April meeting focused on reviewing the General Commercial and Commercial Mixed Use zoning district and definitions. The next meeting is scheduled for May 17th.

10. Oxford Borough – Comprehensive Plan

Percent Completed: 80% 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 April. Adoption is anticipated in June or July of 2023.

11. Penn Township – Comprehensive Plan Update

Percent Completed: 50% 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 (1st quarter of 2023) to review and discuss draft recommendations for natural and historic resources, open space and recreation, and transportation and circulation.

12. 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.

13. Upper Uwchlan Township – Active Transportation Plan

Percent Completed: 20% Contract Term: 10/22 – 3/24 Consultant: McMahon Associates Monitor: Joe Shanley

A February meeting was held to discuss the findings of the public outreach and potential trail connections are being prioritized.

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

Percent Completed: 80% Contract Term: 8/21 – 7/23 Consultant: Pennoni and Thomas Comitita Assoc. Monitor: Mark Gallant

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

redevelopment. The Task Force met in January 2023 and discussed the draft plan recommendations and mapping that were presented to the public at a meeting on February 27th. This meeting was very well attended and the public reacted very well to the recommendations and the associated mapping.

15. West Grove Borough – Zoning Amendments

Percent Completed: 0% Contract Term: 4/23 – 3/25 Consultant: Chester County Planning Commission Lead Planner: Kevin Myers

The Chester County Planning Commission will provide professional planning and support staff to assist the Borough in the update of the West Grove Borough Zoning Ordinance. The existing ordinance will be used as a base for this update. This contract was approved by the Chester County Commissioners at their March 29, 2023 meeting. *The kick-off meeting was held May 1st.*

16. 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.

17. West Sadsbury Township – Comprehensive Plan

Percent Completed: 5% Contract Term: 2/23 – 1/25 Consultant: Chester County Planning Commission Lead Planner: Kate Clark

The public survey has been made live, and a public open house is planned for May 24th.

18. 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. This contract was approved by the Chester County Commissioners at their March 29, 2023 meeting.

19. Willistown Township – Comprehensive Plan

Percent Completed: 95% Contract Term: 1/21-6/23 Consultant: Gaadt Perspectives Monitor: Kate Clark

The plan has been submitted for Act 247 Review. Adoption is anticipated in June 2023.

MULTI-MUNICIPAL

20. Brandywine Battlefield 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.

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

Percent Completed: 85% 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 available online for public review, while presentations are being given to municipal officials in April, May, and June prior to the VPP review and acceptance by the municipalities.*

22. 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.

23. 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. A kickoff meeting is scheduled for May.

24. 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 was held at the end of February and was well attended. A six-month extension request was submitted to allow time to complete the work outlined in the project scope of work.

25. Unionville Area Region – Comprehensive Plan Update

Percent Completed: 30%

Contract Term: 4/22 – 3/24

Consultant: Brandywine Conservancy

Monitor: Kate Clark

Parks and recreation recommendations were reviewed at the March meeting. The next Task Force meeting is scheduled for May 3rd.

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)

Cash Grant Inquiries (or VPP channel not established yet)

- South Coatesville Borough – Comprehensive Plan (February 2020/July 2021)
- West Whiteland Township – Streetscape Plan (September 2021)
- West Nottingham Township – Corridor Study (November 2021)
- Tredyffrin Township – Historic Preservation Plan (February 2022, April 2023)
- Charlestown Township – Traffic Impact Fee (December 2022)

HISTORIC PRESERVATION

- **Town Tours** – A series of free educational programs on historic towns, neighborhoods, and other items of interest in Chester County.
Staff: Bill Deguffroy and Laura DeMatteo, support from Nancy Shields and Sally Warren, along with Jeannine Speirs and Joe Shanley.
External Partners: CCHPN and individual site organizers/municipalities/municipal historical commissions
Status: Planning for 2023 Town Tours is completed, and tour brochure has been designed and sent for printing and distribution. 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. The Tours will kick off in West Chester on June 8th and finish at Historic Yellow Springs on August 17th.
- **Training** – Conduct and support training for historical commissions, committees, and HARBs, often in coordination with CCHPN.
Staff: Laura DeMatteo with support from Sally Warren and Jeannine Speirs.
External Partners: CCHPN, PHMC
Status: The Chester County Historic Preservation Network Leadership Luncheon took place on March 18, 2023 and included presentations on PHMC’s Certified Local Government program, 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 #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; Wyebrook Road #143; County Park Road #259; Hillendale Road #320. Cultural Review reports are completed for #35, #92, #199 and #157. Cultural Review reports are underway for #143, #259, #300, #320 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 March 17 to discuss potential adaptive reuse of historic buildings owned by the County. The Committee has a site visit planned for May 11 of the Hibernia Mansion and annex, cottages #1-5, Hatfield House, Vernon House, and Rice Farmhouse at Hibernia County Park. The County has applied 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 Station/Barnard House
 - Oxford Region
 - Passtown School/Hayti Historical Society
 - 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 its quarterly meeting/strategic retreat on April 6 at the West Whiteland Township building. *The Commission voted on a mission statement and a strategic plan is being drafted.* Beverly Sheppard began her contract in January as Committee Coordinator for the Commission's six committees to assist as they plan Semiquincentennial celebrations. **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 April 17 and has been working with the America250PA Chester County Commission's Heritage Sites Committee to develop a draft work plan for the Commission to implement interpretative plans for the Philadelphia Campaign theme of the Heritage Tourism Plan. *The consultant team has completed drafts of four of the Plan's six chapters and is coordinating with subconsultants on heritage site capacity building, graphic design and branding, and visitor analysis and marketing.*
- **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 March 16 at Hopewell Furnace National Historic Site, and discussed digital programming and outreach with Ann Shipley Mumenthaler, Educator at Pottsgrove Manor. Its next meeting is scheduled for May 18, tentatively planned to take place at Valley Forge National Historical Park.
- **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:** *Held its most recent meeting on March 28 at the Mennonite Heritage Center in Harleysville, PA. The next meeting is tentatively schedule for summer 2023 and will focus on America250 planning.*
- **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) completed and posted.
- **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** – Pickney Hill Commons.
- **Housing Forum** – Fall forum held November 15, focusing on A+ Homes pro-formas. A recording of the event is available online.
- **Residential Construction Report** – 2023 (2022 data) report posted. **Video** – An A+ homes video on affordably-priced housing and families has been created and will be promoted in mid-2023.
- **Commissioners' Housing** – Initiating municipal outreach for Starter Home Pilot program. *Working with DCD to implement Land Bank.*
- **Presentations** – Presentation with the West Vincent Planning Commission TBD.

URBAN CENTERS

- **VPP Support** – Monitoring of cash grants to Kennett (Kennett Connections Study), Coatesville (zoning amendments), and Downingtown (comprehensive plan update), and participating in county consulting technical services work on updates to the Oxford Borough comprehensive plan.
- **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; TMAAC (design); Coatesville (coordination between the City, 2nd Century, CDC, and CCPC); West Grove – potential assistance with PA DCNR C2P2 Grant for parks master plan, and zoning updates consistent with the 2022 comprehensive plan update (breweries, mixed use zoning, parking requirements). Engaged DVRPC in conjunction with other CCPC staff regarding the DVRPC ExPo program (Oxford) and sidewalks installation (Avondale). *Atglen Zoning technical assistance – 1 st meeting was 3/28 to review and discuss Home Occupations. Revisions to be discussed at May 16th meeting along with additional topics.*
- **Meeting Attendance** – Participation in meetings for economic development through Historic Kennett Square (now Kennett Collaborative), the Western Chester County Chamber of Commerce, 2nd Century Alliance, and the Western Chester County COG
- **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 was held 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. The 2023 UCII was posted on March 2, 2023. Note beginning with the 2023 CRP, CRP will be every other year instead of annually, which might then also apply to future UCII updates.

- **Urban Centers Survey** – A SurveyMonkey survey has been completed. Working on outreach to urban centers managers, staff, council, and planning commission.
- **DCD CRP Coordination** – Provide input and response to inquiries from urban centers regarding CRP applications. 2021 CRP awards were approved by the Commissioners and letters were sent on November 9, 2021. 2022 CRP applications reviewed and comments submitted, and awards made. The 2023 CRP opened in March 2023. Awaiting submissions and scoring in coordination with CCDCD.
- **DVRPC TCDI representative** – Coordinated with representatives for both Chester County awarded projects regarding status and progress. The kick-off meeting for the 2022 DVRPC TCDI was held at 9:30am, on September 27th, 2021. There was discussion amongst the Review Committee about administrative and programmatic changes to the TCDI program. The PA TCDI request for proposals will be on January 3, 2022. CCPC should assist with messaging to municipalities regarding the TCDI program. Note that DVRPC staff will be taking over more aspects of grant administration and there will be no match, which should assist with municipal interest and ability to apply, particularly for municipalities that have fiscal and capacity limitations. DVRPC will provide additional announcements about the upcoming TCDI round on February 1st. A webinar for the upcoming TCDI round will be held February 14th at 9:30am on Zoom. Project review and scoring will be completed by the May 27, 2022 submission deadline. TCDI review committee meeting was held May 31st. Note, Oxford Borough was awarded \$100,000 in the 2022 TCDI to update their SLDO and Zoning Ordinance.
- **Presentations:** Attended the Western Chester County COG 1/26/2022 and presented a CCPC overview on 2/23/2022. Attended the 5/3/2022 Avondale Borough Council meeting along with Brian O’Leary. Attended CCPC Housing presentation to Kennett Square Council on June 8, 2022. Will attend Kennett Square Borough Council meeting on May 3, 2023. Leading Coatesville Mobile Workshop for the 2023 APA National Conference on April 3, 2023.

Director's Report