



THE COUNTY OF CHESTER



COMMISSIONERS
Marian D. Moskowitz
Josh Maxwell
Michelle Kichline

Brian N. O’Leary, AICP
Executive Director

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

Chester County Planning Commission
Government Services Center – Suite 351 East

Hybrid Meeting
November 8, 2023

AGENDA

- 2:00 p.m. 1. CALL TO ORDER
- A. Chair’s Welcome *Chair*
2. PUBLIC COMMENT *Chair*
- 2:10 p.m. 3. ACTION ITEMS
- B. Approval of Commission Meeting Minutes –October 11, 2023 *Commission*
 - C. Act 247 Reviews – October 2023 Applications *Act 247 Team*
 - 1) Subdivision and Land Development Plan Reviews (24)
 - 1. Caln Township LD-09-23-17835
 - 2. Caln Township LD-09-23-17854
 - 3. East Caln Township LD-09-23-17837
 - 4. East Whiteland Township LD-09-23-17851
 - 5. Honey Brook Township SD-09-23-17830
 - 6. London Grove Township CU-08-23-17824
 - 7. London Grove Township SD-08-23-17827
 - 8. New London Township SD-09-23-17857
 - 9. North Coventry Township SD-09-23-17841
 - 10. Penn Township LD-09-23-17842
 - 11. Phoenixville Borough LD-09-23-17836
 - 12. Sadsbury Township LD-10-23-17884
 - 13. Schuylkill Township SD-09-23-17863
 - 14. Schuylkill Township SD-09-23-17864
 - 15. Valley Township SD-09-23-17855
 - 16. West Bradford Township LD-09-23-17852
 - 17. West Brandywine Township SD-10-23-17872
 - 18. West Fallowfield Township LD-09-23-17861
 - 19. West Goshen Township LD-08-23-17808
 - 20. West Goshen Township SD-08-23-17807
 - 21. West Marlborough Township SD-09-23-17862
 - 22. West Pikeland Township LD-08-23-17823
 - 23. West Whiteland Township LD-09-23-17844
 - 24. West Whiteland Township LD-09-23-17845
 - 2) Comprehensive Plan, Zoning and Subdivision Ordinance Amendment, Miscellaneous Reviews (9)
 - 1. East Brandywine Township ZA-09-23-17859
 - 2. East Brandywine Township ZA-09-23-17868
 - 3. East Brandywine Township ZM-09-23-17840
 - 4. East Whiteland Township ZA-09-23-17869
 - 5. Kennett Township ZA-09-23-17848
 - 6. Pennsbury Township ZA-10-23-17883

- 7. Pennsbury Township ZM-09-23-17856
- 8. West Chester Borough ZA-09-23-17834
- 9. West Chester Borough ZA-09-23-17865

D. Act 537 Reviews – October 2023 Applications *Carrie Conwell*

- 1) Major Applications (1)
 - 1. West Whiteland Township Special Study, Consistent
- 2) Minor Applications (2)
 - 1. Charlestown Township, Pellegrini Residence, 35-4-7, Consistent
 - 2. West Sadsbury Township, 5971 West Lincoln Highway, 36-2-15, Consistent

E. Vision Partnership Program *Bill Deguffroy*

- 1) VPP 2023 Round 2 Grants
 - 1. West Chester Borough; Park, Recreation, and Open Space Master Plan Update
 - 2. Harriet Tubman Scenic Byway Commission; Harriet Tubman Underground Railroad – Path to Freedom Heritage Interpretation Plan
 - 3. West Nantmeal Township; Comprehensive Plan Update
 - 4. Pennsbury Township; Ordinance Updates
- 2) VPP 2019 Round 1 Grant
 - 1. Caln Township; Zoning Ordinance Update – new contract

2:30 p.m. 4. DISCUSSION AND INFORMATION ITEMS

F. Administration and Communications Division *Carolyn Oakley, Elle Steinman*

- 1) 2024 Draft Communications plan

G. Sustainability Division Update *Rachael Griffith*

H. Multimodal Transportation Planning Division Update *Brian Styche*

I. Design & Technology Division Update *Paul Fritz*

J. Community Planning Division Update *William Deguffroy*
1) How to talk about Housing *Libby Horwitz*

K. Agricultural Development Council Update *Ann Lane*

L. 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
October 11, 2023

MEMBERS PRESENT IN PERSON: Nate Cline, Vice Chair; Roberta Cosentino; Stephanie Duncan; Matt Hammond; Molly Morrison.

MEMBERS PRESENT VIA ZOOM: Doug Fasick; Angie Thompson-Lobb; Andrew Wright.

STAFF PRESENT IN PERSON: Brian O'Leary, Executive Director; Carol Stauffer, Assistant Director; Glenn Bentley; Carrie Conwell; Beth Cunliffe; William Deguffroy; Paul Fritz; Rachael Griffith; Gene Huller; Ann Lane; Chris Patriarca; Brian Styche.

STAFF PRESENT VIA ZOOM: Chris Bittle; Steven Buck; Paul Farkas; Carolyn Oakley; Joe Shanley; Elle Steinman; Diana Zak.

VISITORS PRESENT IN PERSON: Seung Ah Byun; Kate Hutelmyer; Richard Whiteford.

VISITORS PRESENT VIA ZOOM: Zach Hurst; Mr. Wilson.

CALL TO ORDER:

The regular monthly meeting of the Chester County Planning Commission held in person at the Government Services Center Suite 270 and via Zoom audio/video on Wednesday, October 11, 2023 was called to order at 2:00 P.M. by Vice Chair Nathan Cline.

PUBLIC COMMENT: There were no public comments.

PRESENTATION:

Seung Ah Byun, WRA Executive Director introduced Kate Hutelmyer, WRA Planner. Ms. Hutelmyer reported on the draft Watersheds Plan 2045. She noted that Chester County has approximately 2,300 stream miles of which about 70% drain into drinking water supply sources. A map was presented showing 21 watersheds within and bordering Chester County. The planning process for Watersheds 2045 has been broken into five parts: assessing where we've been; understanding where we are; identifying the challenges; setting the course; and tailoring the approach. Information and data were gathered from a current conditions analysis, a future conditions projection, and public, stakeholder, and steering committee meetings. The draft plan contains six chapters: A Watershed; How Far We've Come; Where We Stand; What Matters to Us; Where We're Headed; and How We'll Get There. The plan is scheduled for approval and adoption at the December 2023 Commissioners' meeting.

ACTION ITEMS:

Approval of Meeting Minutes:

A MOTION TO APPROVE THE MINUTES FOR THE SEPTEMBER 13, 2023 MEETING OF THE CHESTER COUNTY PLANNING COMMISSION WAS MADE BY MR. HAMMOND, SECONDED BY MS. MORRISON, AND PASSED BY UNANIMOUS VOTE OF THE COMMISSION.

Act 247 Reviews:

Subdivision and Land Development Reviews:

There were thirteen (13) Subdivision and Land Development Reviews prepared in September 2023.

A MOTION TO APPROVE THE THIRTEEN (13) SUBDIVISION AND LAND DEVELOPMENT REVIEWS WAS MADE BY MR. WRIGHT, SECONDED BY MS. COSENTINO, AND PASSED BY UNANIMOUS VOTE OF THE COMMISSION.

Mr. Hammond recused himself from the following applications: SD-08-23-17821; LD-08-23-17811.

Mr. Cline recused himself from the following applications: SD-08-23-17814; SD-08-23-17809; LD-08-23-17810.

Comprehensive Plan, Zoning and Subdivision Ordinance Amendments, Miscellaneous Reviews:

There were five (5) Comprehensive Plan, Zoning and Subdivision Ordinance Amendment, and Miscellaneous Reviews prepared in September 2023.

A MOTION TO APPROVE THE FIVE (5) COMPREHENSIVE PLAN, ZONING AND SUBDIVISION ORDINANCE AMENDMENT, AND MISCELLANEOUS REVIEWS WAS MADE BY MS. MORRISON, SECONDED BY DR. FASIC, AND PASSED BY UNANIMOUS VOTE OF THE COMMISSION.

Act 537 Reviews:

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

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

Ms. Conwell presented the Commission with four (4) minor Act 537 reviews for the month of September.

A MOTION TO APPROVE THE FOUR (4) MINOR ACT 537 REVIEWS WAS MADE BY MS. COSENTINO, SECONDED BY MR. HAMMOND, AND PASSED BY UNANIMOUS VOTE OF THE COMMISSION.

Agricultural Security Area Reviews:

Mr. Bentley presented the Commission with one (1) seven-year review for the month of September.

A MOTION TO APPROVE THE ONE (1) SEVEN-YEAR REVIEW WAS MADE BY MS. MORRISON, SECONDED BY MS. DUNCAN, AND PASSED BY UNANIMOUS VOTE OF THE COMMISSION.

Mr. Bentley presented the Commission with six (6) ASA addition reviews for the month of September.

A MOTION TO APPROVE THE SIX (6) ASA ADDITION REVIEWS WAS MADE BY MR. WRIGHT, SECONDED BY MS. COSENTINO, AND PASSED BY UNANIMOUS VOTE OF THE COMMISSION.

Community Planning Month Proclamation:

A MOTION TO ENDORSE THE COMMUNITY PLANNING MONTH PROCLAMATION FROM THE COMMISSIONERS WAS MADE BY MR. HAMMOND, SECONDED BY MS. DUNCAN, AND PASSED BY UNANIMOUS VOTE OF THE COMMISSION.

DISCUSSION AND INFORMATION ITEMS:

Agricultural Development Council Update:

Ms. Lane reported that the Chester County Commissioners will announce the Farmer of the Year Award and the Distinguished Service to Agriculture Award on Monday. Ms. Lane and Mr. Bittle are working on gathering photos and draft content for the 2024 Farm Guide.

Sustainability Division Update:

Ms. Griffith reported on Chester County's first Sustainability Summit held at Penn State Great Valley on September 26. Over 300 guests attended, including more than 60 high school and college students. Approximately 50 guests attended the five additional tours held during this same week.

Next, Ms. Griffith reported that the county was awarded \$72,464 in funding through DEP's Alternative Fuels Incentive Grant program for EV charging stations at county facilities for the county's fleet vehicles.

Lastly, Ms. Griffith reported that EEAB's Clean Energy Subcommittee's Solar Adopter's Conference has been rescheduled to mid-January 2024 to be able to partner with the Economic Development Council.

Multimodal Transportation Division Update:

Mr. Styche reported that the Reeceville/82 roundabout opened last month on September 12. This project was 100% federally funded through a Highway Safety Improvement Program award of \$1.5 million.

Next, Mr. Styche reported that Commissioner Kichline accepted a Diamond level (highest level) TDM advocate award for Chester County at a GVFTMA event held last month on September 25.

Lastly, Mr. Styche reported that the FY2025 TIP update/Circuit funding process is underway. The following four project candidates have been submitted: CVT extension within the P&T corridor; county bridge #38; business 30 and North Caln/Olive Road intersection; and PA 926 and Pocopson Road intersection.

Design and Technology Division Update:

Mr. Fritz reported on the third quarter report. As in previous years, proposed residential lots/units that were consistent with Landscapes3 have been consistently in the high 90% range. Proposed non-residential square footage percentage was lower this third quarter due to an anomaly, a proposed industrial park in Honeybrook Township. The total number of proposed residential lots/units is strong due to the following larger residential developments: Great Valley Corporate Center; Odessa development; Traditions of America; 1221 Airport Road; and Paradise Village. The number of proposed non-residential square footage has been consistent due to the following larger proposals: Twin County Business Park; New Garden Elementary School; Phoenixville Area Elementary School; and Greenwood Elementary School.

Community Planning Division Update:

Mr. Deguffroy reported that the VPP Longwood Gardens Kennett Connector Trail Study has been completed. Mr. Deguffroy reminded the board of the remaining fall events: Urban Centers Forum, Thursday, November 2 at the Downingtown S.T.E.M Academy; and Housing Forum, Thursday, November 30 at the Government Services Center.

Mr. Patriarca provided an overview of implementable comprehensive plans. He noted that there are five keys for successful implementable comprehensive plans: focus on real, relevant community issues; organize the way officials and citizens think; devise workable recommendations; recruit partners and create capacity; and get local ownership and commitment. Mr. Patriarca went on to report on CCPC's recent In-Kind/Technical Services VPP implementable comprehensive plans in the following municipalities: Modena Borough; Oxford Borough; Franklin Township; and Tredyffrin Township.

Director's Report:

Mr. O'Leary discussed the new 2024 Work Program projects for the six Landscapes3 goal areas: Preserve, Protect, Appreciate, Live, Prosper, and Connect; and for the Landscapes3 vision and map. The next steps will include the review of the draft 2024 Communications Plan at the November board meeting then adoption of both the 2024 Work Program and Communications Plan at the December board meeting.

Mr. O'Leary noted that five board members terms are expiring 12/31/23. Board members that want to be reappointed will need to reapply.

ADJOURNMENT

THERE BEING NO FURTHER BUSINESS, A MOTION TO ADJOURN AT 3:43 PM WAS MADE BY MS. DUNCAN, SECONDED BY MS. MORRISON, AND PASSED BY UNANIMOUS VOTE OF THE COMMISSION.

Respectfully submitted,



Brian N. O'Leary, AICP
Secretary

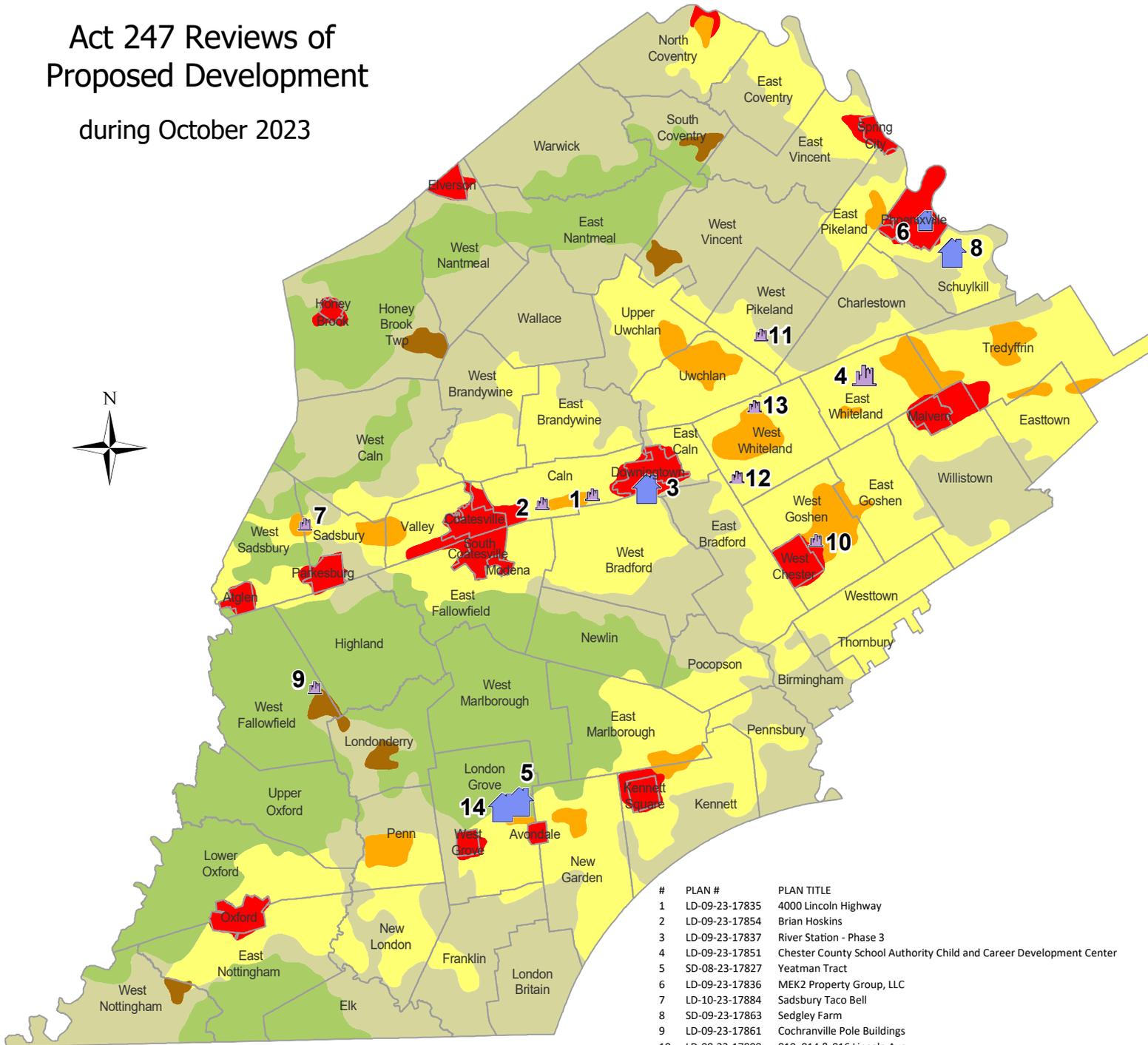
Act 247 Reviews

Subdivision & Land Development



Act 247 Reviews of Proposed Development

during October 2023



Symbols

Residential Lots/Units

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

Non-Residential Square Feet

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

Other

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

Landscapes3

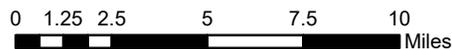
Growth Areas

- Urban Center
- Suburban Center
- Suburban
- Rural Center

Rural Resource Areas

- Rural
- Agricultural

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

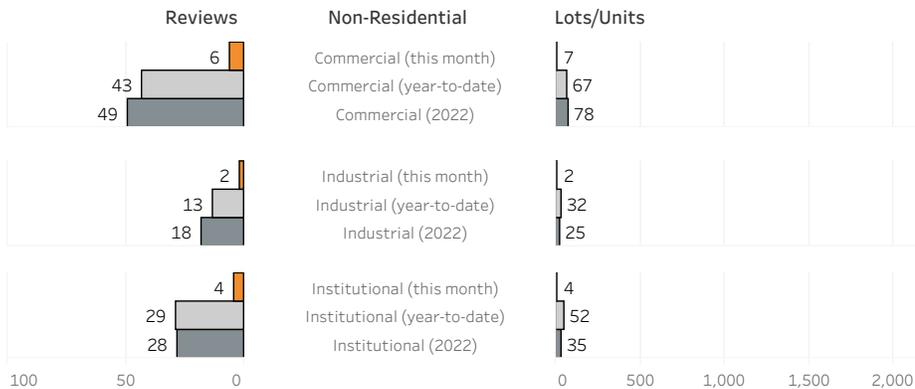
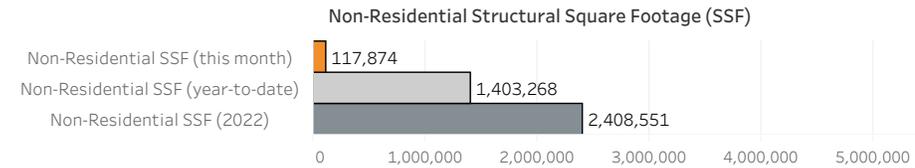


#	PLAN #	PLAN TITLE
1	LD-09-23-17835	4000 Lincoln Highway
2	LD-09-23-17854	Brian Hoskins
3	LD-09-23-17837	River Station - Phase 3
4	LD-09-23-17851	Chester County School Authority Child and Career Development Center
5	SD-08-23-17827	Yeatman Tract
6	LD-09-23-17836	MEK2 Property Group, LLC
7	LD-10-23-17884	Sadsbury Taco Bell
8	SD-09-23-17863	Sedgley Farm
9	LD-09-23-17861	Cochranville Pole Buildings
10	LD-08-23-17808	810, 814 & 816 Lincoln Ave.
11	LD-08-23-17823	2023 Temple Building ACMEC
12	LD-09-23-17844	Mary C. Howse Elementary School
13	LD-09-23-17845	347 N. Pottstown Pike
14	CU-08-23-17824	London Grove West Apartments



Subdivision and Land Development Applications

October 2023



Subdivision and Land Development Reviews 10/1/2023 to 10/31/2023

Municipality	Plan #	Title	Review Date	Acreage	Land Use	Lots/Units	Non-Res. Sq. Footage	Structure Use	Non-Res. Bldgs.	Roads (L. Feet)	Landscapes3 (Yes, No, N/R)
Caln Township	LD-09-23-17835	4000 Lincoln Highway	10/26/2023	2.59	Commercial	1	5,445	Commercial Restaurant	1		Yes
Caln Township	LD-09-23-17854	Brian Hoskins	10/9/2023	8.71	Commercial	1	1,935	Commercial Addition to Existing	1		Yes
East Caln Township	LD-09-23-17837	River Station - Phase 3	10/9/2023	60.93	Apartment	157		Residential Apartment			Yes
East Whiteland Township	LD-09-23-17851	Chester County School Authority Child and Career Development Center	10/18/2023	62.22	Institutional	1	85,000	Institutional School	1		Yes
Honey Brook Township	SD-09-23-17830	1373 Beaver Dam Road	10/2/2023	237.08	Single Family Residential Agricultural	2		Residential Single Family Residential Agricultural Farm/Pasture Land		0	Yes
London Grove Township	SD-08-23-17827	Yeatman Tract	10/6/2023	77.49	Single Family Residential Townhouse	286		Residential Single Family Residential Residential Townhouse			Yes
New London Township	SD-09-23-17857	David Lytle & Barbara Lytle and Timothy Bushnell & Eileen Bushnell	10/24/2023	23.79	Single Family Residential Agricultural	2		Residential Single Family Residential Agricultural Farm/Pasture Land			Yes
North Coventry Township	SD-09-23-17841	Mullikin - 540 W Schuylkill	10/26/2023	1.35	Single Family Residential	1		Residential Single Family Residential		0	Yes
Penn Township	LD-09-23-17842	McDonald's USA, LLC	10/16/2023	26.09	Commercial	1		Commercial Parking Lot/Garage			Yes
Phoenixville Borough	LD-09-23-17836	MEK2 Property Group, LLC	10/6/2023	0.34	Apartment	18		Residential Apartment			Yes
Sadsbury Township	LD-10-23-17884	Sadsbury Taco Bell	10/24/2023	9.48	Commercial	1	2,722	Commercial Fast Food	1	0	Yes
Schuylkill Township	SD-09-23-17863	Sedgley Farm	10/25/2023	65.75	Single Family Residential	51		Residential Single Family Residential		7,156	No

Subdivision and Land Development Reviews 10/1/2023 to 10/31/2023

Municipality	Plan #	Title	Review Date	Acreage	Land Use	Lots/Units	Non-Res. Sq. Footage	Structure Use	Non-Res. Bldgs.	Roads (L. Feet)	Landscapes ³ (Yes, No, N/R)
Schuylkill Township	SD-09-23-17864	Select Sites, LP	10/25/2023	0.94	Single Family Residential	1		Residential Single Family Residential		121	No
Valley Township	SD-09-23-17855	Charles S. Milewski	10/17/2023	2.76	Single Family Residential Apartment	2		Residential Single Family Residential Apartment			Yes
West Bradford Township	LD-09-23-17852	Chestnut Lane Pump Station Improvements	10/5/2023	0.72	Institutional	1		Institutional Utility		0	Yes
West Brandywine Township	SD-10-23-17872	Gordon Eck	10/19/2023	87.96	Single Family Residential Commercial	2		Residential Single Family Residential Commercial Bed/Breakfast/Inn		0	Yes
West Fallowfield Township	LD-09-23-17861	Cochranville Pole Buildings	10/23/2023	7.53	Commercial	1	7,784	Commercial Manufacturing	1	300	Yes
West Goshen Township	LD-08-23-17808	810, 814 & 816 Lincoln Ave.	10/5/2023	6.94	Industrial	1	1,225	Industrial Manufacturing	1	0	Yes
West Goshen Township	SD-08-23-17807	810, 814 & 816 Lincoln Ave.	10/5/2023	6.94	Industrial	1		Industrial Lot Consolidation		0	Yes
West Marlborough Townshi	SD-09-23-17862	Cheshire Land Conservancy	10/24/2023	191.30	Agricultural	2		Agricultural Open Space Conservation			Yes
West Pikeland Township	LD-08-23-17823	2023 Temple Building ACMEC	10/5/2023	24.50	Institutional	1	1,386	Institutional Religious Organization	1	0	Yes
West Whiteland Township	LD-09-23-17844	Mary C. Howse Elementary School	10/11/2023	13.58	Institutional	1	8,067	Institutional Addition to Existing	1		Yes
West Whiteland Township	LD-09-23-17845	347 N. Pottstown Pike	10/12/2023	1.49	Commercial	1	4,310	Commercial Unique	1		Yes

Grand Totals of Subdivision and Land Development Reviews	23 Reviews	920.49 Acres	536 Lots/Units	117,874 Non-Res. Sq. Feet	9 Non-Res. Bldgs.	7,577 Linear Feet Roadway
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There are **21** plans consistent, **2** plans inconsistent, and **0** plans with no relevance to *Landscapes3*.

**Unofficial Sketch Plan Evaluations
10/1/2023 to 10/31/2023**

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

Conditional Use Reviews 10/1/2023 to 10/31/2023

Municipality	Plan #	Title	Review Date	Acreage	Land Use	Lots/Units	Non-Res. Sq. Footage	Structure Use	Non-Res. Bldgs.	Roads (L. Feet)	Landscapes? (Yes, No, N/R)
London Grove Township	CU-08-23-17824	London Grove West Apartments	10/2/2023	24.25	Apartment	192	0	Residential Apartment			Yes
Grand Totals of Conditional Use Reviews		1 Reviews		24.25 Acres		192 Lots/Units	0 Non-Res. Sq. Feet		Non-Res. Bldgs.	Linear Feet Roadway	

There are **1** Conditional Use consistent, **0** Conditional Use inconsistent, and **0** Conditional Use with no relevance to **Landscapes3**.

Subdivision & Land Development Letters





THE COUNTY OF CHESTER



COMMISSIONERS
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PLANNING COMMISSION
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October 26, 2023

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

Re: Preliminary/Final Land Development - 4000 Lincoln Highway
Caln Township - LD-09-23-17835

Dear Ms. Denne:

A preliminary/final land development plan entitled "4000 Lincoln Highway", prepared by Vastardis Consulting Engineers and dated June 30, 2023, was received by this office on October 2, 2023. This plan is reviewed by the Chester County Planning Commission in accord with the provisions of Section 502 of the Pennsylvania Municipalities Planning Code. We offer the following comments on the proposed land development for your consideration.

PROJECT SUMMARY:

Location:	South side of West Lincoln Highway (Business Route 30), east of Bondsville Road
Site Acreage:	3.00 acres
Lots:	1 lot
Non-Res. Square Footage:	5,445 square feet
Proposed Land Use:	Restaurant
New Parking Spaces:	39 spaces
Municipal Land Use Plan Designation:	Thorndale Village - Mixed Use
UPI#:	39-4-138.1

PROPOSAL:

The applicant proposes the construction of a 5,445 square foot restaurant with a drive-through. The site is located in the Caln Township TV-1 Thorndale Village zoning district and will be served by public water and sewer facilities.

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

BACKGROUND:

1. The Chester County Planning Commission has previously reviewed a conditional use proposal for this site. That review, CCPC# CU-02-23-17582 and dated March 22, 2023, which addressed a conditional use application for the construction of a 5,445 square foot restaurant with a drive-through, was approved by the Township on May 25, 2023. This letter repeats some of the still-relevant comments in our review of March 22, 2023.

COUNTY POLICY:

LANDSCAPES:

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



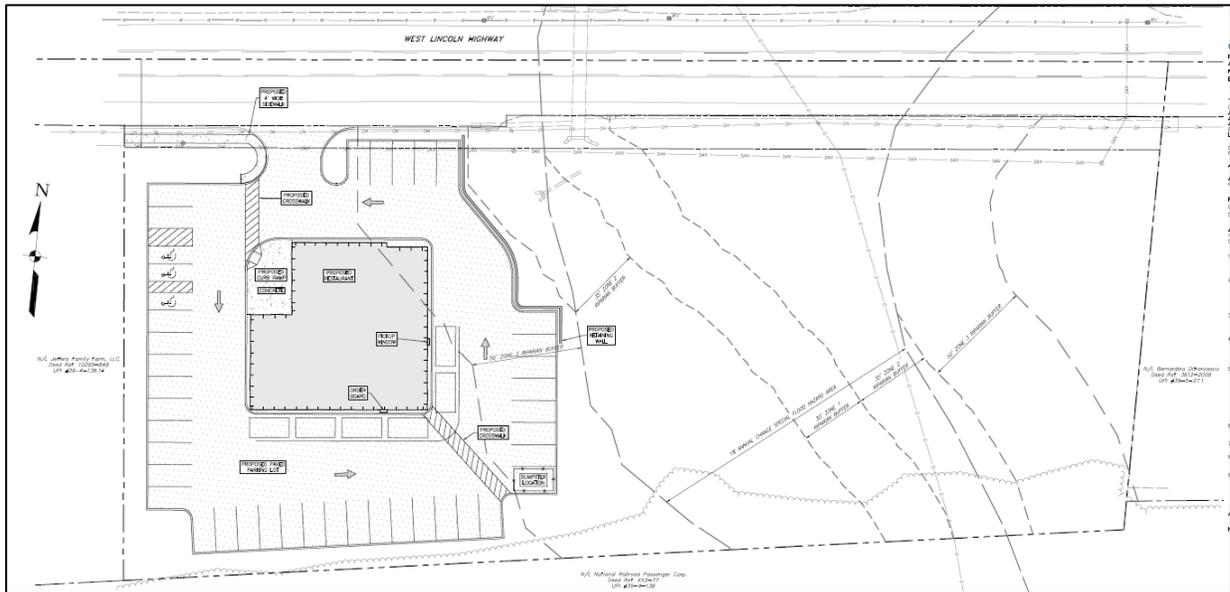
WATERSHEDS:

3. *Watersheds*, the water resources component of *Landscapes3*, indicates the proposed development is located within the 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.

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



***Detail of 4000 Lincoln Highway
Preliminary/Final Land Development Plan***

PRIMARY ISSUES:

5. The County Planning Commission’s Multimodal Circulation Handbook (2016 Update), which is available online at: www.chescoplanning.org/resources/PubsTransportation.cfm, classifies Lincoln Highway (State Route 30) as a major arterial. The Handbook (page 183) recommends a 150 foot-wide right-of-way for major arterial roads to accommodate future road and infrastructure improvements. We acknowledge that the Township’s Conditional Use Order Number 8 requires the applicant to offer additional right-of-way to be reserved for the southern portion of this section of Lincoln Highway.

Page: 4

Re: Preliminary/Final Land Development - 4000 Lincoln Highway

Caln Township - LD-09-23-17835

6. “Connect” Objective C of *Landscapes3*, the 2018 County Comprehensive Plan, is to provide universally accessible sidewalks, trails, and public transit connections to create a continuous active transportation network within designated growth areas. Therefore, we recommend the incorporation of sidewalks into the plan. Pedestrian connectivity between sidewalks and buildings is an important component of a complete sidewalk system in the **Suburban Center Landscape**.

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

We acknowledge that the Township’s Conditional Use Order Number 5 requires the applicant to grant an easement to allow a future extension of a sidewalk along the entire property frontage of West Lincoln Highway, including the eastern portion of this site. We endorse the requirement that the applicant install a brick inlay similar to a nearby existing sidewalk (i.e., at “Caln Village”). We note that the easement width should take into account potential obstacles to installing the sidewalk, including utility poles, the proposed retaining wall, and the existing headwall located on the south side of West Lincoln Highway.

7. We strongly recommend that the five parking spaces located at the northeast side of the structure be relocated or removed and replaced with a landscape strip, a five foot wide sidewalk, and landscaping. The proposed location of the five spaces precludes the ability to have a landscape strip between the West Lincoln Highway curb and a future sidewalk. A landscape strip provides increased safety and comfort of sidewalk users, protection from spray from passing vehicles, and a space for street lights and other public amenities. In addition, we recommend parking spaces be located completely on private property so parked vehicles do not obstruct the public right-of-way.
8. The Township’s emergency service providers should be requested to review the plan to ensure that safe access and egress is provided for this site. We recommend the applicant and Township refer to the Emergency Access design element of the County Planning Commission’s [Multimodal Circulation Handbook \(2016 Update\)](http://www.chesco.org/DocumentCenter/View/27034) in its design of the emergency access connections. This design element is available online at: www.chesco.org/DocumentCenter/View/27034.
9. The Township Engineer should review the design of the drive-through area and queuing lane at the southern corners of the structure, because it appears that the small curb radii at these locations may make it difficult for vehicles to safely maneuver the left turns. The Township should also verify the required amount of on-site parking.
10. The Township should verify that the proposed landscaping plan conforms to the Township’s landscape and screening requirements. The applicant should maximize the use of native tree, shrub, and herbaceous species in the planting areas. *Landscapes3* also recommends that developments in the **Suburban Center Landscape** include extensive landscaping in parking areas (page 37). Trees and understory plantings in and around parking lots provide numerous benefits, including stormwater absorption and infiltration and a more attractive setting. We also recommend that additional landscaping be provided in and around the floodplain area to help protect the riparian corridor.

More areas for landscaping could also be created by reserving some parking spaces, which could be landscaped instead of being paved. Some spaces along West Lincoln Highway could be reserved and could be converted to paved spaces in the future if it becomes evident that they will be needed. Reserving parking spaces in this manner can also provide additional areas for a sidewalk, help to reduce initial construction costs and limit the creation of impervious surfaces.

11. We suggest that the applicant and the Township contact the property owner to the west (UPI # 39-4-138.1A, the “Jeffers Family Farm”), which submitted a preliminary/final land development plan (“3982 Lincoln Highway”) for our review; refer to CCPC # LD-01-23-17516, dated February 8, 2023. That plan proposed the construction of a 3,928 square foot commercial building and 17 parking spaces, instead of the required 26 spaces. It may be possible to create a combined parking area and access for both sites, which can improve circulation and provide better parking opportunities. Note that our review of that proposal suggested “...that the applicant contact the owners of the adjacent sites to the east and west to evaluate whether a joint parking agreement can be achieved. There appears to be a driveway connection to the site to the west, and a similar driveway connection should be considered for the site to the east.” (See comment 7 of that review).
12. The site contains land within the 100-year floodplain. We note that the County Planning Commission does not support development in the floodplain, and the Federal Emergency Management Agency and Pennsylvania Department of Environmental Protection regulate filling or development in the floodplain. Development within a floodplain can increase the magnitude and frequency of normally minor floods, and present health and safety problems. The applicant should contact both these agencies to determine if future development activity will require a permit. The Township should request documentation of these contacts or permit(s) before approving the plan.
13. The proposed building includes roof areas that may offer opportunities to improve the facility’s long-term sustainability and reduce its reliance on energy from the grid, such as designs that incorporate “green roofs,” “white roofs” and solar photovoltaic energy systems. Green roofs can reduce a building’s stormwater runoff, improve insulation, increase the longevity of the roof system, and reduce heating and cooling costs. White roofs can help reflect solar radiation and 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/>.
14. The Township should verify that the design and location of all proposed outdoor lighting conforms to Caln Township’s 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.
15. The applicant should identify any areas for outdoor seating. We encourage outdoor seating as a site amenity.
16. The applicant should clarify the location of all doors at the facility. It is also unclear why a crosswalk is proposed from the dumpster to the southeast corner of the proposed structure if there is no door or sidewalk located along the south or east side of the structure.
17. The applicant should provide more information regarding the design and extent of screening of the dumpster to ensure that it coordinates and contributes to the quality of the development.

Page: 6

Re: Preliminary/Final Land Development - 4000 Lincoln Highway

Caln Township - LD-09-23-17835

18. The Township and the applicant should ensure that the design of the retaining wall contributes to the quality of the development. The Chester County eTool on retaining walls provides additional related recommendations, at: <https://www.chescoplanning.org/MuniCorner/eTools/74-RetainingWalls.cfm>
19. We recommend that the Township Engineer review and comment on the applicant's traffic impact study.

ADMINISTRATIVE ISSUES:

20. 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>.
21. A minimum of four copies of the plan should be presented at the Chester County Planning Commission for endorsement to permit recording of the final plan in accord with the procedures of Act 247, the Pennsylvania Municipalities Planning Code, and to meet the requirements of the Recorder of Deeds, and the Assessment Office.

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

Sincerely,



Wes Bruckno, AICP
Senior Review Planner

cc: Vastardis Consulting Engineers LLC
Chester County Conservation District
Anthony Antonelli, District Permits Manager, PennDOT
Francis J. Hanney, PennDOT



THE COUNTY OF CHESTER



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Executive Director

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October 9, 2023

Raymond Stackhouse, Zoning Officer
Caln Township
253 Municipal Drive
Thorndale, PA 19372

Re: Preliminary/Final Land Development - Brian Hoskins
Caln Township - LD-09-23-17854

Dear Mr. Stackhouse:

A preliminary/final land development plan entitled "Brian Hoskins", prepared by Howell Engineering and dated September 22, 2023, was received by this office on September 22, 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:	Northwest intersection of Lincoln Highway (State Route 3070), and Barley Sheaf Road
Site Acreage:	8.71 acres
Lots:	1 lot
Non-Res. Square Footage:	1,935 square feet
Proposed Land Use:	Addition to existing commercial structure
New Parking Spaces:	No new spaces
Municipal Land Use Plan Designation:	Commercial
UPI#:	39-4-55.2

PROPOSAL:

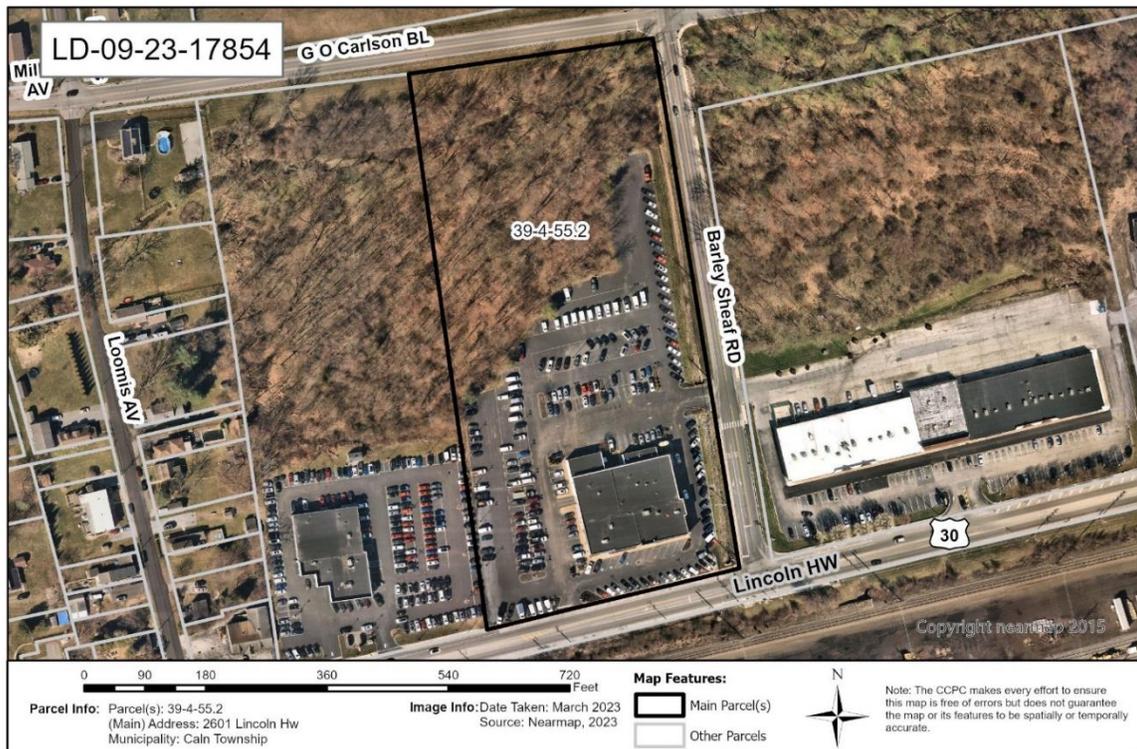
The applicant proposes the construction of a 1,935 square foot building addition. The site, which is served by public water and sewer facilities, is located in the Caln Township Highway Commercial zoning district.

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

COUNTY POLICY:

LANDSCAPES:

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

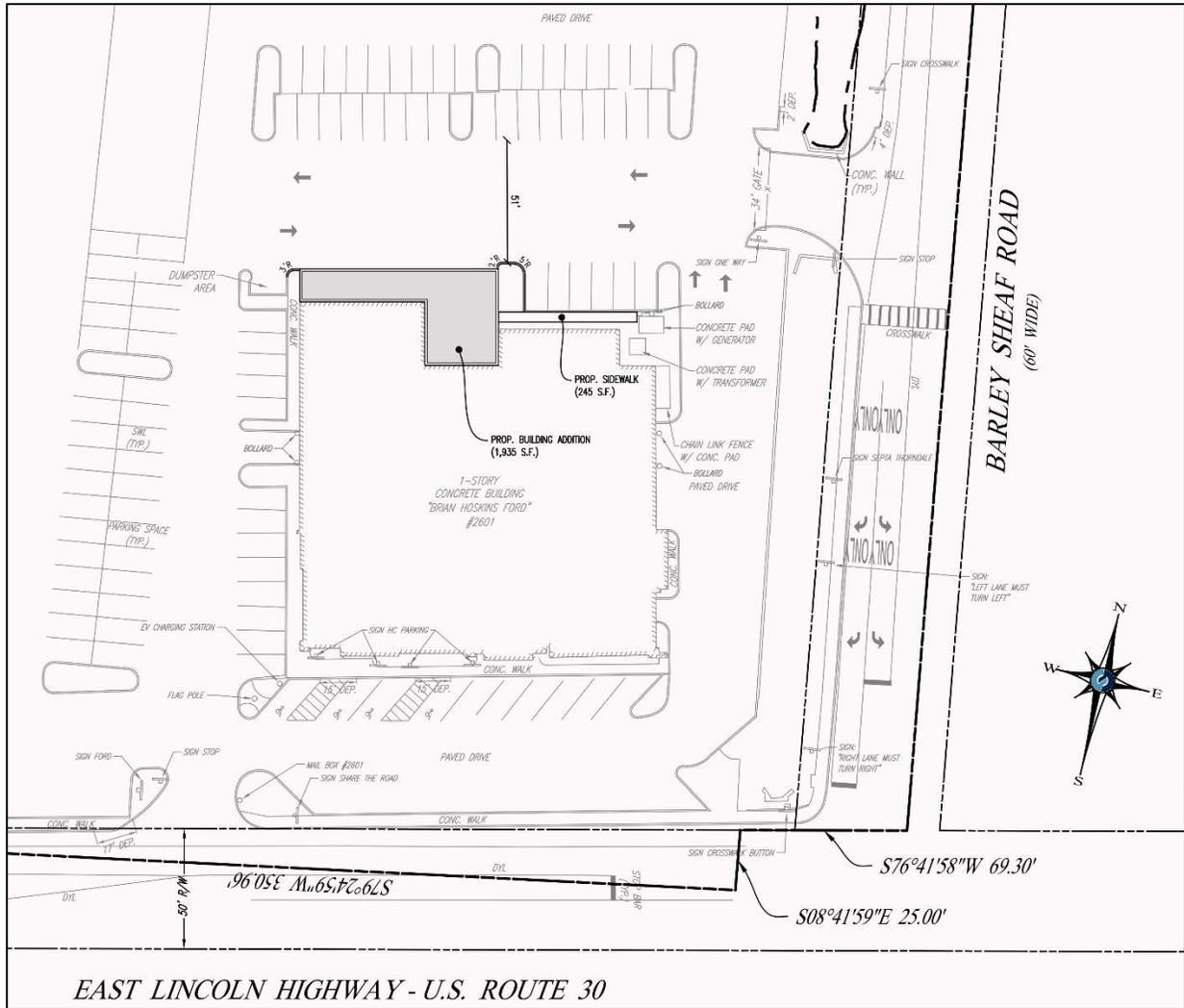


WATERSHEDS:

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

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

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



**Detail of Brian Hoskins
 Preliminary/Final Land Development Plan**

PRIMARY ISSUES:

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.
4. The County Planning Commission’s **Multimodal Circulation Handbook** (2016 Update), which is available online at: www.chescoplanning.org/resources/PubsTransportation.cfm, classifies Lincoln Highway (State Route 30) as a major arterial. The Handbook (page 183) recommends a 150 foot-wide right-of-way for major arterial roads to accommodate future road and infrastructure improvements. We recommend that the applicant and the Township contact PennDOT to determine the appropriate right-of-way to be reserved for this section of Lincoln Highway. We suggest that this area be identified as a dedicated right-of-way, and be offered for dedication to PennDOT.

Page: 4
Re: Preliminary/Final Land Development - Brian Hoskins
Caln Township - LD-09-23-17854

ADMINISTRATIVE ISSUES:

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

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

Sincerely,



Wes Bruckno, AICP
Senior Review Planner

cc: Howell Engineering
BJH Properties, LP
Anthony Antonelli, District Permits Manager, PennDOT
Francis J. Hanney, PennDOT
Chester County Conservation District



THE COUNTY OF CHESTER



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October 9, 2023

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

Re: Final Land Development - River Station - Phase 3
East Caln Township - LD-09-23-17837

Dear Ms. Kelly:

A final land development plan entitled "River Station - Phase 3", prepared by RGS Associates and dated September 8, 2023, was received by this office on September 14, 2023. This plan is reviewed by the Chester County Planning Commission in accord with the provisions of Section 502 of the Pennsylvania Municipalities Planning Code. We offer the following comments on the proposed land development for your consideration.

PROJECT SUMMARY:

Location:	West side of Brandywine Avenue (State Route 322) and the south side of the municipal border with Downingtown Borough
Site Acreage:	60.93 acres
Units:	157 apartments (67 in East Caln Township, 90 apartments in Downingtown Borough)
Proposed Land Use:	Apartment
New Parking Spaces:	365 spaces (total)
Municipal Land Use Plan Designation:	Industrial (East Caln Township Comprehensive Plan), Central Business District-Height Overlay (Downingtown Borough Comprehensive Plan)
UPI#:	40-3-9

PROPOSAL:

This land development is located in East Caln Township and Downingtown Borough; East Caln Township submitted this proposal to the County Planning Commission for review on behalf of both municipalities. The applicant proposes the construction of 157 residential apartment units in two four-story buildings and 365 total parking spaces. One building containing 67 apartments will be located in East Caln Township, the second building containing 90 apartments will be located in Downingtown Borough. The site, which will be served by public water and public sewer facilities, is located in the East Caln Township I-1/Transit Oriented Mixed Use Overlay and in the Downingtown Borough TND/Central Business Revitalization Overlay zoning district. A conditional use approval for this land development was issued by the East Caln Township Board of Supervisors on July 19, 2023.

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

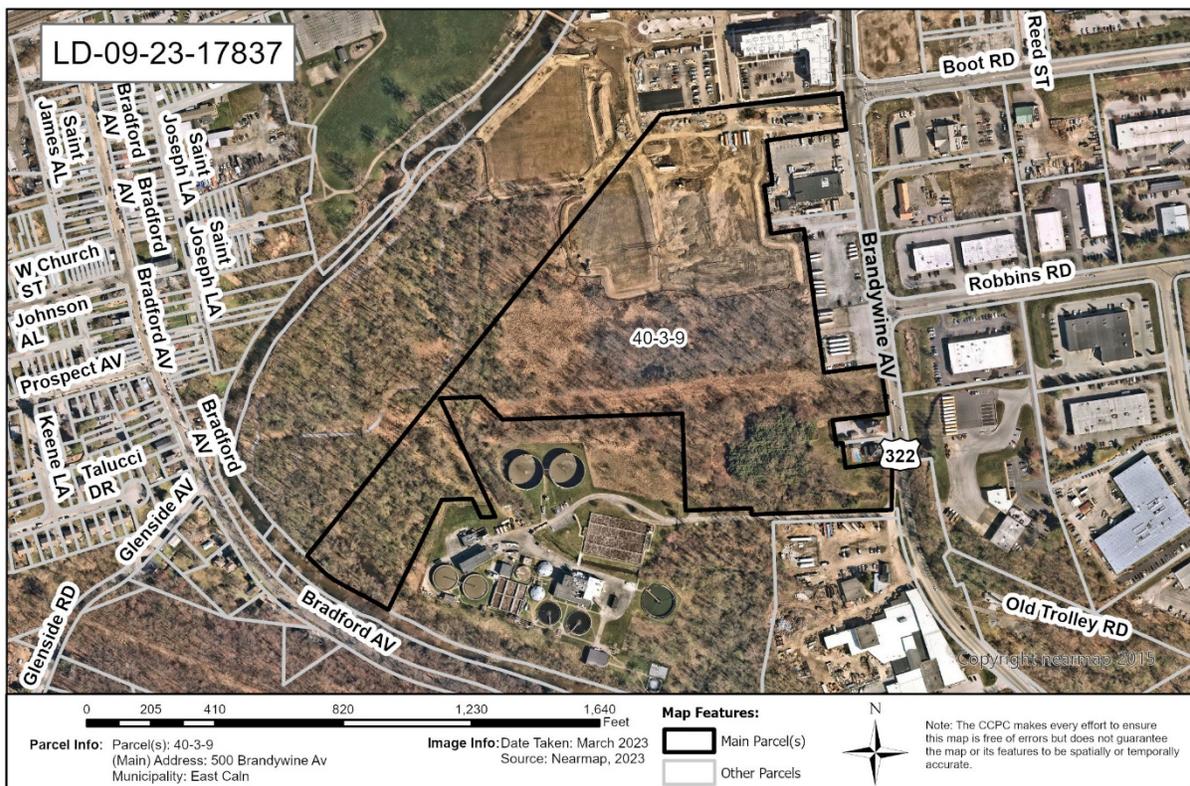
BACKGROUND:

1. The Chester County Planning Commission has previously reviewed a preliminary/final subdivision and land development plan for this site entitled "River Station", prepared by Edward B. Walsh and Associates Inc. and dated October 2, 2017. That submission was submitted by Downingtown Borough and was received by this office on May 29, 2018. That review, CCPC# SD-05-18-15450, LD-05-18-15449, dated June 26, 2018, was approved by the Borough on October 20, 2020.

COUNTY POLICY:

LANDSCAPES:

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



WATERSHEDS:

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

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

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

PRIMARY ISSUES:

Because this land development is located in East Caln Township and Downingtown Borough, the comments in this letter will apply to both municipalities.

Pedestrian and Multi-Modal Circulation:

5. In our review letter of May 29, 2018, CCPC# SD-05-18-15450, LD-05-18-15449, we commented that the Chester Valley Trail is planned to extend through this area. We encouraged the Township, Borough, and applicant to coordinate the extension of the Trail with the County and that a conceptual location for the Chester Valley Trail be shown on this plan.

We also note that the East Caln Township Conditional Use Order 13, which was issued on July 19, 2023, refers to a potential connection to the Chester Valley Trail, and states that:

"13. If a subsequent trail connection to the Chester Valley Trail is made through use groups A or F, the applicant will provide an accessible connection from the property to the Chester Valley Trail connection within use group A or F."

(Use groups A and F relate to uses permitted in the Transit Oriented Mixed Use Development District in the East Caln Township Zoning Ordinance).

Conditional Use Order 13 appears vague and seems to suggest that the connection to the Chester Valley Trail may be at the discretion of the applicant. The portion of the Chester Valley Trail that passes through this area is critical to the overall integrity of the Trail, and we strongly recommend that the applicant construct this connection as well as trail connection from the P&T Corridor to the Struble Trail. The Trail connection should be constructed as soon as possible, and any necessary easements should be provided. Information on the extension of the Chester Valley Trail is available online at: <http://www.chescoplanning.org/transportation/cvte.cfm>

6. East Caln Township and Downingtown Borough were two of the seven municipalities within the Chester County region that participated in the Central Chester County Bicycle and Pedestrian Circulation Plan. We suggest that the applicant and the Township work together to implement the recommendations of the Bicycle and Pedestrian Circulation Plan, particularly integrating the site into the regional circulation network. The Bicycle and Pedestrian Circulation Plan is available online at: www.chesco.org/DocumentCenter/View/12219
7. The County Planning Commission's Multimodal Circulation Handbook (2016 Update), which is available online at www.chescoplanning.org/resources/PubsTransportation.cfm, classifies Brandywine Avenue (State Route 322) as a major arterial. Boot Road (State Route 2020) is classified by the Multimodal Circulation Handbook as a minor arterial. The Handbook (page 183) recommends a 100 foot-wide right-of-way for major arterial roads and an 80 foot-wide right-of-way for minor arterial roads to accommodate future road and infrastructure improvements. The plan shows 80-foot wide rights-of-way for both Brandywine Avenue and Boot Road. We recommend that the applicant, East Caln Township and Downingtown Borough confirm with PennDOT the appropriate rights-of-way for these sections of Brandywine Avenue and Boot Road.
8. We suggest that the site be integrated into East Caln Township's and Downingtown Borough's pedestrian circulation facilities to the greatest extent possible, and that sidewalks connect the proposed railroad platform to the site and to sidewalks on Brandywine Avenue. The applicant and the Township should refer to the Pedestrian Facilities Design Element of the County Planning Commission's Multimodal Circulation Handbook in its design of the proposed pedestrian facilities, which is available online at: www.chesco.org/documentcenter/view/27042.
9. No landscaping plan was submitted with the application, but the East Caln Township Conditional Use approval numbers 1, 2 and elsewhere in the approval refer to required landscaping. We suggest that additional landscaping be provided in the parking lots to reduce surface temperatures, provide shade, help manage stormwater runoff, and serve as site amenities.
10. Pedestrian crossings at Brandywine Avenue should be protected by signalization. The applicant should also consider whether a signalized mid-block pedestrian-only crossing is appropriate.

Vehicle Circulation:

11. We recommend that all traffic control signals on and near the site be linked and coordinated.
12. The submission to the Planning Commission indicated that a traffic study was prepared. We suggest that the East Caln Township and Downingtown Borough Engineers review and comment on the traffic study, specifically regarding the potential impacts posed by this project at the railroad bridge underpass located adjacent to the site.
13. The East Caln Township and Downingtown Borough emergency service providers should be requested to review the plan to ensure that safe access and egress is provided for this site.

Public Transit:

14. It may be appropriate to plan for a bus stop at this site. 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/27031.

Overall Design:

15. If development is being considered for the remainder of this site, we encourage the applicant to submit a sketch plan for any future development. A sketch plan allows the applicant to take advantage of County and municipal expertise and consider design recommendations prior to preparing a fully engineered preliminary or final plan. The applicant and East Caln Township and Downingtown Borough could also consider the potential redevelopment of the parcels that are not part of this development but front on the west side of Brandywine Avenue, such as UPI # 40-3-6, 40-3-8 and 40-3-11.19.
16. The applicant should consider relocating some surface parking into structured parking in order to place parking in areas that are more proximate to the land uses they serve, and to reduce the expansive amounts of paved surfaces areas on the site. Reserving ground floor areas for parking can also help mitigate damage from flood events that extend beyond the floodplain.
17. The proposed buildings include large roof areas that may offer opportunities to improve the facility's long-term sustainability and reduce its reliance on energy from the grid, such as designs that incorporate "green roofs," "white roofs" and solar photovoltaic energy systems. Green roofs can reduce a building's stormwater runoff, improve insulation, increase the longevity of the roof system, and reduce heating and cooling costs. White roofs can help reflect solar radiation and also reduce cooling costs. Photovoltaic energy systems can improve the facility's long-term sustainability and reduce its reliance on energy from the grid. Additional information on green roofs is available at: <https://www.chescoplanning.org/MuniCorner/eTools/05-GreenRoofs.cfm>. Additional information on alternative energy systems such as photovoltaic systems is available at: <https://www.dvrpc.org/EnergyClimate/AEOWG/>.
18. The applicant should consider naturalizing the stormwater management basin by adding additional landscaping and vegetative screening to soften the appearance of the facilities. The basin can also serve as a site amenity if trail access is provided for passive recreational activities.

Stormwater and Natural Features:

19. The East Branch Brandywine Creek in this area is impaired by urban runoff, therefore the reduction of runoff volume is important to restoring its water quality. When the water quality and infiltration "best management practices" are being decided upon in consultation with the Pennsylvania Department of Environmental Protection, the applicant should consider incorporating porous materials and bioinfiltration "best management practices" (e.g., vegetated traffic islands, etc.) where possible, or perhaps incorporating a green roof where contaminated soils may restrict infiltration. Use of above-ground infiltration/volume reduction features will help reduce runoff volume and reduce the need for subsurface infiltration beds that are often located below permanent pavement or other permanent features, creating difficult long-term operation and maintenance considerations.
20. Depending on the location of the contaminated soils, consideration should be given to naturalizing existing ditches, swales and the other on-site waterways. Although it is unclear if this is proposed or not, we strongly discourage enclosing any waterway in subsurface pipes.



*Detail of River Station
Preliminary/Final Land Development Plan*

21. There are several features to be located within the floodplain creating additional long-term maintenance needs:
- a. The applicant should ensure that the entity designated with the long-term responsibility for the pedestrian bridge is fully aware of the need to frequently inspect and maintain the pedestrian footbridge over the East Branch Brandywine Creek to clear debris and logs from around and under the bridge. This will be necessary to avoid additional backwater and flooding of the areas upstream of the bridge and to avoid structural damage to the bridge due to a debris jam.
 - b. It appears that only two of the three end walls proposed in the floodplain will have energy dissipaters. The applicant should ensure that all stormwater outfalls to streams have energy dissipation. The applicant should include provisions in the long-term operation and maintenance plan to inspect these outfalls and energy dissipaters after flood events and be repaired as necessary.
 - c. If plantings are proposed within the 100-year floodplain, the applicant should ensure that staking and tree tubes are secured to the extent practical to minimize the potential for them to be dislodged and create flood debris or obstructions. The applicant should include in the long-term operation and maintenance plan that the responsible entity is to collect any tubes dislodged by riverine flood events, and that replacements may be needed more frequently for plantings in the floodplain.

- d. A portion of the proposed pedestrian walking trail is within the 100-year floodplain. The applicant should ensure that the entity designated with the long-term responsibility is fully aware of the need and costs to clean-up and repair the trail system after significant riverine flood events.
22. The applicant should ensure that sufficient distances are provided between structures and suitable access is provided to stormwater “best management practices” and infrastructure entry locations for vehicles, trucks and any other necessary equipment that may be required to repair and maintain the stormwater system in the future.
23. Given that the project location is adjacent to the East Branch Brandywine Creek and extensive roadways and parking lots will be constructed, consideration should be given to establishing a material storage and pre-treatment and deicing plan for the site that minimizes the volume of de-icing chemicals and pollutants that may runoff from the site as a direct discharge or through infiltration. Chloride levels are rapidly increasing in the Brandywine Creek watershed and elsewhere across Chester County and the country, and all reasonable efforts to minimize future increases are essential to consider. This is a local, regional and national issue and solutions are being pursued here and by many states.
24. It is important to note that the location of the development is downstream of four regional flood control dams and a major water supply reservoir - Marsh Creek Dam and Reservoir, Struble Dam, Barneston Dam, and Beaver Creek Dam. These dams collectively provide flood protection to communities along the East Branch Brandywine Creek, including Downingtown, and significantly reduce the flood severity and risk in those areas. However, as shown in the Emergency Action Plans for these dams, much of the proposed development is located within the dam breach inundation zones and thus would experience flooding in the unlikely event of an uncontrolled release of water or dam breach. The inundation zones have no regulatory requirements to be met as part of the land development process, however it is important for communities and property owners to be aware of this situation. Emergency Action Plans are provided to all affected municipalities and local emergency responders so that they can effectively respond and evacuate affected areas should an emergency event occur.

ADMINISTRATIVE ISSUES:

25. A Pennsylvania Department of Transportation permit is required for new or revised access and should be identified on the final plan as required by Section 508(6) of the Municipalities Planning Code.
26. The applicant should contact the office of the Chester County Conservation District for information and clarification on erosion control measures. The provisions of the Commonwealth Erosion Control Regulations may apply to the project and may require an Earth Disturbance Permit or a National Pollutant Discharge Elimination System permit for discharge of stormwater from construction activities.
27. 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: 8
Re: Final Land Development - River Station - Phase 3
East Caln Township - LD-09-23-17837

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

Sincerely,

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

Wes Bruckno, AICP
Senior Review Planner

cc: Chester County Water Resources Authority
Millie Byerly, Assistant Secretary, Downingtown Borough
Brandywine Station LP
RGS Associates, Inc.
Anthony Antonelli, District Permits Manager, PennDOT
Francis J. Hanney, PennDOT
Chester County Conservation District



THE COUNTY OF CHESTER



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October 18, 2023

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

Re: Preliminary Land Development - Chester County School Authority Child and Career
Development Center
East Whiteland Township – LD-09-23-17851

Dear Mr. Barner:

A Preliminary Land Development Plan entitled "Chester County School Authority Child and Career Development Center", prepared by T&M Associates, and dated August 25, 2023, was received by this office on September 18, 2023. This plan is reviewed by the Chester County Planning Commission in accord with the provisions of Section 502 of the Pennsylvania Municipalities Planning Code. We offer the following comments on the proposed land development for your consideration.

PROJECT SUMMARY:

Location:	southeast side of Moores Road, and the north side of Route 202
Site Acreage:	22.18 acre portion of 62.22 acre tract (Condominium Units 3 and 1B on UPI# 42-4-2.3)
Lots/Units:	1 Lot
Non-Res. Square Footage:	85,000
Proposed Land Use:	School
New Parking Spaces:	229
Municipal Land Use Plan Designation:	Office/Business Park
UPI#:	42-4-2.3

PROPOSAL:

The applicant proposes the construction of an 85,000 square foot school building, which is designed to serve special needs students. The site plan indicates that 229 parking spaces will be provided, along with a new vehicular entrance on Moores Road. A Traffic Generation Assessment, prepared by Pennoni Associates, Inc., dated June 23, 2023, was included with the plan submission; it is identified on page 1 of the Traffic Generation Assessment that the school building will support approximately 170 students and 110 staff members. The project site, which will be served by public water and public sewer, is located in the PO Professional 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.



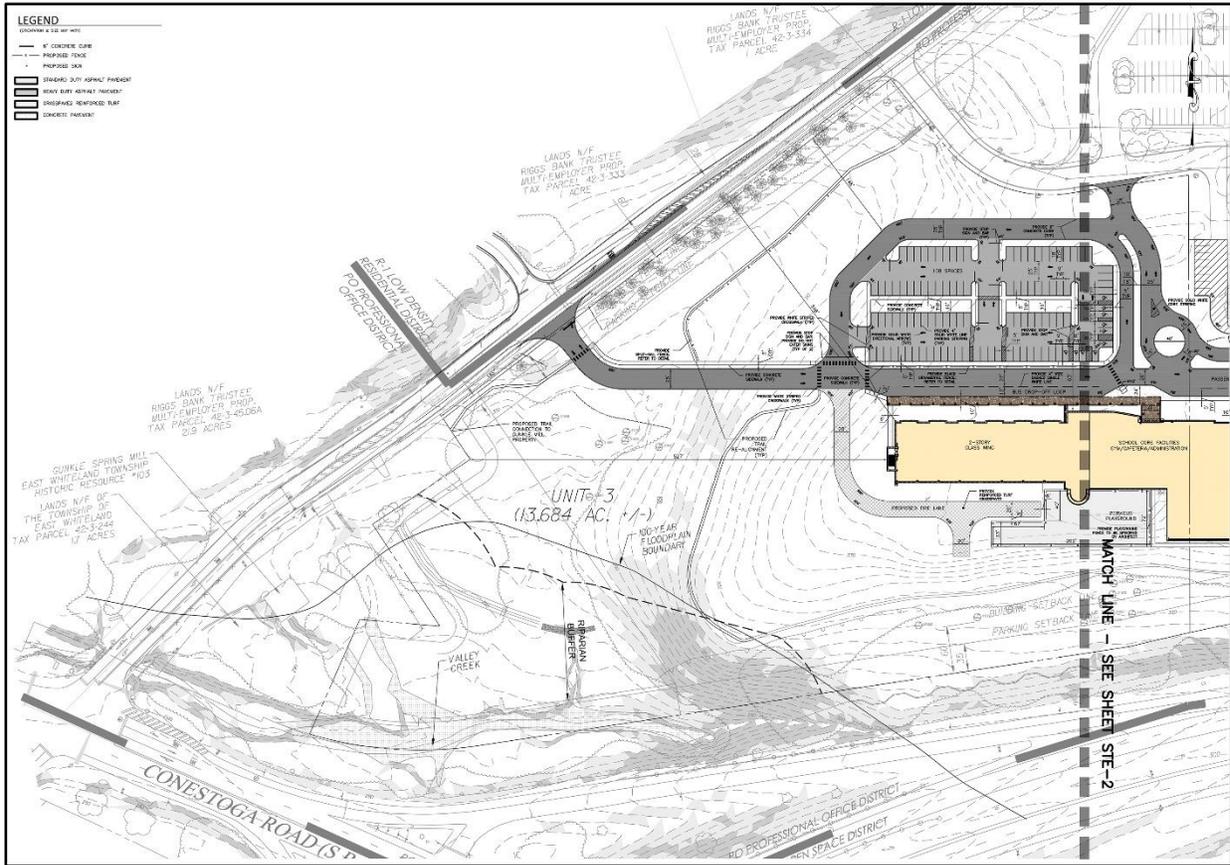
BACKGROUND:

1. The Chester County Planning Commission has previously reviewed several land development proposals for this site, the latest of which, CCPC# LD-12-20-16579, “20 Moores Road – Building 5,” dated January 27, 2021, addressed the construction of a four-story 175,000 square foot commercial office building. We have no record of the Township taking action on this prior plan submission.

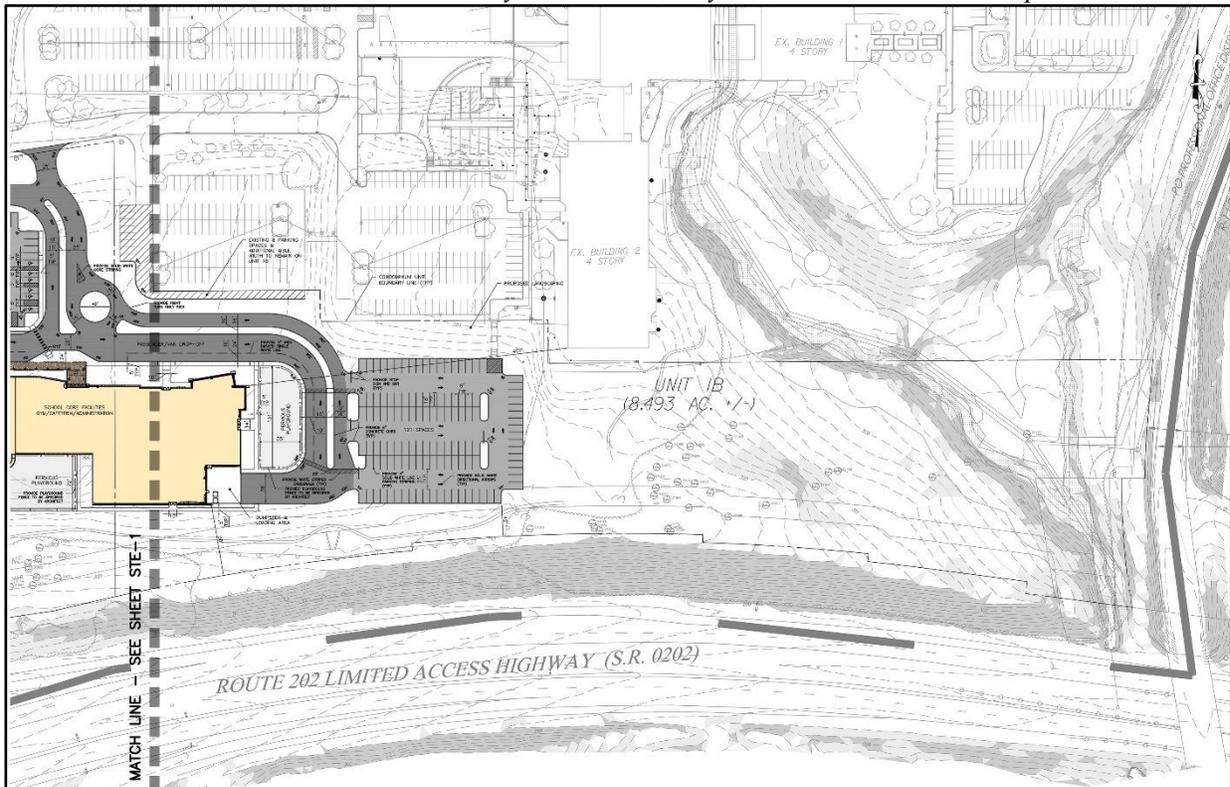
COUNTY POLICY:

LANDSCAPES:

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



Site Plan Detail, Sheet 7: Chester County School Authority Child and Career Development Center



Site Plan Detail, Sheet 8: Chester County School Authority Child and Career Development Center

Page: 4

Re: Preliminary Land Development - Chester County School Authority Child and Career Development Center

East Whiteland Township – LD-09-23-17851

WATERSHEDS:

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

PRIMARY ISSUES:

Design Issues:

4. The August 11, 2023 Project Narrative and Waiver Requests letter states that the existing Saint Gobain Trail will be re-aligned where needed and a new trail connection to the adjoining property will be provided, and we acknowledge the site plan depicts the location of the proposed trail re-alignment. The applicant and Township should ensure that the location and design of the trail corridor is generally consistent with the Township's long-range trail planning efforts. All trail corridor location and design details should be incorporated into the final plan. "Connect" Objective C of **Landscapes3**, the 2018 County Comprehensive Plan, is to provide universally accessible sidewalks, trails, and public transit connections to create a continuous active transportation network within designated growth areas.
5. The Township should verify that the design of the proposed outdoor lighting plan (Sheets 17 and 18) 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.
6. We acknowledge, and endorse, that the Landscape Plan (Sheets 15 and 16) indicates that landscaping will be provided in the proposed parking areas. **Landscapes3** recommends that developments in the **Suburban Landscape** include extensive landscaping in parking areas (page 39).

Historic Preservation:

7. Map 3: Historic Resources in the Township's 2016 Comprehensive Plan, and the 2011 Township Historic Resources Atlas, identify that an adjoining parcel to the west (UPI # 42-3-244-E) contains a Class I Historic Resource. The applicant and Township should work to mitigate any negative impacts on the integrity of the existing historic resource. "Appreciate" Objective A of **Landscapes3**, the 2018 County Comprehensive Plan, is to preserve historic resources in their context while supporting appropriate reuse as a vital part of our community infrastructure and character. Additional information on this issue is available online at: www.chescoplanning.org/Landscapes3/lc-Appreciate.cfm.

Natural Features Protection:

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

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Re: Preliminary Land Development - Chester County School Authority Child and Career Development Center

East Whiteland Township – LD-09-23-17851

9. The plan and 2023 aerial photography indicate that a portion of the site is wooded. Mature trees and shrubs reduce the volume and impacts of stormwater runoff by intercepting precipitation, increasing evapotranspiration, and stabilizing soil through root growth. The removal of trees should be limited to the minimum area needed for the building(s) and support facilities. The “limits of disturbance” should be delineated to protect all trees that are intended to remain, and orange construction fencing should be placed at the “limit of disturbance” to prevent unintended intrusion into these areas by construction equipment. Additional native trees and shrubs should be incorporated into the landscaping plans to replace and mitigate the loss of removed trees.
10. Given the amount of roadways, parking areas, and sidewalks on the existing and proposed site plan, 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:

11. Land disturbance and land development activities that occur within the (East) Valley Creek watershed must comply with the applicable stormwater management ordinance standards as approved in the *Valley Creek Watershed Act 167 Stormwater Management Plan* (February 2011).
12. The plan includes two pervious playgrounds using Grasspave². The applicant should also consider pervious paving options for a portion of the parking lots and less frequently used driveways and roads.
13. The County supports the use of innovative stormwater management and infiltration technologies, such as managed release concept (MRC) and pervious playgrounds. 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. Also, since the owner's designated operator and inspector of stormwater facilities is responsible for 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.
14. The Post Construction Stormwater Management Inspection, Operation, and Maintenance details includes inspections “after every major storm event” which may be subjective to those responsible for operations and maintenance or inspections. Based on PA DEP's 2022 Model Stormwater Management Ordinance for municipal separate storm sewer system (MS4s) (Section 802) and 2022 County-wide Act 167 Stormwater Model Ordinance, the applicant should consider specifying inspections of stormwater controls to include inspections during or immediately after the cessation of a 10-year or greater storm, at a minimum.
15. The site is underlain by carbonate geology in which the presence or potential may exist for formation and/or expansion of solution channels, sinkholes, and other karst features. The applicant should ensure that the proposed infiltration BMPs will not result in subsidence. The applicant should consider additional alternative stormwater management practices and site design practices to limit the risk of sinkhole formation, examples of which include:
 - a. Disconnecting impervious cover to the greatest extent practical to manage stormwater as close to its source as possible;

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Re: Preliminary Land Development - Chester County School Authority Child and Career Development Center

East Whiteland Township – LD-09-23-17851

- 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).
16. 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.

ADMINISTRATIVE ISSUES:

17. The August 11, 2023 Project Narrative and Waiver Requests letter indicates that conditional use approval, pertaining to both non-profit educational uses in the PO Professional Office district and to the disturbance of natural steep slope areas, was granted by the Township on August 9, 2023. Prior to granting final plan approval, the Township should verify that any conditions of approval are incorporated into the final plan. The final plan should accurately note the date of the conditional use decision, along with any conditions set as part of the conditional use approval.
18. While the Waivers Requested Table on Sheet 1 indicates that the applicant is requesting three waivers from the provisions of the Township Subdivision and Land Development Ordinance (SLDO), page 2 of the applicant’s August 11, 2023 Project Narrative and Waiver Requests letter indicates the applicant is requesting four waivers from the Township SLDO, along with three waivers from Chapter 170 – Stormwater Management. This should be clarified by the applicant. 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. All waivers granted by the Township should be identified on the approved plan.
19. The applicant should contact the office of the Chester County Conservation District (telephone #610-455-1360) for information and clarification on erosion control measures. The provisions of the Commonwealth Erosion Control Regulations may apply to the project and may require an Earth Disturbance Permit or a National Pollutant Discharge Elimination System permit for discharge of stormwater from construction activities. Additional information on this topic is provided online at: <https://www.chesco.org/284/ErosionStormwater>.
20. A minimum of four (4) copies of the plan should be presented at the Chester County Planning Commission for endorsement to permit recording of the final plan in accord with the procedures of Act 247, the Pennsylvania Municipalities Planning Code, and to meet the requirements of the Recorder of Deeds and the Assessment Office.

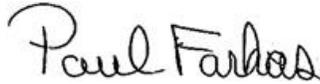
Page: 7

Re: Preliminary Land Development - Chester County School Authority Child and Career
Development Center

East Whiteland Township – LD-09-23-17851

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

Sincerely,

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

Paul Farkas
Senior Review Planner

cc: Chester County School Authority
T&M Associates
Chester County Conservation District
Chester County Water Resources Authority



THE COUNTY OF CHESTER



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

October 2, 2023

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

Re: Final Subdivision - 1373 Beaver Dam Road
Honey Brook Township - SD-09-23-17830

Dear Mr. Obenski:

A final subdivision plan entitled "1373 Beaver Dam Road", prepared by Hershey Surveying Inc. and dated August 26, 2023, was received by this office on September 6, 2023. This plan is reviewed by the Chester County Planning Commission in accord with the provisions of Section 502 of the Pennsylvania Municipalities Planning Code. We offer the following comments on the proposed subdivision for your consideration.

PROJECT SUMMARY:

Location: North of Beaver Dam Road, east of Compass Road
Site Acreage: 237.08 acres
Lots: 2 lots – annexation into one lot
Proposed Land Use: Single Family Residential, Farm/Pasture Land
Municipal Land Use Plan Designation: Rural/Agriculture
UPI#: 22-10-2, 22-10-8

PROPOSAL:

The applicant proposes the combination of two parcels to create a 179.45-acre tract. The site, which contains a dwelling and agricultural structures, is served by on-site water and sewer facilities and is located in the Honey Brook Township “Agriculture” zoning district. No additional development is proposed by this subdivision.

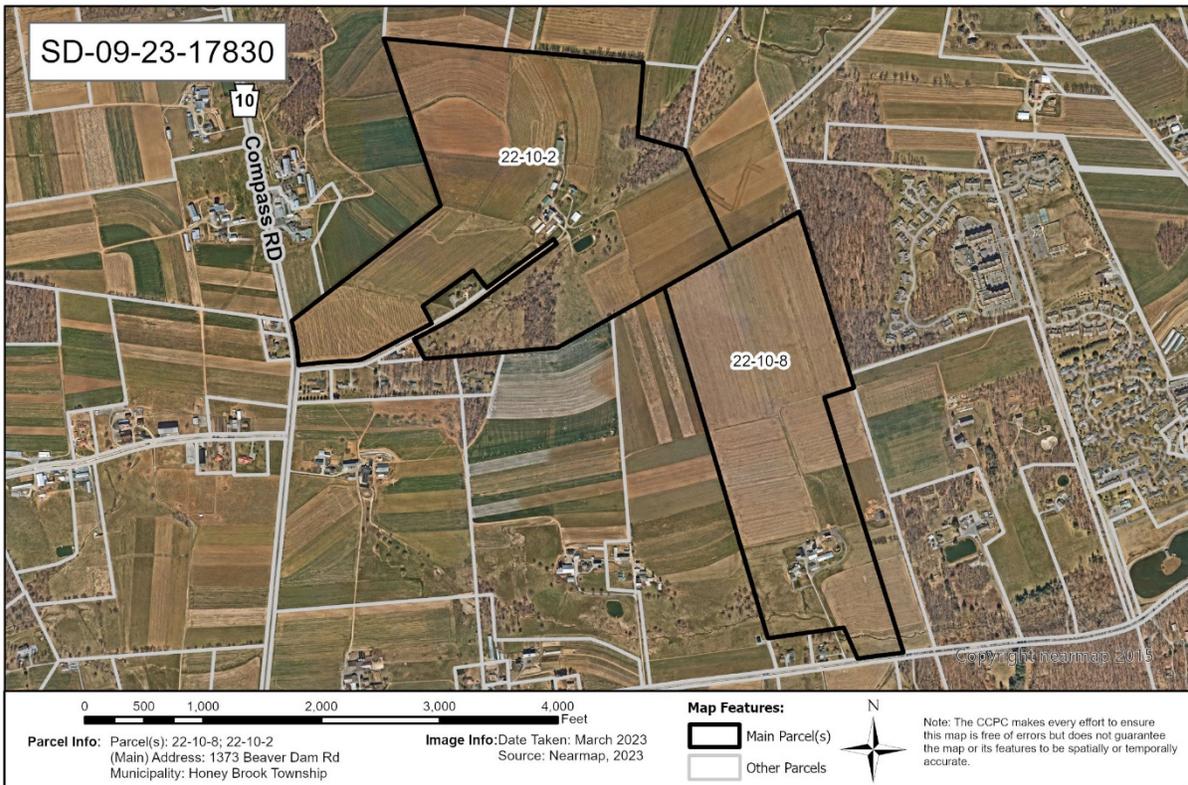
Both parcels are in the Honey Brook Agricultural Security Area program and both parcels are subject to Agricultural Land Preservation Board easements.

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 plan.

COUNTY POLICY:

LANDSCAPES:

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





THE COUNTY OF CHESTER



COMMISSIONERS
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Josh Maxwell
Michelle Kichline

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Executive Director

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October 2, 2023

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

Re: Conditional Use - London Grove West Apartments
London Grove Township - CU-08-23-17824

Dear Mr. Battin:

A Conditional Use Plan entitled "London Grove West Apartments", prepared by Pennoni Associates, Inc., and dated August 17, 2022, was received by this office on August 30, 2023. Although our review is not required by Act 247, the Pennsylvania Municipalities Planning Code as amended, our comments are offered as a planning service at the request of London Grove Township. This review does not replace the need for an official referral by the Township of a preliminary or final subdivision or land development plan, as required by the Pennsylvania Municipalities Planning Code.

PROJECT SUMMARY:

Location:	Southwest corner of Route 41 and U.S. Route 1
Site Acreage:	24.25 gross
Lots/Units:	192 units
Non-Res. Square Footage:	not specified (clubhouse)
Proposed Land Use:	Residential, Apartments
New Parking Spaces:	487 surface parking, 61 garage parking
Municipal Land Use Plan Designation:	Commercial
UPI#:	59-5-77.1, 59-5-77.3A

PROPOSAL:

The applicant proposes the 32 apartment buildings, each with 6 apartments sited on two parcels totaling 16.4 net acres at the southwest corner of Routes 1 and 41. The project site, which will be served by public water and sewer, is located in the C-Commercial zoning district.

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

BACKGROUND:

1. The Chester County Planning Commission recently reviewed the zoning ordinance amendment that permits apartment buildings and apartment complexes in the C-Commercial zoning district. That review, CCPC# ZA-03-23-17584, was dated April 11, 2023. The amendment was adopted by the Township on May 10, 2023.

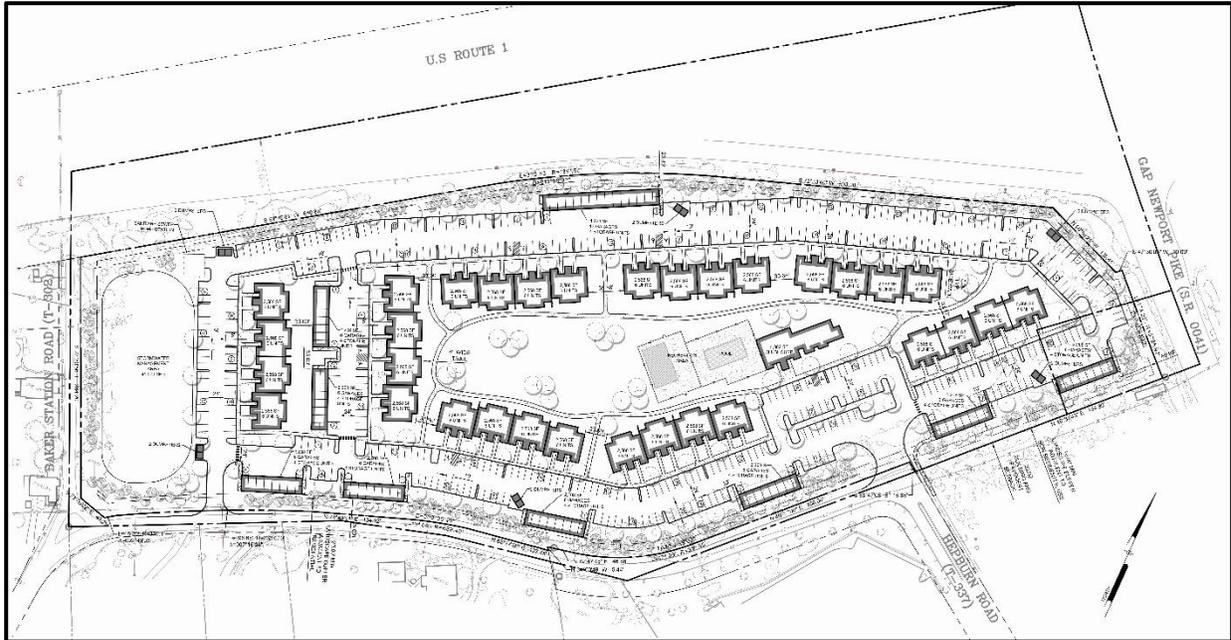
LANDSCAPES:

2. The project site is located within the **Suburban Center and Suburban Landscapes** designations of [Landscapes3](#), the 2018 County Comprehensive Plan. The vision for the **Suburban Center Landscape** is regional economic, population and transportation centers with varying land uses, accommodating substantial future growth of medium to high intensity. The vision for the **Suburban Landscape** is predominantly residential communities with locally oriented commercial uses and facilities, accommodating growth at a medium density that retains a focus on residential neighborhoods, with enhancements in housing diversity and affordability. The residential development is consistent with the objectives of both the **Suburban** and **Suburban Center Landscape**.



WATERSHEDS:

3. **Watersheds**, the water resources component of [Landscapes3](#), indicates the proposed development is located within the East Branch subbasin of the White Clay Creek watershed. **Watersheds'** highest priority land use objectives within this watershed are . **Watersheds** can be accessed at www.chesco.org/water.



Detail of the Conditional Use Site Plan

PRIMARY ISSUES:

4. The applicant and the Township should consider siting and installing smaller stormwater control facilities rather than a single large stormwater basin at lowest elevation of the site. This would permit infiltration of stormwater closer to its source, increase infiltration across the entire site, it could reduce the quantity and dimension of piping required as well as the need for additional equipment to reduce the velocity of stormwater in the system. Ideally these smaller facilities would be located in the central open space to the east and west of the clubhouse and recreation area and could be installed below ground level so that recreation and open space uses would remain where they currently appear on the plan. If the applicant chooses to retain the single large basin approach, they should ensure that the flow capacity of the inlets are sufficient to manage large storms to minimize localized flooding.
5. The plan should show improvements to the section of Hepburn Road to the west of the main entrance to the apartment complex. This section of Hepburn Road is narrow, steep and has tight curves. It should be improved commensurate to it being a second full road access to a large residential development. The Township, the applicant and local emergency service providers should discuss access to this site from the west especially during flooding events.
6. The Township should verify that the Traffic Impact Study, described under the heading Additional Notes on the Site Plan, includes traffic generated by development of the Yeatman Track on the east side of Route 41. This development and the Yeatman Tract development will share the Moxley Road intersection with Route 41 as their main road access point. While both developments will have a second road access, these access points are to minor Township roads that are narrow, in need of maintenance and upgrades and have precluded access during flooding events. The Township and the applicant should review the PennDOT plans for the interchange at Routes 1 and 41 which are available online at: <https://pa41.com/project-information/pa-41-at-us-1-interchange/>
The Township should also consider recommendations from the Route 41 Corridor Improvement Study and Corridor Improvement Plan.

7. The Township and the applicant should discuss the need for 2.5 parking spaces for each unit. While this submission needs to demonstrate that the design will meet ordinance requirements, we suggest that some of the parking on the north side of the site adjacent to the northbound off-ramp could be held in reserve and vegetated to provide a buffer from the traffic impacts of Route 1 until the need for additional parking is demonstrated at which point these spaces could be constructed.
8. The overall design of the complex is appropriate for this site. The apartment buildings are clustered away from the perimeter, while preserving a central open space for the amenity structures and community gathering/recreation space away from active traffic lanes. Pedestrian links to the commercial uses south of the development should be constructed, with safe pedestrian crossings at appropriate locations. The Township may want to consider traffic calming measures in this area to improve pedestrian safety and reduce vehicle speeds and discourage cut-through traffic.
9. The main parcel listed on the Conditional Use Site Plan under the heading Property Information has been misidentified; it should be listed as 59-5-77.3A, not 59-5-77.3. The correct parcel number should be inserted wherever it appears on the plan. Parcel 59-5-77.3 is located on the north side of Route 1.
10. According to County Tax Assessment records, the land of the proposed subdivision appears to be subject to an Act 319 (Clean and Green) covenant. We advise the applicant to contact the Chester County Assessment Office (telephone #610-344-6105) regarding this subdivision. Additional information on this topic is provided online at: www.chesco.org/256/Act-319---Clean-Green.
11. We recommend that the applicant consider providing electric vehicle (EV) charging stations. The stations can be located near buildings to reduce costs for extending electrical lines, or they can be located at light poles and in the garages. The provision of charging stations for electric vehicles can help increase the marketability of the facility, and some facilities have offered charging stations near building entrances as site amenities. Charging stations can encourage the wider acceptance of electric vehicles. Additional information on this topic is provided in the County Planning Commission's Electric Vehicles eTool, which is available online at: <https://www.chescoplanning.org/MuniCorner/eTools/19-ev.cfm>.
12. While we note that the Site Plan shows trees and shrubs to be planted throughout the apartment complex, it is unclear if this meets the requirements of a landscaping plan as required in Section 27-1006.B(15) of the zoning ordinance. The Township should confirm that the number of plantings meets or exceeds the Township's minimum requirements.
13. The applicant and the Township should consider "naturalizing" the stormwater management basin by adding additional landscaping/vegetative screening to soften the appearance of the facilities. Also, the basin can be designed to be more of an amenity by including a perimeter trail, seating and/or a gazebo for passive recreation opportunities.

Page: 5
Re: Conditional Use - London Grove West Apartments
London Grove Township - CU-08-23-17824

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

Sincerely,

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

Glenn Bentley
Senior Review Planner

cc: Pennoni Associates
Chester County Assessment Office
Chester County Water Resources Authority.



THE COUNTY OF CHESTER



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October 6, 2023

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

Re: Preliminary Subdivision - Yeatman Tract
London Grove Township - SD-08-23-17827

Dear Mr. Battin:

A Preliminary Subdivision Plan entitled "Yeatman Tract", prepared by Howell Engineering, and dated August 23, 2023, was received by this office on September 8, 2023. This plan is reviewed by the Chester County Planning Commission in accord with the provisions of Section 502 of the Pennsylvania Municipalities Planning Code. We offer the following comments on the proposed Subdivision for your consideration.

PROJECT SUMMARY:

Location:	east of Route 41, south of Route 1 and west of Glenn Willow Road
Site Acreage:	77.49
Lots/Units:	286 units
Proposed Land Use:	Single Family and Townhouse Residential
New Parking Spaces:	65 off lot
Municipal Land Use Plan Designation:	Commercial/Residential Medium Density/Residential High Density
UPI#:	59-5-126

PROPOSAL:

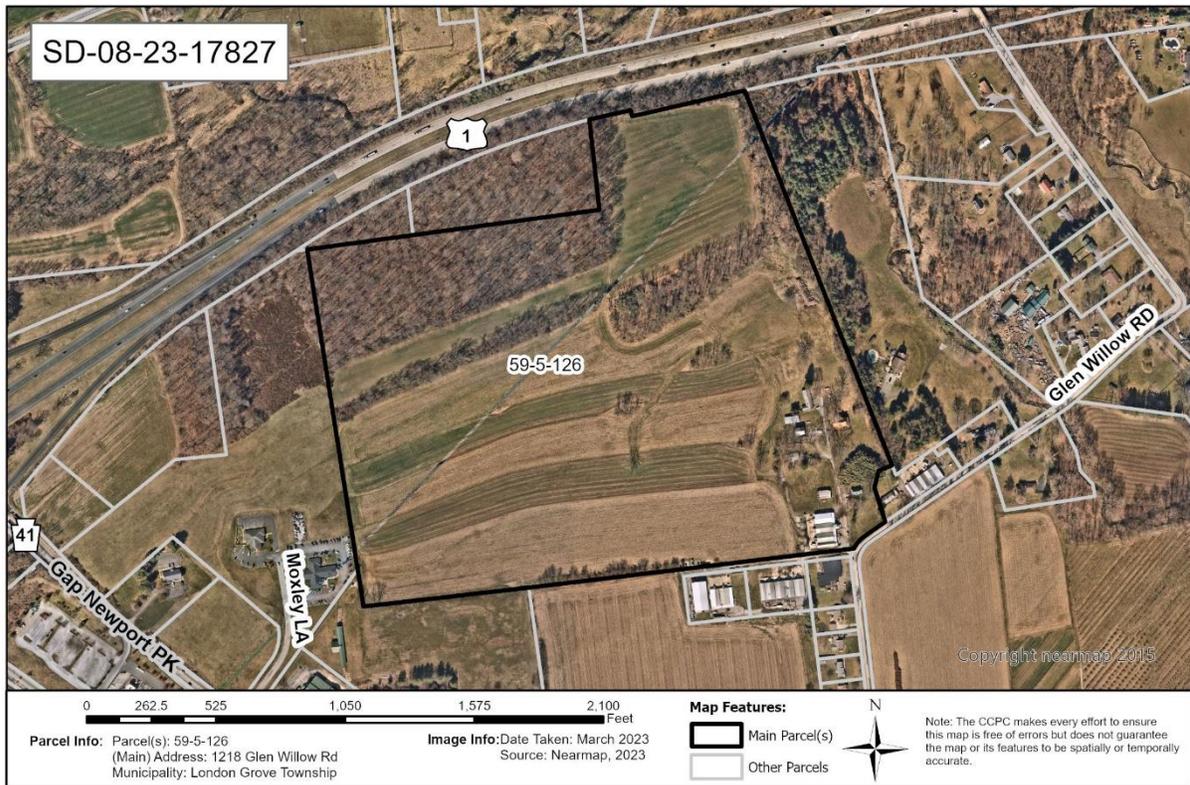
The applicant proposes the creation of 133 single-family lots, 153 Townhouse lots, 21.3 acres of open space and 12,791 linear feet of new road and 65 off-lot parking spaces sited on a 77.49 acre tract located in the southeast quadrant of the intersection of Routes 1 and 41. The project site, which will be served by public water and public sewer, is located in the RM-Residential Medium Density & RH - Res. High Density zoning districts.

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

COUNTY POLICY:

LANDSCAPES:

1. The project site is located within the **Suburban Center Landscape** and **Agricultural** designations of [Landscapes3](#), the 2018 County Comprehensive Plan. The vision for the **Suburban Center Landscape** is regional economic, population and transportation centers with varying land uses, accommodating substantial future growth of medium to high intensity. The vision for the **Agricultural Landscape** is very limited development occurring at very low densities to preserve prime agricultural soils and farm operations. While the proposed subdivision is consistent with the objectives of the **Suburban Center Landscape** it is inconsistent with the **Agricultural Landscape**.

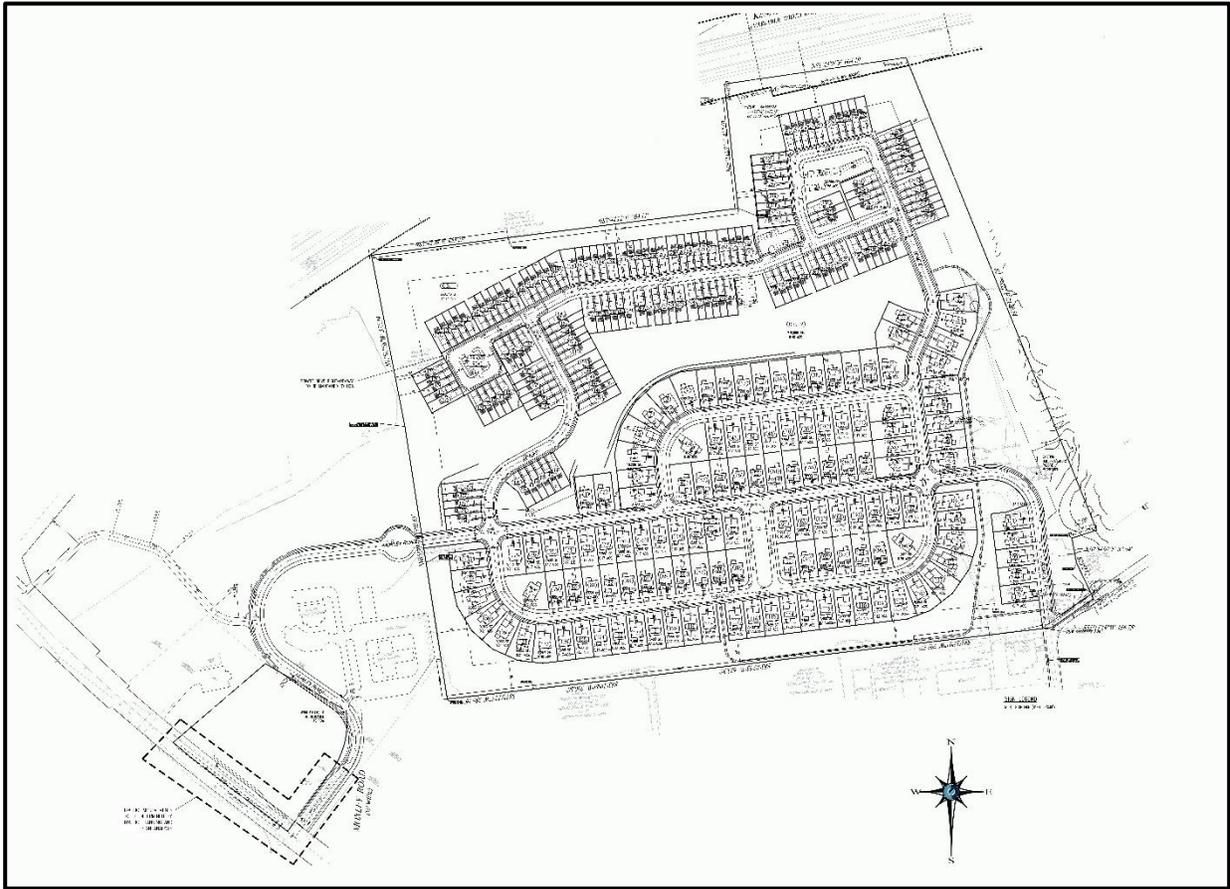


WATERSHEDS:

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

PRIMARY ISSUES:

3. The Township Subdivision and Land Development Plan Application form included with this submission indicates that the plan is subject to a Settlement Agreement. While we acknowledge that a settlement agreement limits the Township's ability to introduce improvements into the submission, we offer the following comments for consideration by the Township and the applicant.



Detail of sheet 3 of the Subdivision Plan

4. The proposed development will create a significant area of impervious surface to what was mostly agricultural land, this will create a notable increase in run-off from this site to the East Branch of the White Clay Creek. The applicant and the Township should ensure that the stormwater management facilities have been designed to retain as much precipitation on-site as practical in an effort to lessen the possibility of flooding in Avondale Borough and on Glen Willow Road. The site is very close to the Upper East Branch of the White Clay Creek, which is an EV (Exceptional Value) section of the watershed. All measures should be taken to ensure that the proposed development does not negatively impact water quality. We note that one of the Settlement Agreement conditions includes limiting plantings in the vicinity of the Avondale Police Barracks building. We suggest that the landscaping could be relocated to the stormwater management basins to create naturalized basins using native trees and shrubs to improve the effectivity of the basins consistent with the Township's stormwater management provisions.
5. We acknowledge the provision of sidewalks throughout the development and a trail. The Township and the applicant should ensure that the design of the sidewalks and trails are ADA compliant to ensure that the amenities are available to all future residents. Also there should be consideration towards linking these pedestrian facilities to the Township's Trail network.
6. The Overall Grading and Utilities plan indicates that extensive grading is proposed for this site, we also note the use of long retaining walls between the townhouses and the single-family dwellings in the center of the development. The Township should verify that the design of the slopes is consistent with all ordinance requirements related to permitted grades, retaining walls and slope stabilization. Areas of steep and moderate slopes should be protected from disturbance to avoid

erosion and flooding, as well as potential negative impacts on water quality, wildlife habitat, slope stability and scenic views.

7. The Township should verify that the Traffic Impact Study includes traffic generated by development of the London Grove West Apartment complex on the west side of Route 41. This development and the apartment complex will use the Moxley Road intersection with Route 41 as their main road access point. The Township and the applicant should review the PennDOT plans for the interchange at Routes 1 and 41 which are available online at: <https://pa41.com/project-information/pa-41-at-us-1-interchange/>.
8. An access point from Road A to Glen Willow Road is shown on the plan. Glen Willow Road is a minor Township Road that is narrow, in need of maintenance and upgrades and is often closed during flooding events. This siting of the intersection is complicated by the angle of the existing road, a pedestrian crossing, a sidewalk on the east side of Road A, an adjacent stormwater basin, and a driveway to the existing uses in the southwest quadrant of the intersection. It also appears that this access point will be a construction entrance to the site, which will degrade the condition of Glen Willow during construction. Presumably Road A will be Stop Sign controlled, but this and other traffic control details are not shown on the plan. The Township Engineer should closely review the proposed design of the Road A/Glen Willow Road intersection.
9. The Township should also consider recommendations from the Route 41 Corridor Improvement Study and Corridor Improvement Plan that are currently being formulated by London Grove Township and surrounding municipalities.
10. The plan and 2023 aerial photography indicate that a portion of the site is wooded. Mature trees and shrubs reduce the volume and impacts of stormwater runoff by intercepting precipitation, increasing evapotranspiration, and stabilizing soil through root growth. The removal of trees should be limited to the minimum area needed for the dwelling(s)/building(s) and support facilities. The “limits of disturbance” should be delineated to protect all trees that are intended to remain, and orange construction fencing should be placed at the “limit of disturbance” to prevent unintended intrusion into these areas by construction equipment. Additional native trees and shrubs should be incorporated into the landscaping plans to replace and mitigate the loss of removed trees.
11. We endorse the concept of utilizing the existing building on the east side of the development for future passive recreation.
12. We note that the proposed garages for the townhouses and single-family residences directly face the street and protrude away from the buildings. Garage doors have a significant impact on the overall aesthetics and are a prominent building feature when located in front of the homes. We recommend garages be set back from street facing facades. Garages recessed behind the front wall plane of the ground floor living area or covered porch allow the entry of the dwelling to become the prominent feature and contribute to a more pedestrian-friendly streetscape. Front loaded garages that are not set back behind the facades should include decorative elements, including paneling, windows and colors complementary to each building.
13. A landscaping plan was not included in the plan set received by the Chester County Planning Commission. The Township should confirm that the number of plantings for this development will meet or exceed its minimum requirement. Well-designed landscaping creates a more aesthetically pleasing neighborhood, provides cooling shade for pedestrians, homes and parked cars, improves air quality, and captures stormwater runoff to reduce flooding and trap pollutants. It is recommended

that street trees be spaced 30-35 feet on center to establish a continuous tree canopy along the length of the streets. Landscaping in the rear of homes is also important for shading and privacy.

14. Much of the street layout and subsequent lot layout of both the single-family dwellings and the townhouses orients the front or rear facades of the dwellings towards the south. This is appropriate for passive and active solar gain. The applicant should consider incorporating alternate energy systems (solar) into the unit design or alternately adding measures in the Homeowners' Association document that would permit the installation of roof mounted solar collectors by future owners.
15. Chester 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>.
16. While we acknowledge the proposed trail amenity, much of the open space in the development is unusable. We recommend additional passive and active recreation amenities be incorporated into the development such as a central green or smaller pocket parks throughout. These common open space elements should include seating areas and other amenities such as tables, gardens and playgrounds to facilitate interaction among neighbors.

ADMINISTRATIVE ISSUES:

17. 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.
18. The White Clay Creek Watershed is a federally designated and protected National Wild and Scenic River. The National Park Service and the White Clay Creek Wild & Scenic Steering Committee review and comment on proposed projects that may impact the watershed's resources. The municipality should verify that the proposed plan is consistent with the Management Plan and, if needed, consult with the White Clay Creek Wild & Scenic Coordinator for additional guidance on the protection watershed resources. The Management Plan with local land use resource protection recommendations can be found online at:
<http://whiteclay.org/resources/watershed-management-plan/>.
19. The applicant is requesting four waivers from the provisions of the Township Subdivision and Land Development Ordinance. Waiver requests should only be granted following the determination that the proposed project either meets the purpose of these requirements or does not create the impacts that these provisions are intended to manage.
20. According to County Tax Assessment records, the land of the proposed subdivision appears to be subject to an Act 319 (Clean and Green) covenant. We advise the applicant to contact the Chester County Assessment Office (telephone #610-344-6105) regarding this subdivision. Additional information on this topic is provided online at: www.chesco.org/256/Act-319---Clean-Green.
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

Page: 6
Re: Preliminary Subdivision - Yeatman Tract
London Grove Township - SD-08-23-17827

provided online at: <https://www.chesco.org/284/ErosionStormwater>.

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

Sincerely,

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

Glenn Bentley
Senior Review Planner

cc: Yeatman Brothers Properties
Moser Construction Management, LLC
Howell Engineering Attn: Daniel McKenna, P.E.
Anthony Antonelli, District Permits Manager, PennDOT
Francis J. Hanney, PennDOT
Chester County Conservation District
Chester County Assessment Office
Chester County Water Resources Authority



THE COUNTY OF CHESTER



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Executive Director

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

October 24, 2023

Maureen Zdun, Secretary/Treasurer
New London Township
P.O. Box 1002
New London, PA 19360

Re: Final Subdivision - David Lytle & Barbara Lytle and Timothy Bushnell & Eileen Bushnell
New London Township - SD-09-23-17857

Dear Ms. Zdun:

A Final Subdivision Plan entitled "David Lytle & Barbara Lytle and Timothy Bushnell & Eileen Bushnell", prepared by Crossan Raimato, Inc., and dated August 30, 2023, was received by this office on October 4, 2023. This plan is reviewed by the Chester County Planning Commission in accord with the provisions of Section 502 of the Pennsylvania Municipalities Planning Code. We offer the following comments on the proposed Subdivision for your consideration.

PROJECT SUMMARY:

Location: on the east side of Church Road, south of Shady Lane
Site Acreage: 23.79
Lots/Units: 2 lots
Proposed Land Use: Single Family Residential, Farm/Pastureland
Municipal Land Use Plan Designation: Residential
UPI#: 71-4-11

PROPOSAL:

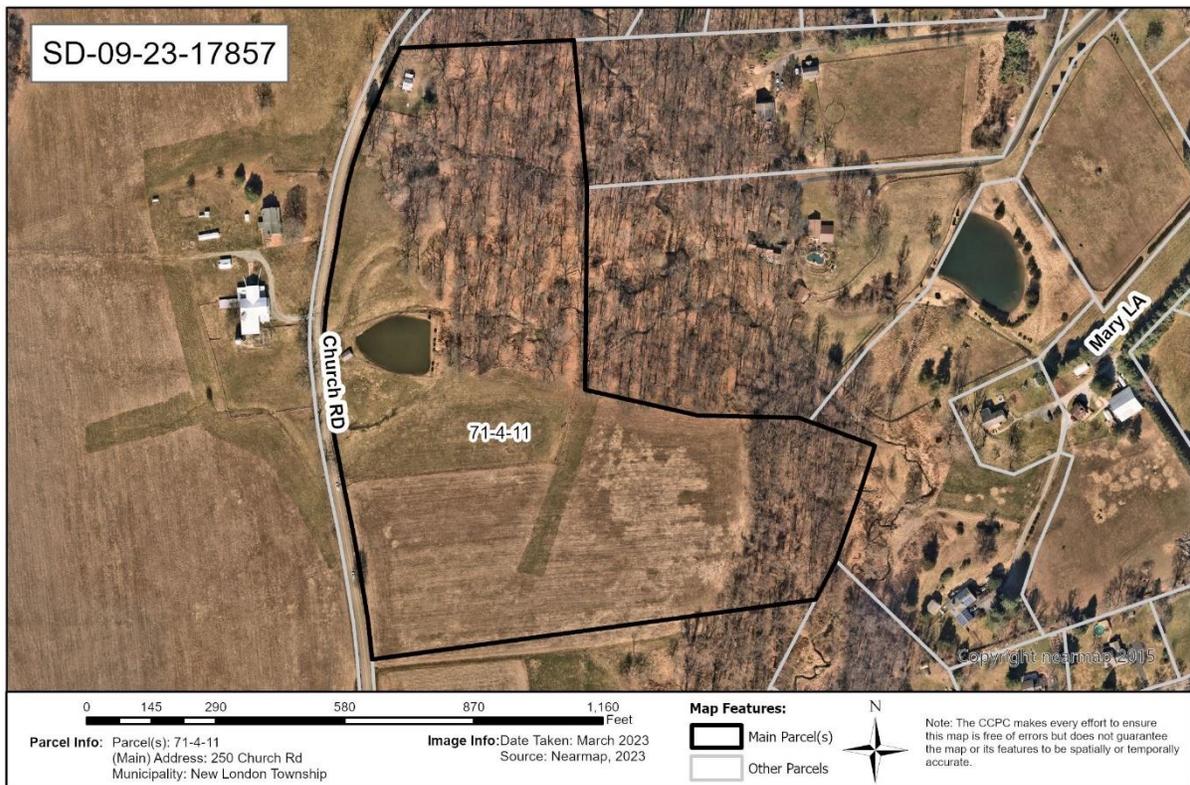
The applicant proposes the creation of 2 lots from a 23.79 acre parent parcel. The project site is located in the R-2 Medium Density Residential zoning district. Now new sewage disposal or water supply is proposed.

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

COUNTY POLICY:

LANDSCAPES:

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



WATERSHEDS:

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

PRIMARY ISSUES:

3. The applicants should consider offering the area within the ultimate right-of-way on the east side of Church Road for dedication to the Township. Wider rights-of-way can be used for road and utility improvements.

Page: 4

Re: Final Subdivision - David Lytle & Barbara Lytle and Timothy Bushnell & Eileen Bushnell
New London Township - SD-09-23-17857

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

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

Sincerely,

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: David Lytle & Barbara Lytle
Timothy Bushnell & Eileen Bushnell
Crossan-Raimato, Inc.
Chester County Assessment Office



THE COUNTY OF CHESTER



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Josh Maxwell
Michelle Kichline

Brian N. O'Leary, AICP
Executive Director

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601 Westtown Road
P. O. Box 2747
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(610) 344-6285 Fax (610) 344-6515

October 26, 2023

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

Re: Final Subdivision - Mullikin - 540 W Schuylkill
North Coventry Township - SD-09-23-17841

Dear Ms. Batdorf:

A final subdivision plan entitled "Mullikin - 540 W Schuylkill", prepared by All County and Associates, Inc. and dated July 20, 2023, was received by this office on September 19, 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 West Schuylkill Road (State Route 724), east of Laurelwood Road
Site Acreage: 1.35 acres
Lots: 1 lot proposed
Proposed Land Use: Single Family Residential
Municipal Land Use Plan Designation: Town Center
UPI#: 17-3-81.1, 17-3-88

PROPOSAL:

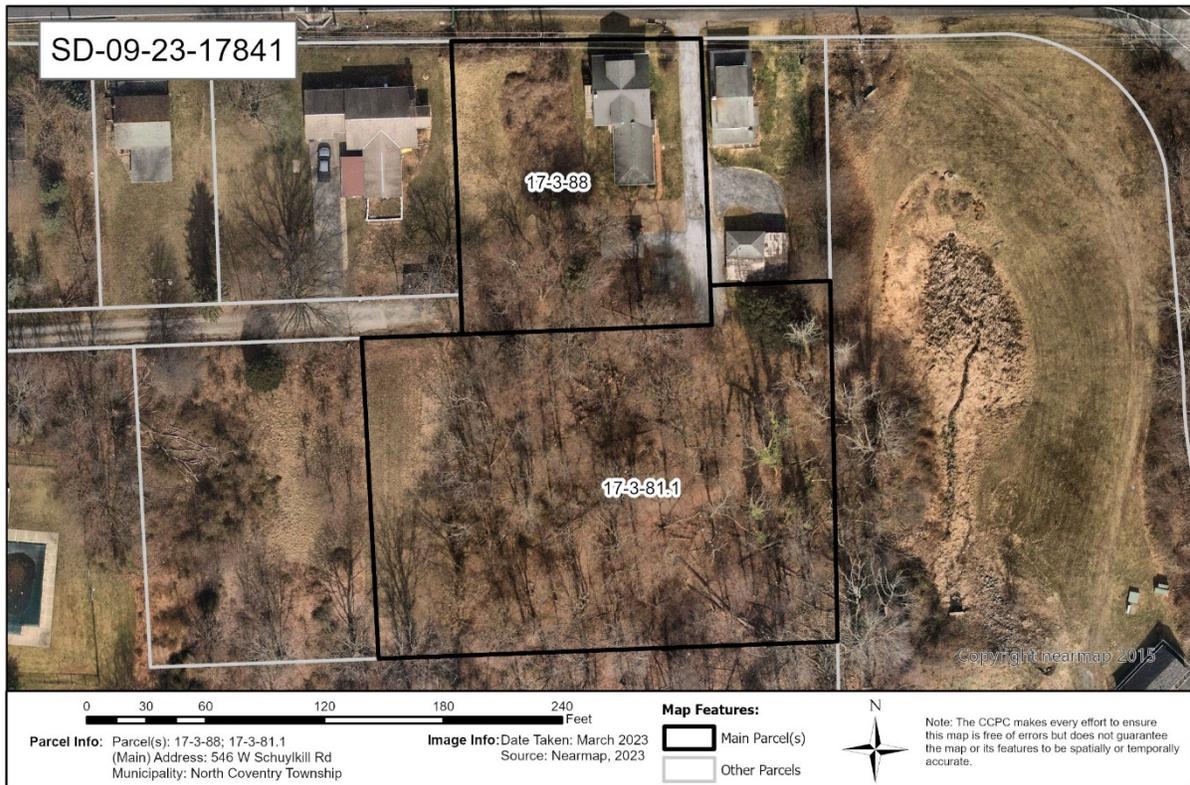
The applicant proposes the removal of the lot line separating two lots. The site is served by public water and public sewer facilities as noted on the plan (the Act 247 referral form that was submitted with the plan indicates that the site is served by on-site water and sewer facilities) and is located in the North Coventry Township C-2 Town Center Mixed Use zoning district. The site contains one dwelling, and no additional development is proposed by this subdivision.

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

COUNTY POLICY:

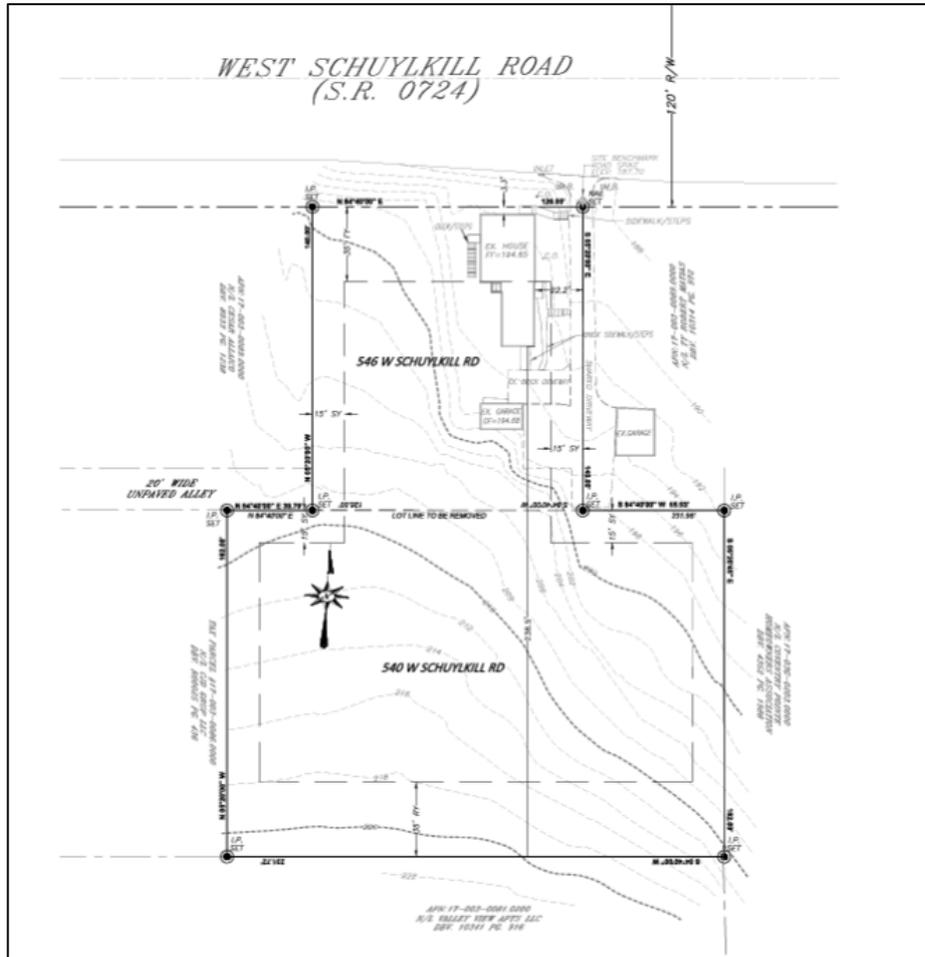
LANDSCAPES:

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



PRIMARY ISSUES:

2. The applicant and the Township should discuss the unpaved alley to the west of the site, and whether the Township has any plans to improve this road.



*Detail of Mullikin 540 W Schuylkill
Final Subdivision Plan*

3. The County Planning Commission's Multimodal Circulation Handbook (2016 Update), which is available online at www.chescoplanning.org/resources/PubsTransportation.cfm, classifies West Schuylkill Road (State Route 724) as a minor arterial. The Handbook (page 183) recommends an 80 foot-wide right-of-way for minor 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 West Schuylkill Road. We suggest that this area be offered for dedication to the PennDOT.
4. It appears that the site to the east, (UPI # 17-3-89) shares a driveway with the applicant's site. The deeds to the affected lots should address the any necessary easements required for this shared driveway.

ADMINISTRATIVE ISSUE:

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

Page: 4

Re: Final Subdivision - Mullikin - 540 W Schuylkill

North Coventry Township - SD-09-23-17841

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

Sincerely,

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

Wes Bruckno, AICP
Senior Review Planner

cc: All County and Associates, Inc.
Kale Tyler Mullikin



THE COUNTY OF CHESTER



COMMISSIONERS
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Michelle Kichline

Brian N. O'Leary, AICP
Executive Director

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

October 16, 2023

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

Re: Final Land Development - McDonald's USA, LLC
Penn Township - LD-09-23-17842

Dear Ms. Ianni:

A Final Land Development Plan entitled "McDonald's USA, LLC", prepared by Bohler Engineering, and dated May 27, 2022, and last revised on August 16, 2023, was received by this office on September 22, 2023. This plan is reviewed by the Chester County Planning Commission in accord with the provisions of Section 502 of the Pennsylvania Municipalities Planning Code. We offer the following comments on the proposed Land Development for your consideration.

PROJECT SUMMARY:

Location:	south side of West Baltimore Pike at Jenners Village Center
Site Acreage:	26.09 (Shopping Center)
Lots/Units:	1 lot
Non-Res. Square Footage:	0 additional square footage
Proposed Land Use:	Parking Lot/Garage
Municipal Land Use Plan Designation:	Town Center
UPI#:	58-4-24.3

PROPOSAL:

The applicant proposes the reconfiguration of the drive-through lanes to accommodate an additional ordering position at an existing McDonalds restaurant. The existing structure will remain the same size and there will be nine fewer parking spaces than the current configuration. This submission adds a pedestrian crosswalk on the north side of the restaurant that crosses both drive-through lanes. The project site, which is served by public water and sewer, is located in the C-Commercial zoning district.

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

BACKGROUND:

1. The Chester County Planning Commission has previously reviewed a land development proposal for this site. That review, CCPC# LD-06-23-17696, dated June 13, 2023.

COUNTY POLICY:

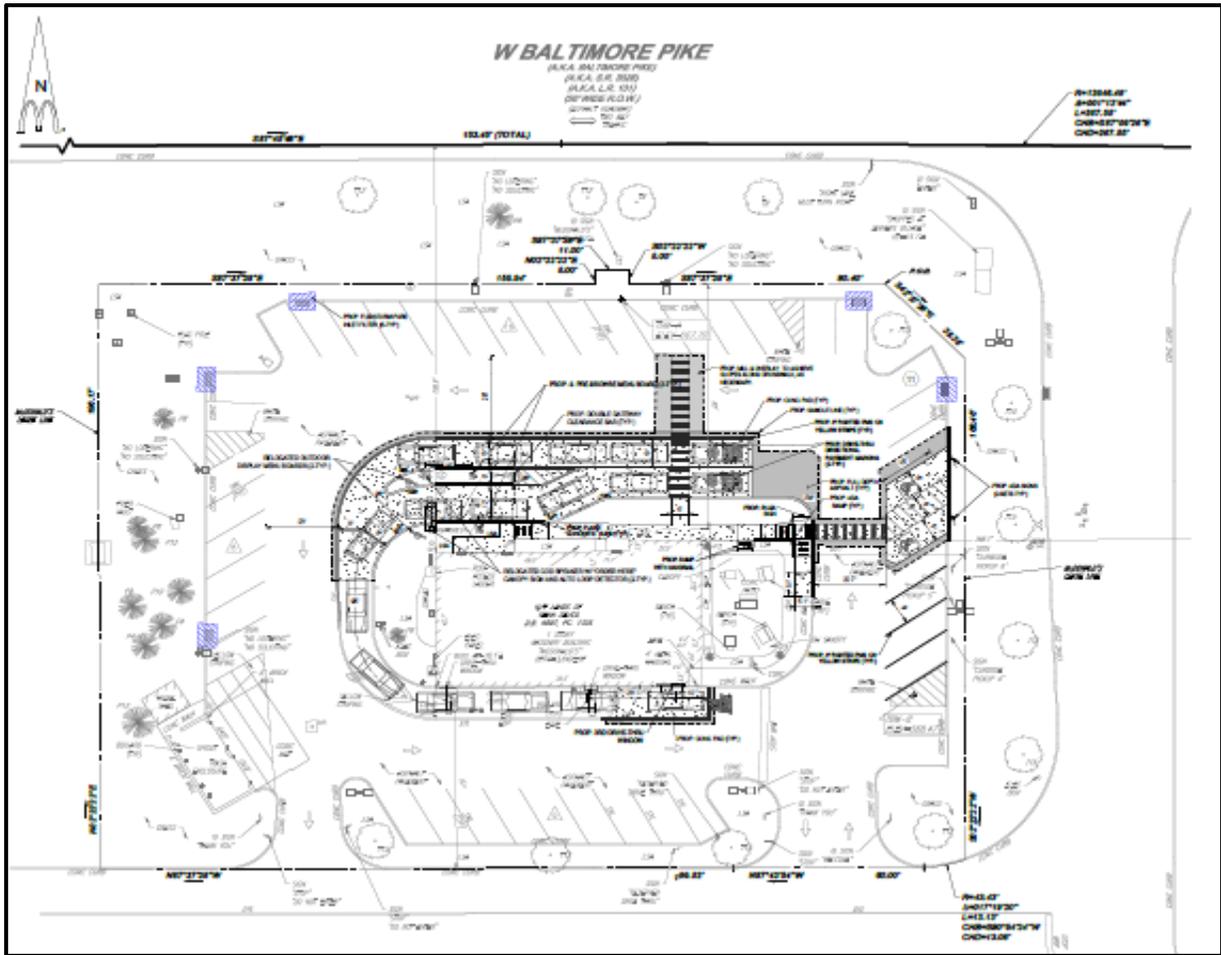
LANDSCAPES:

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



WATERSHEDS:

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



Sheet C-3 of the land development plan

PRIMARY ISSUES:

4. The main revision to the plan we reviewed in June appears to be the addition of a crosswalk from the parking area on the north side of the site to the restaurant. The Township and the applicant should make every effort to ensure that motorists queuing in the two-lane drive-through lanes and/or travelling in the by-pass lane are aware of pedestrians in the crossing.
5. Sidewalks are an essential element in the Suburban Center Landscape. In support of expanding the Town Center pedestrian network in this area of the Township, we recommend that a sidewalk be installed on the southside of Baltimore Pike along the frontage of the shopping center complex. We also recommend the township and applicant look at ways sidewalks could be installed on the site to connect with a potential future sidewalk on the southside of Baltimore Pike, potential future sidewalks within the shopping complex and to adjoining residential developments.

ADMINISTRATIVE ISSUES:

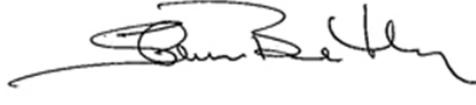
6. The applicant has been granted three waivers from the provisions of the Township Subdivision and Land Development Ordinance. Waiver requests should only be granted following the determination that the proposed project either meets the purpose of these requirements or does not create the impacts that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

Page: 4
Re: Final Land Development - McDonald's USA, LLC
Penn Township - LD-09-23-17842

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

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

Sincerely,

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

Glenn Bentley
Senior Review Planner

cc: McDonalds USA, LLC
Penn Devco
Bohler Engineering, PA, LLC
Chester County Conservation District



THE COUNTY OF CHESTER



COMMISSIONERS
Marian D. Moskowitz
Josh Maxwell
Michelle Kichline

Brian N. O’Leary, AICP
Executive Director

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

October 6, 2023

David Boelker, Director of Planning and Code Enforcement
Phoenixville Borough
351 Bridge Street 2nd Floor
Phoenixville, PA 19460

Re: Preliminary/Final Land Development - MEK2 Property Group, LLC
Phoenixville Borough - LD-09-23-17836

Dear Mr. Boelker:

A Preliminary/Final Land Development Plan entitled "MEK2 Property Group, LLC", prepared by Inland Design, and dated September 6, 2023, was received by this office on September 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 Land Development for your consideration.

PROJECT SUMMARY:

Location: south side of Hall Street, between Main and Jackson Streets
Site Acreage: 0.34
Lots/Units: 18 units
Proposed Land Use: Apartment
New Parking Spaces: 15
Municipal Land Use Plan Designation: Medium Density Residential
UPI#: 15-9-527

PROPOSAL:

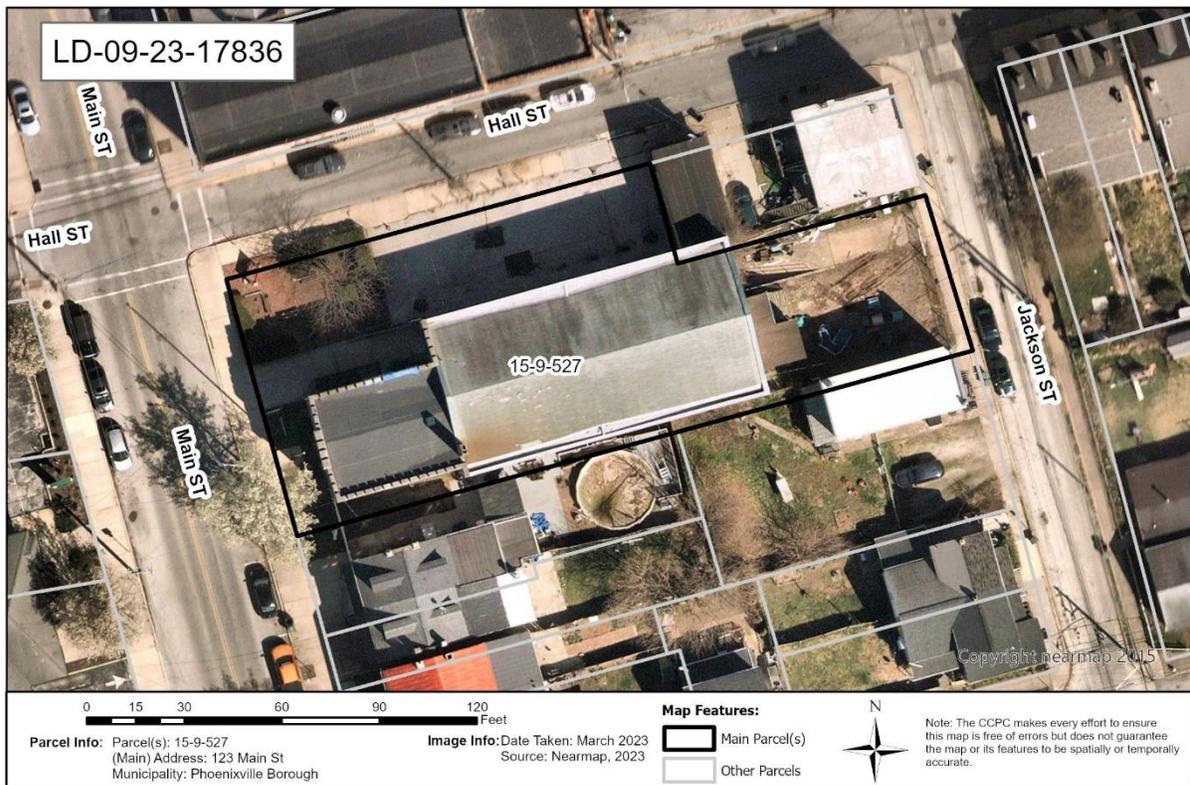
The applicant proposes the conversion of the existing Borough Civic Center building into 18 residential apartment units (including 2 ADA accessible units), and 15 parking spaces. The project site, which will be served by public water and public sewer, is located in the RI-Residential Infill zoning district.

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

COUNTY POLICY:

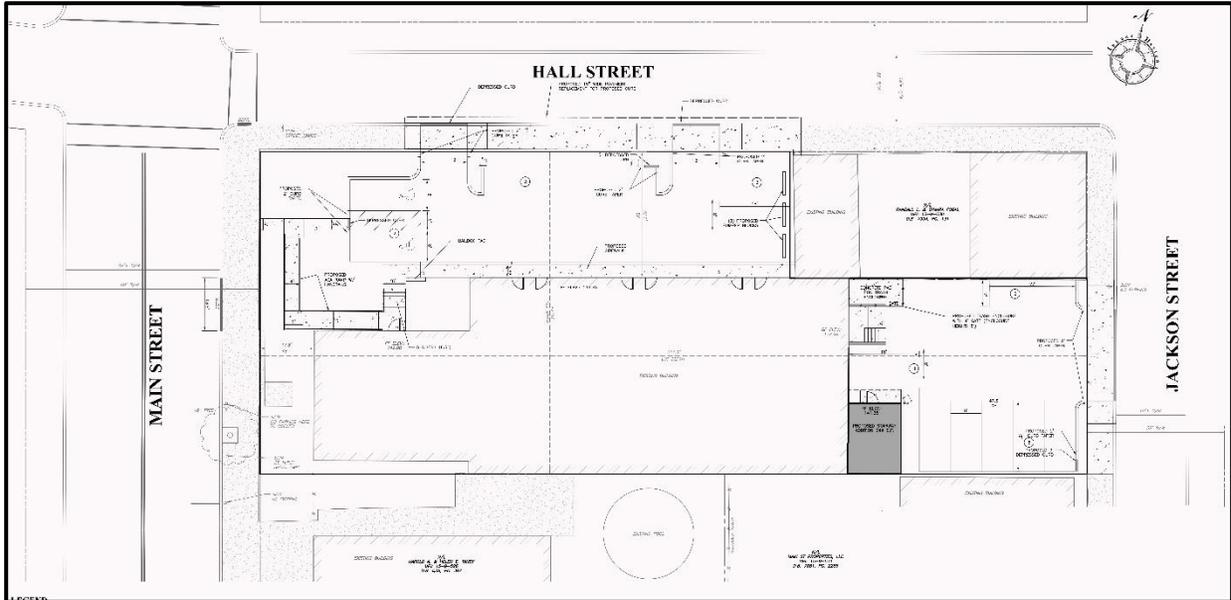
LANDSCAPES:

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



WATERSHEDS:

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



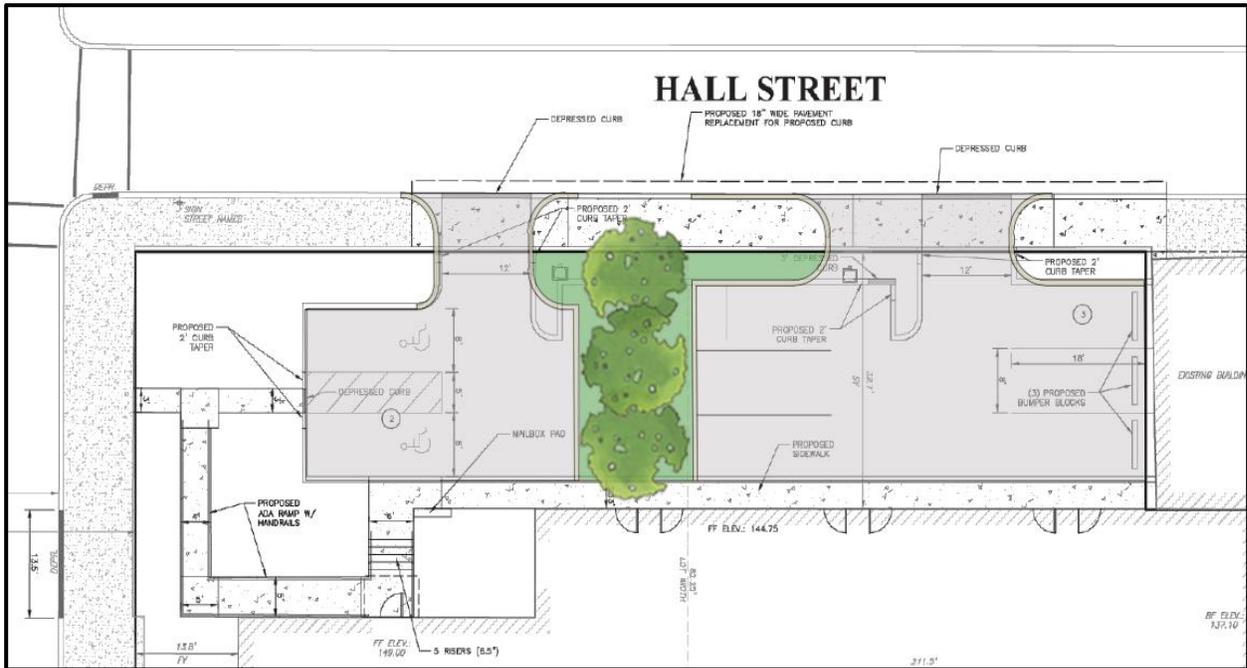
Detail of sheet 3 of the plan

PRIMARY ISSUES:

3. The submission did not include any information related to the internal configuration of the proposed apartments. The Borough Engineer should verify that the submission meets all Building Code requirements, especially the life safety components, as well as compliance with all Americans with Disabilities Act (ADA) design requirements.
4. We note that a Certificate of Appropriateness may be required for the project from the Phoenixville Historical Architectural Review Board (HARB).
5. The layout of the proposed parking lot on the north side of the building may create challenges to vehicle maneuverability. The applicant may want to consider an alternative layout that would eliminate the need for parallel parking and opportunities for landscaping. See the illustration on the following page for an alternative layout that shows eight perpendicular parking spaces, reduced impervious surface coverage, and added space for trees and ground cover plantings.

ADMINISTRATIVE ISSUES:

6. The Cover Sheet of the plan indicates that the applicant received Conditional Use approval for the adaptive reuse of the former Borough Civic Center Building on July 23, 2023. The Borough should verify that this Preliminary/Final land development plan is consistent with any and all conditions imposed as part of the Grant of Conditional Use.
7. The Cover Sheet of the plan indicates that the applicant is requesting five waivers from the provisions of the Borough's Subdivision and Land Development Ordinance(SALDO). A Waiver Request Letter from InLand Design that was included with this submission indicates that four waivers from the provisions of the SALDO are being requested. The applicant should clarify how many waiver requests are being requested.



Alternate Parking Layout Hall Street

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

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

Glenn Bentley
Senior Review Planner

cc: MEK2 Property Group, LLC
InLand Design
Chester County Conservation District



THE COUNTY OF CHESTER



COMMISSIONERS
Marian D. Moskowitz
Josh Maxwell
Michelle Kichline

Brian N. O’Leary, AICP
Executive Director

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

October 24, 2023

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

Re: Preliminary/Final Land Development – Sadsbury Taco Bell
Sadsbury Township - LD-10-23-17884

Dear Ms. Shank:

A preliminary/final land development plan entitled " Sadsbury Taco Bell ", prepared by The Pettit Group LLC and dated September 29, 2023, was received by this office on October 16, 2023. This plan is reviewed by the Chester County Planning Commission in accord with the provisions of Section 502 of the Pennsylvania Municipalities Planning Code. We offer the following comments on the proposed land development for your consideration.

PROJECT SUMMARY:

Location:	North side of Lincoln Highway (State Route 30), east of Octorara Trail (State Route 10)
Site Acreage:	9.48 acres (entire tract)
Units:	1 unit (Unit 4)
Non-Res. Square Footage:	2,722 square feet
Proposed Land Use:	Retail
New Parking Spaces:	23 spaces
Municipal Land Use Plan Designation:	Commercial
UPI#:	37-1-26.1

PROPOSAL:

The applicant proposes the construction of a 2,722 square foot restaurant building and 23 parking spaces. The site, which will be served by public water and public sewer facilities, is located in the Sadsbury Township C-2 General Commercial zoning district.

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

BACKGROUND:

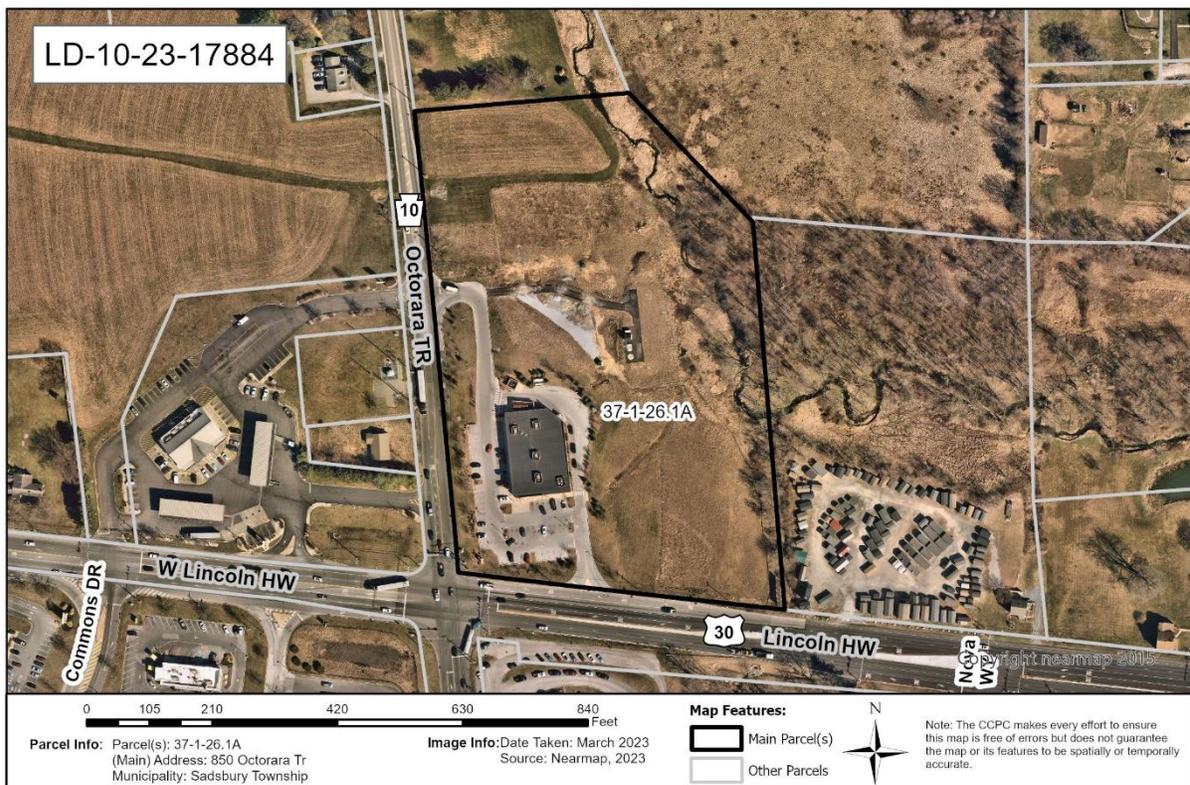
1. The Chester County Planning Commission previously reviewed a land development plan for a portion of this tract, entitled "AutoZone 5705". That plan proposed the construction of a 7,381 square foot commercial building and 38 parking spaces on the "Phase 2" part of this tract. Our comments on that plan were forwarded to the Township in a letter dated April 20, 2022 (refer to CCPC # LD-03-22-17152). We have no record of municipal action on that plan.

The Planning Commission then received a land development plan for a 5,000 square foot retail building ("Sherwin Williams Unit 2") and 18 parking spaces, including seven in reserve. Our comments on that plan were forwarded to the Township in a letter dated May 12, 2023 (refer to CCPC # LD-04-23-17633). We have no record of municipal action on that plan.

COUNTY POLICY:

LANDSCAPES:

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

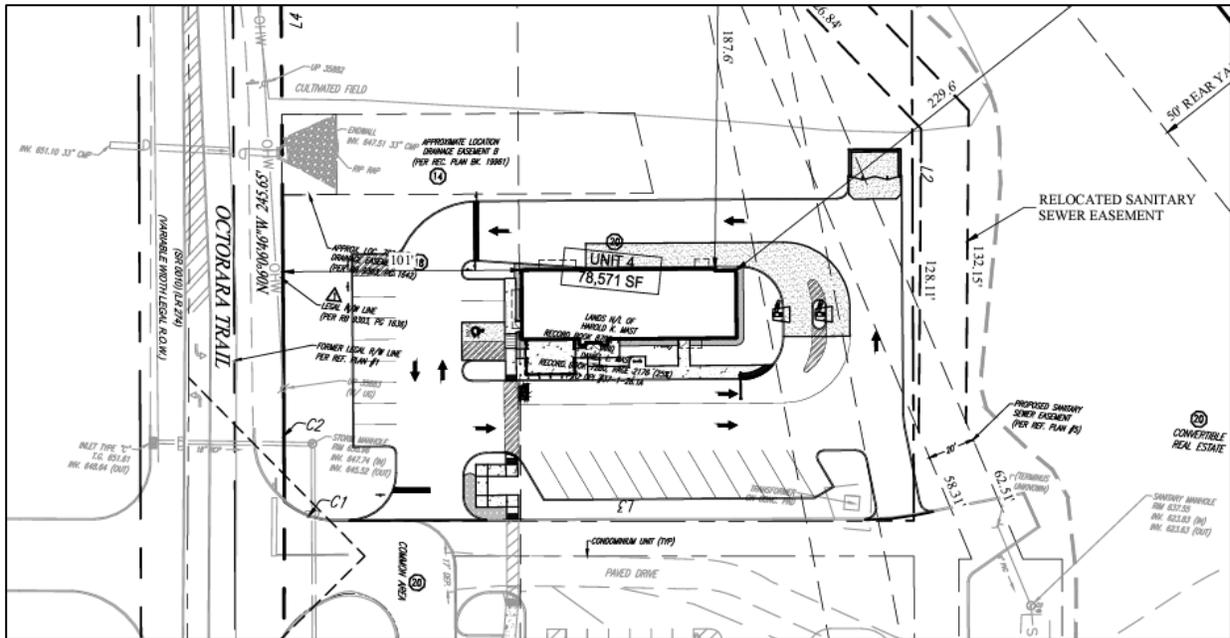


WATERSHEDS:

3. **Watersheds**, the water resources component of **Landscapes3**, indicates the proposed development is located within the Octoraro Creek watershed. **Watersheds'** highest priority land use objectives within this watershed are:
- restore water quality of “impaired” streams and ground water,
 - reduce agricultural nonpoint source pollutants, and
 - implement comprehensive stormwater management.

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

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



**Detail of Sadsbury Taco Bell
Preliminary/Final Land Development Plan**

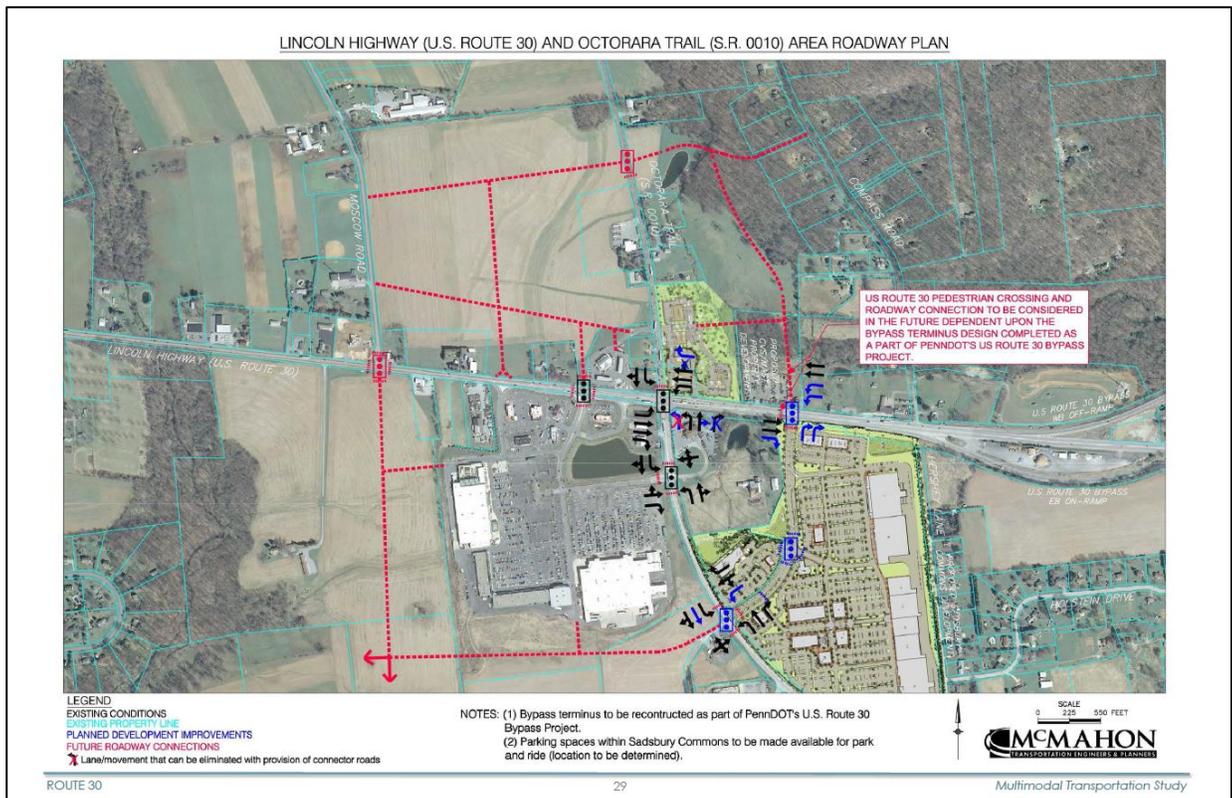
PRIMARY ISSUES:

5. The applicant and the Township should ensure that the site provides adequate stacking capacity for vehicles in the drive-through lane. The Township should also note that a growing trend in the fast food industry involves drive-through only facilities with no indoor seating. The Township may wish to ask the applicant how this site could be converted to such a drive-through only facility in the future. The Act 247 form that was submitted with the application indicated that no traffic study was performed. We suggest that a traffic study could help the Township’s review of this plan, particularly regarding potential stacking issues at the drive-through.

- Sadsbury Township participated in the Route 30 Multimodal Transportation Multimodal Study published in June 2016. The Study included proposed improvements in the area of the Lincoln Highway-Octorara Trail intersection (“Boyd’s Corner”) and pedestrian circulation upgrades. A portion of the recommended improvements for this intersection is shown below. The full report can be found here:

S:_Archive\transportation\Roadways\ROUTES\US30\30MultimodalStudy\Route 30 Multimodal Transportation Study - Final Report 6-30-2016.pdf

We encourage the applicant and the Township to work with PennDOT to implement the recommendations in the Route 30 Multimodal Transportation Multimodal Study.



Page 29 of the Route 30 Multimodal Transportation Study

- The previous land development plan for the "Sherwin Williams Unit 2" portion of this tract showed a common driveway connection to the CVS facility on "Phase 1" of the tract and a potential driveway extension to the north (to include this current land development plan). The Township should ensure that the overall development plan for this site is coordinated and is consistent with the Township's policies and with the Route 30 Multimodal Transportation Study. The applicant should show how the proposed Taco Bell will be coordinated with this project.
- The plan shows 23 proposed parking spaces. We suggest that the applicant consider reserving some of the parking spaces until it becomes apparent that the spaces will be necessary. We recommend the reservation of parking spaces in this manner because it can help to reduce initial construction costs, limit the creation of impervious surfaces, and increase opportunities for landscaping.

9. The County Planning Commission's Multimodal Circulation Handbook (2016 Update), which is available online at www.chescoplanning.org/resources/PubsTransportation.cfm, classifies Octorara Trail (State Route 10) as a minor arterial. The Handbook (page 183) recommends a 100 foot-wide right-of-way minor 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 Octorara Trail and that it be identified as a right-of-way and be offered for dedication to PennDOT.
10. Sadsbury Township's emergency service providers should be requested to review the plan to ensure that safe access and egress is provided for this site. Additional information on this topic is available online at: www.chesco.org/DocumentCenter/View/27034.
11. The applicant has requested a waiver from some of the landscaping and screening requirements for this site, and we suggest that instead of reducing the required amount of landscaping on this portion of the tract, the applicant and the Township should consider placing more plantings on the other lots on this tract. The applicant should maximize the use of native tree, shrub, and herbaceous species in the planting areas and in the parking areas. *Landscapes3* recommends that developments in the **Suburban Center Landscape** include extensive landscaping in parking areas.
12. We suggest that the Township review the applicant's proposed landscaping in and near the riparian buffer and consider whether more landscaping and perhaps no-mow zones will improve the function of the buffer.
13. The proposed building includes roof areas that may offer opportunities to improve the facility's long-term sustainability and reduce its reliance on energy from the grid, such as designs that incorporate "green roofs," "white roofs" and solar photovoltaic energy systems. Green roofs can reduce a building's stormwater runoff, improve insulation, increase the longevity of the roof system, and reduce heating and cooling costs. White roofs can help reflect solar radiation and also reduce cooling costs. Photovoltaic energy systems can improve the facility's long-term sustainability and reduce its reliance on energy from the grid. Additional information on green roofs is available at: <https://www.chescoplanning.org/MuniCorner/eTools/05-GreenRoofs.cfm>. Additional information on alternative energy systems such as photovoltaic systems is available at: <https://www.dvrpc.org/EnergyClimate/AEOWG/>.
14. The Township should verify that the submission meets all ordinance requirements related to the location, size and lighting of signs. The Township may wish to consider how stand-alone signs will incorporate the use of architectural elements and designs that are uniquely associated with a particular commercial product and effectively serve as advertising tools, such as roof colors and designs, arches, awnings, and similar architectural elements. We suggest that any proposed signs also be compatible with the existing signage on the tract.
15. We suggest that all sign lighting should be downward-pointing to limit "skyglow" and reduce glare on surrounding roads. In general, the applicant should use the minimum amount of light intensity that is necessary to safely illuminate the facility.
16. We suggest that the applicant use a design palette that is consistent with the other buildings in this tract, including the trash enclosure. The applicant should avoid using blank and windowless walls in the building's elevation. This could be accomplished by the addition of windows, siding design and accent panels, or other architectural design treatments. Variations in textures and materials should be considered. The Township should ask the applicant for conceptual architectural renderings to illustrate these design concepts.

Page: 6

Re: Preliminary/Final Land Development – Sadsbury Taco Bell

Sadsbury Township - LD-10-23-17884

17. The Post Construction Stormwater Management Plans indicate that subsurface infiltration practices will be utilized to manage a portion of the site's stormwater runoff. The applicant should submit the Operations and Management Plan for the stormwater facilities to Sadsbury Township, which should be reviewed by the Township Engineer. To ensure this system continues to function as designed, the applicant and/or those responsible for future maintenance should strictly adhere to the inspection schedule included in the Operation and Maintenance Plan. Appropriate pretreatment Best Management Practices (BMPs) should be installed to remove sediment and other debris from runoff before it discharges to the planned subsurface infiltration system. Sediment, oil, grease, or other debris should be regularly removed from these pretreatment BMPs.

Subsurface infiltration stormwater management practices are not appropriate for areas that will receive runoff with high sediment loads. Particular care should be taken during construction to prevent compaction of the soil below the system and to minimize the delivery of sediment to this system from construction runoff. The applicant should ensure that sufficient observation wells and access points are incorporated into the design and are located in areas that will remain easily accessible. These access points should be designed to allow for the occasional removal of accumulated sediment.

ADMINISTRATIVE ISSUES:

18. 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>.
19. A minimum of four copies of the plan should be presented at the Chester County Planning Commission for endorsement to permit recording of the final plan in accord with the procedures of Act 247, the Pennsylvania Municipalities Planning Code, and to meet the requirements of the Recorder of Deeds, and the Assessment Office.

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

Sincerely,



Wes Bruckno, AICP
Senior Review Planner

cc: The Pettit Group, LLC
BRT, Inc.
Anthony Antonelli, District Permits Manager, PennDOT
Francis J. Hanney, PennDOT
Chester County Conservation District



THE COUNTY OF CHESTER



COMMISSIONERS
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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

October 25, 2023

Laurie Getz, Jr., Manager
Schuylkill Township
111 Valley Park Road
Phoenixville, PA 19460

Re: Preliminary Subdivision - Sedgley Farm
Schuylkill Township - SD-09-23-17863

Dear Ms. Getz,

A Preliminary Subdivision Plan entitled "Sedgley Farm", prepared by Chester Valley Engineers, Inc., and dated May 1, 2006, and last revised on April 18, 2023, was received by this office on October 3, 2023. This plan is reviewed by the Chester County Planning Commission in accord with the provisions of Section 502 of the Pennsylvania Municipalities Planning Code. We offer the following comments on the proposed Subdivision for your consideration.

PROJECT SUMMARY:

Location:	south side of Valley Forge Road, west of Dorchester Way
Site Acreage:	65.75
Lots/Units:	51 lots
Proposed Land Use:	Single Family Residential
Municipal Land Use Plan Designation:	Medium Density Residential
UPI#:	27-6-47

PROPOSAL:

The applicant proposes the creation of 51 single-family residential parcels. The project site, which will be served by public water and public sewer, is located in the R-1 Low Density Residential zoning district. This submission was accompanied by an associated subdivision plan (SD-09-23-17864) that would revise the lot configuration of a parcel at the end of East Philip Drive to provide an access to the proposed Sedgley Farms development.

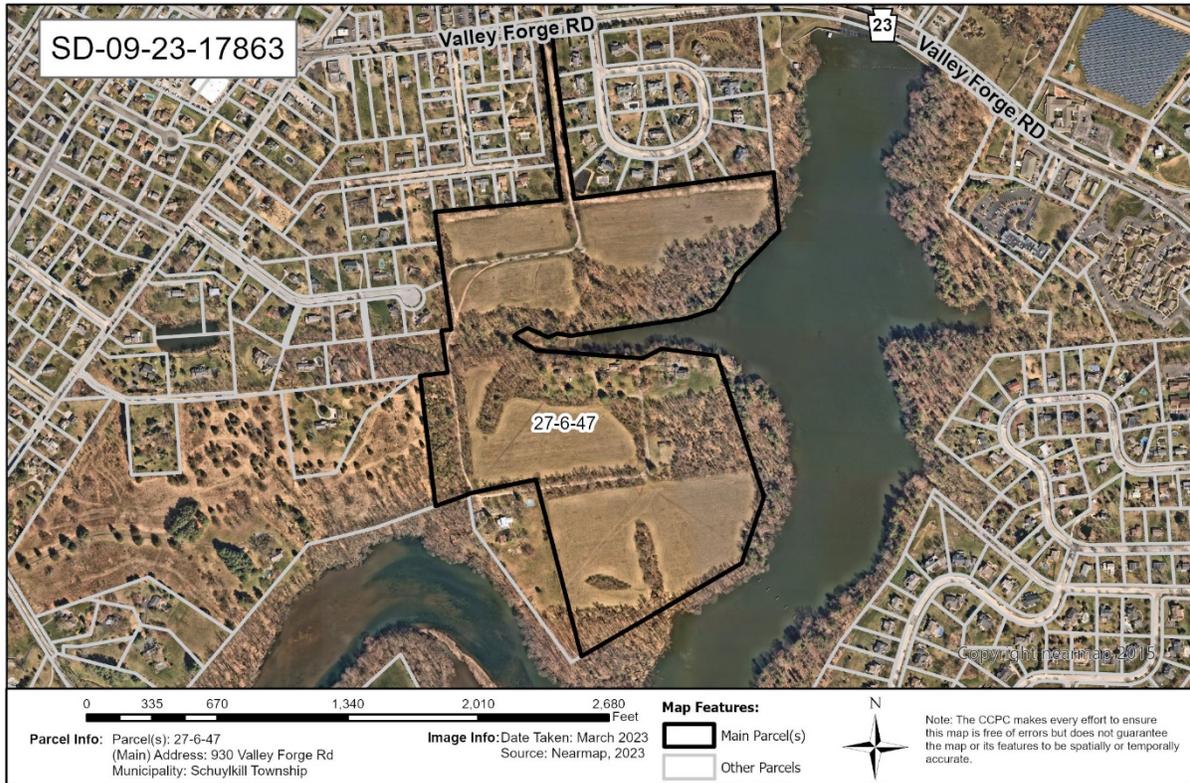
RECOMMENDATION: The County Planning Commission recommends that the issues raised in this letter should be addressed and all Township issues should be resolved before action is taken on this subdivision plan.

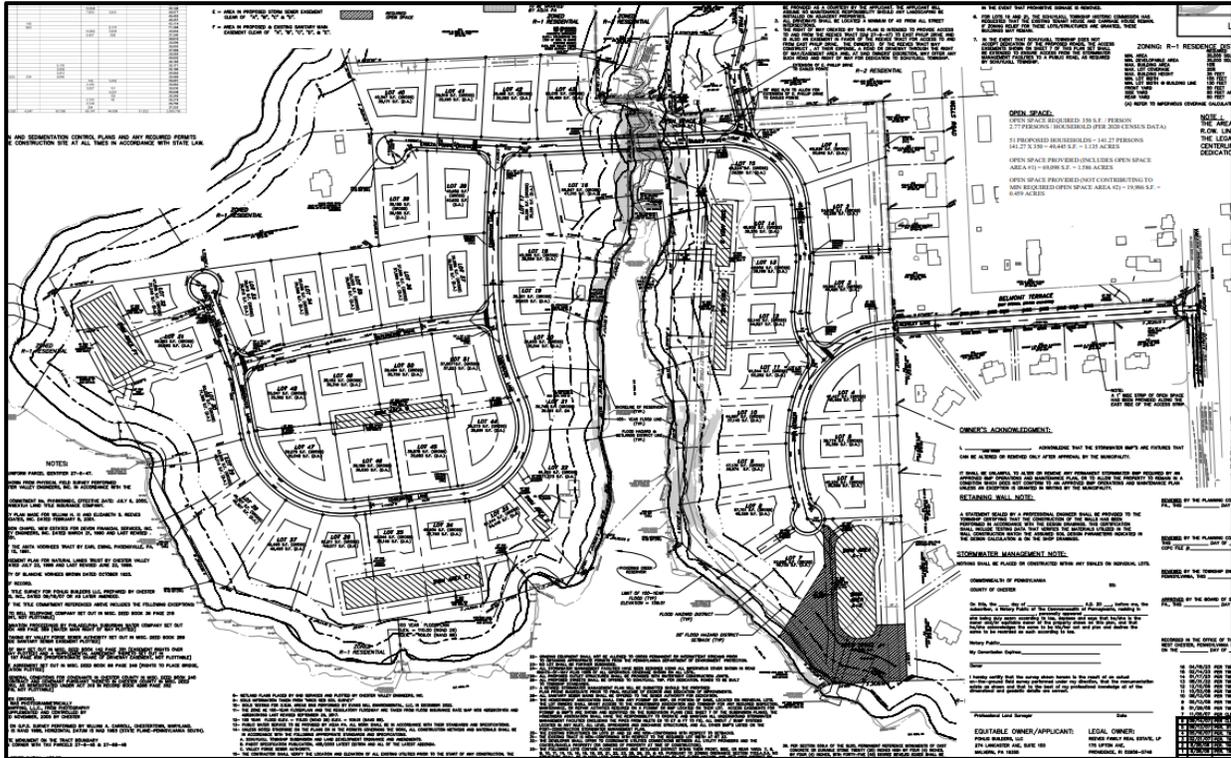
COUNTY POLICY:

LANDSCAPES:

1. The site is located within the **Rural Landscape** and **Natural Landscape** designations of [Landscapes3](#), the 2018 County Comprehensive Plan. The **Rural Landscape** consists of open and wooded lands with scattered villages, farms and residential uses. The vision for the **Rural Landscape** is the preservation of significant areas of open space, critical natural areas, and cultural resources with a limited amount of context sensitive development permitted to accommodate residential and farm needs. As an overlay of all other landscapes, the county's **Natural Landscapes** consist of a network of streams, wetlands, floodplains, and forests that are protected by regulations or should be subject to limited disturbance. Conservation practices should protect and restore these natural resources.

The proposed subdivision is not consistent with the objectives of the **Rural Landscape** or the **Natural Landscape**. The plan proposes the removal of existing forested land, a significant increase in impervious surface coverage and construction in floodplain, wetland and steep slope areas. These impacts will result in an increase in the quantity of stormwater runoff and a decrease in its quality, which together effect watershed ecology. The Township should reserve approval of this submission until a design is submitted that is more compatible with the **Rural Landscape** and consistent with adopted natural features protection policies of Schuylkill Township.





Detail of Sheet 7 of the plan

WATERSHEDS:

2. **Watersheds**, the water resources component of **Landscapes3**, indicates the proposed development is located within the Pickering Creek subbasin of the Schuylkill River watershed. **Watersheds'** highest priority land use objectives within this watershed are: implementation of comprehensive stormwater management, protection of vegetated riparian corridors, and protection of first order streams. **Watersheds** can be accessed at www.chesco.org/water

PRIMARY ISSUES:

3. The proposed development has a conventional suburban layout on a site with natural, historic and scenic features. In the **Rural Landscape**, a clustered development is more responsive to existing site conditions. Clustered development is an effective method of protecting native habitat, historic spatial definition, and scenic quality rural landscapes. The design approach concentrates development in one particular area or in groupings saving 50 percent or more of the remaining land area for common open space, conservation, recreation and/or public and semipublic uses. Cluster developments can also result in shorter streets and utility runs, which in turn create savings for developers that can be passed on to home buyers. More information on cluster development is available online. See the Chester County Planning Commission's Cluster Development eTool at: (<https://www.chescoplanning.org/MuniCorner/eTools/26-ClusterDev.cfm>) and the Conservation Subdivision Guide at: (<https://www.chescoplanning.org/MuniCorner/ConservationSubdivision/Introduction.cfm>)

4. Schuylkill Township's Zoning Ordinance, Subdivision and Land Development Ordinance and the Flood Damage Protection Ordinance(Chapter 186) contain provisions such as riparian buffer protections and setback requirements. Map Note 33 (on Sheet 7 of the plan) lists 18 lots that are within the Flood Hazard and Wetlands district. The County Planning Commission does not support development in flood hazard areas, and the Federal Emergency Management Agency and Pennsylvania Department of Environmental Protection regulate filling or development in the floodplain.

Landscapes3 supports the comprehensive protection and restoration of the county's ecosystems, including riparian corridors ("Protect" Objective B, page 63). Development within a floodplain can increase the magnitude and frequency of normally minor floods, and present health and safety problems. The applicant should contact both of these agencies to determine if the proposed development activity will require a permit. The Township should request documentation of these contacts or permit(s) before approving the plan. We strongly recommend that the Township ensure that the applicant observes all riparian setback requirements, buffer requirements, watershed protection, as well as all other related environmental protection requirements.

5. Sheet 7 of the plan indicates that the applicant is requesting two Special Exception approvals related to construction in the Flood Hazard and Wetlands district and a variance from the Zoning Ordinance provisions related to road construction within areas with slopes in excess of 25 percent. The Township should not grant final plan approval prior to the Zoning Hearing Board granting any special exception and variance requests. The final plan should accurately note the Zoning Hearing Board's decision, including any conditions of approval issued by the Board.
6. Plan note #18 on Sheet 7 of the plan indicates that the site is a Significant Historic Site in the Township's Open Space, Recreation and Environmental Resources Plan. We note that the existing structures on lots 21 and 22 are to be retained and rehabilitated. Consideration should be given to preservation of all existing historic structures in their context on this site. The Township should reserve granting final plan approval until the proposal has been reviewed by the Historical Commission. "Appreciate" Objective A of *Landscapes3*, the 2018 County Comprehensive Plan, is to preserve historic resources in their context while supporting appropriate reuse as a vital part of our community infrastructure and character. Additional information on this issue is available online at: www.chescoplanning.org/Landscapes3/1c-Appreciate.cfm.
7. The County Planning Commission's Multimodal Circulation Handbook (2016 Update), which is available online at www.chescoplanning.org/resources/PubsTransportation.cfm, classifies Valley Forge Road (State Route 23) as a minor arterial. The Handbook (page 183) recommends a 100 foot-wide right-of-way for minor 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 Valley Forge Road. We suggest that this area be identified as a dedicated right-of-way and be offered for dedication to PennDOT.
8. The applicant should verify that the plan complies with all provisions relating to its proximity to a reservoir.

ADMINISTRATIVE ISSUES:

9. The applicant should contact the office of the Chester County Conservation District (telephone #610-455-1360) for information and clarification on erosion control measures. The provisions of the Commonwealth Erosion Control Regulations may apply to the project and may require an Earth Disturbance Permit or a National Pollutant Discharge Elimination System permit for discharge of stormwater from construction activities. Additional information on this topic is provided online at: <https://www.chesco.org/284/ErosionStormwater>.
10. The applicant should contact the Pennsylvania Department of Environmental Protection (DEP) to determine whether a stream encroachment permit is necessary for the proposed road, driveway, or sanitary sewer line crossing in accordance with Section 205.293 of its rules and regulations and provide the municipality with documentation of this contact and the requirements of DEP before action on this plan is taken.
11. A Pennsylvania Department of Transportation Highway Occupancy permit is required for new or revised access to Valley Forge Road and should be identified on the final plan as required by Section 508(6) of the Municipalities Planning Code. Plan note #26 indicates that the development streets, totaling 7,156.27 linear feet, are to be offered for dedication to the Township.
12. The plan indicates that a Homeowners' Association will be responsible for the proposed common facilities/areas. Ownership, maintenance, use provisions, restrictions, and liability responsibilities associated with any commonly held amenities should be written into the Homeowners' Association (HOA) document. The HOA document should include provisions which allow the Township to: intervene and maintain common owned facilities; determine the schedule for Association formation; timing for construction of common facilities; and determine the schedule for transfer of ownership from developer to the HOA of common facilities. The HOA document should be submitted as part of the application to the municipality to be reviewed by an attorney versed in homeowners' association documents to evaluate the document for its completeness and compliance. We also recommend that the HOA document allow for rooftop solar installations and other energy efficiency and environmental conservation actions.
13. The plan references a Conservation Easement Plan for Natural Lands Trust that is in this vicinity, the applicant should indicate exactly where the easement is located and what it conserves.
14. According to County Tax Assessment records, the land of the proposed subdivision appears to be subject to an Act 319 (Clean and Green) covenant. We advise the applicant to contact the Chester County Assessment Office (telephone #610-344-6105) regarding this subdivision. Additional information on this topic is provided online at: www.chesco.org/256/Act-319---Clean-Green.
15. 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: 6
Re: Preliminary Subdivision - Sedgley Farm
Schuylkill Township - SD-09-23-17863

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

Sincerely,

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

Glenn Bentley
Senior Review Planner

cc: Reeves Family Real Estate LP
Pohlig Builders LLC
Chester Valley Engineers, Inc.
Chester County Health Department
Chester County Conservation District
US Fish and Wildlife Services
Chester County Assessment Office



THE COUNTY OF CHESTER



COMMISSIONERS
Marian D. Moskowitz
Josh Maxwell
Michelle Kichline

Brian N. O'Leary, AICP
Executive Director

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

October 25, 2023

Laurie Getz, Jr., Manager
Schuylkill Township
111 Valley Park Road
Phoenixville, PA 19460

Re: Preliminary Subdivision - Select Sites, LP
Schuylkill Township - SD-09-23-17864

Dear Ms. Getz,

A Preliminary Subdivision Plan entitled "Select Sites, LP", prepared by Chester Valley Engineers, Inc., and dated December 10, 2008, and last revised on February 14, 2023, was received by this office on September 28, 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:	at the end of East Philip Drive
Site Acreage:	0.94
Lots/Units:	1 lot
Proposed Land Use:	Single Family Residential
Municipal Land Use Plan Designation:	Medium Density Residential
UPI#:	27-6B-46

PROPOSAL:

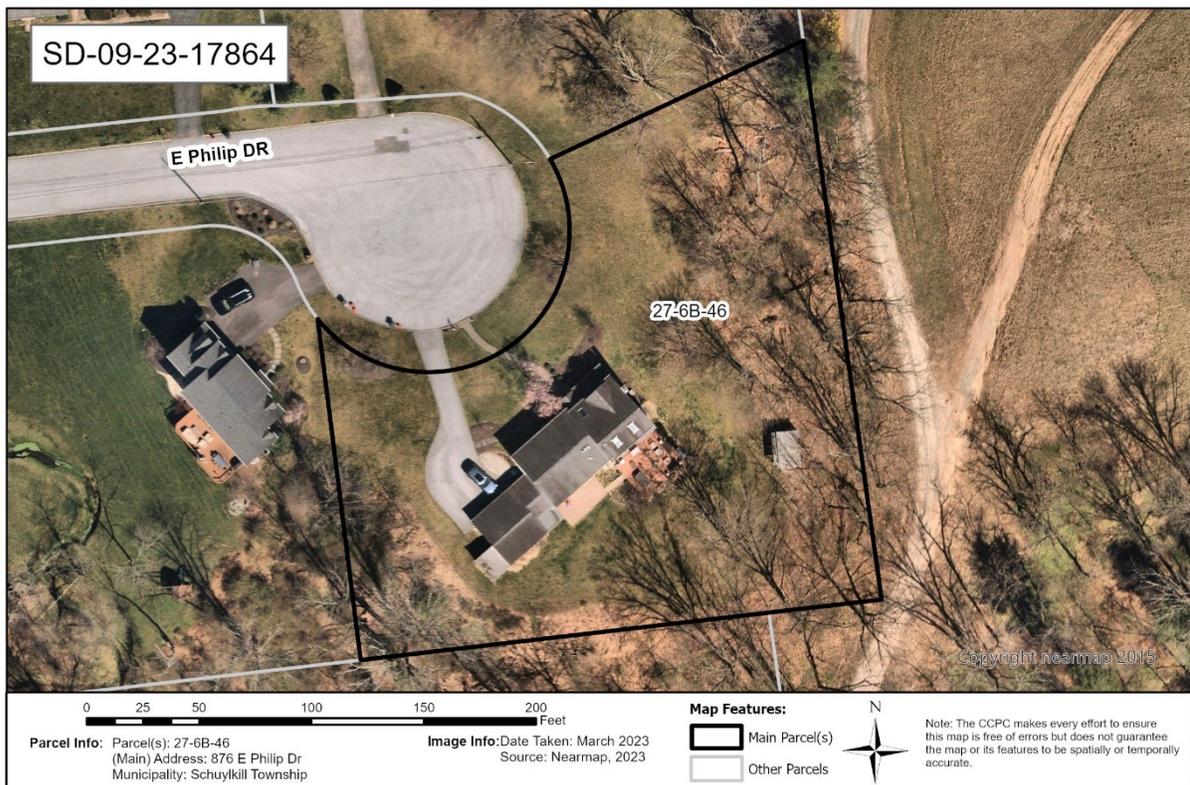
The applicant proposes the revision of lot lines of an existing parcel to accommodate the extension of the road right-of-way to access an adjoining development site. The project site, which is served by public water and public sewer, is located in the R-2 Medium Density Residential zoning district. This submission was accompanied by a subdivision plan submission for the adjacent 65.75 acre Sedgely Farms property, which proposed the creation of 51 single-family dwellings and associated facilities.

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

COUNTY POLICY:

LANDSCAPES:

1. The project site is located within the **Rural Landscape** adjacent to an area of **Suburban 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. While this proposed subdivision is consistent with the objectives of the **Suburban Landscape** its purpose of providing access to the **Rural Landscape** for medium density residential development is not consistent. This issue is further discussed in Comment #3.



WATERSHEDS:

2. **Watersheds**, the water resources component of **Landscapes3**, indicates the proposed development is located within the Pickering Creek subbasin of the Schuylkill River watershed. **Watersheds'** highest priority land use objectives within this watershed are: implementation of comprehensive stormwater management, protection of vegetated riparian corridors, and protection of first order streams. **Watersheds** can be accessed at www.chesco.org/water.

PRIMARY ISSUE:

3. The primary issue of this subdivision is that the proposed access leads to a proposed development with a conventional suburban lot layout on a site with natural, historic, and scenic features. In the **Rural Landscape**, a clustered development is more responsive to existing site conditions. The cluster design approach concentrates development in one particular area or in groupings saving 50 percent or more of the remaining land area for common open space, conservation, recreation, and/or public and semipublic uses. See also the comments provided in the Sedgely Farm subdivision review letter (CCPC # SD-09-23-17863). More information on cluster development is available online. See the Chester County Planning Commission's Cluster Development eTool (<https://www.chescoplanning.org/MuniCorner/eTools/26-ClusterDev.cfm>) and Conservation Subdivision Guide. (<https://www.chescoplanning.org/MuniCorner/ConservationSubdivision/Introduction.cfm>)

ADMINISTRATIVE ISSUES:

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

Sincerely,



Glenn Bentley
Senior Review Planner

cc: Select Sites, LP
Chester Valley Engineers, Inc.
Chester County Conservation District



THE COUNTY OF CHESTER



COMMISSIONERS
Marian D. Moskowitz
Josh Maxwell
Michelle Kichline

Brian N. O’Leary, AICP
Executive Director

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

October 17, 2023

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

Re: Final Subdivision - Charles S. Milewski
Valley Township - SD-09-23-17855

Dear Ms. Rambo:

A final subdivision plan entitled "Charles S. Milewski", prepared by Register Associates Inc. and dated September 25, 2023, was received by this office on September 25, 2023. This plan is reviewed by the Chester County Planning Commission in accord with the provisions of Section 502 of the Pennsylvania Municipalities Planning Code. We offer the following comments on the proposed subdivision for your consideration.

PROJECT SUMMARY:

Location: East side of Strode Avenue (State Route 82) and west of Elizabeth Street (an unopened street)
Site Acreage: 2.76 acres
Lots: 2 lots proposed
Proposed Land Use: Single Family Residential, Apartment
Municipal Land Use Plan Designation: Valley Township - Economic Development; East Fallowfield Township - Mixed Use Growth
UPI#: 38-6A-22, 47-5A-1

PROPOSAL:

The applicant proposes the creation of two lots totaling 2.762 acres, to be separated along the municipal boundary with Valley Township and East Fallowfield Township; the northern portion of the site is located in Valley Township and the southern portion is in East Fallowfield Township. The site, which will be served by on-site water and public sewer facilities, is located in the Valley Township R-2 Residential zoning district and in the East Fallowfield Township - MU Multi-family district zoning district. The site contains two dwellings, but this subdivision proposes no additional development. The plan was submitted to the Chester County Planning Commission by Valley Township.

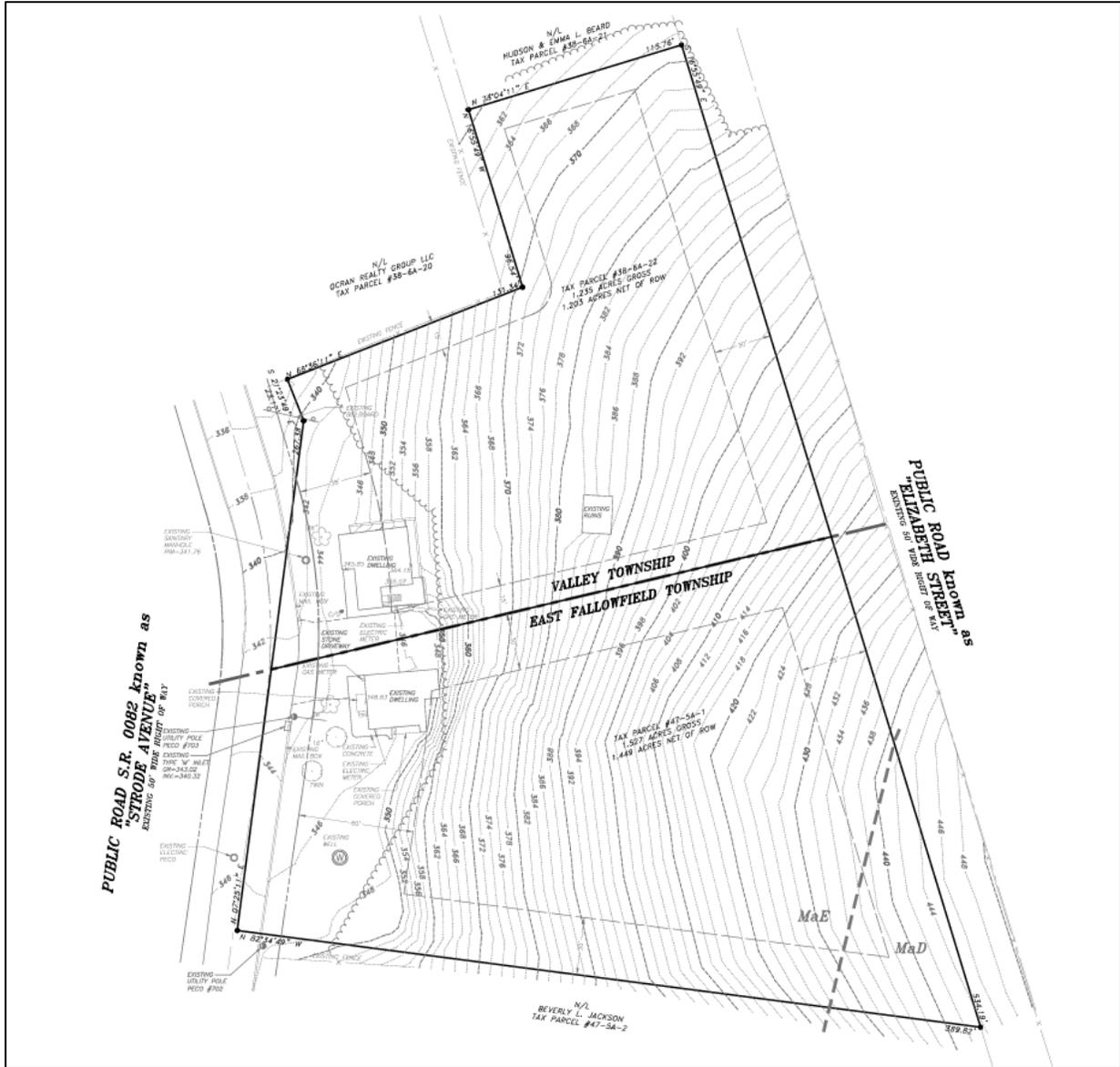
RECOMMENDATION: The County Planning Commission recommends that the issues raised in this letter should be addressed and all Valley Township issues should be resolved before action is taken on this subdivision plan.

COUNTY POLICY:

LANDSCAPES:

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

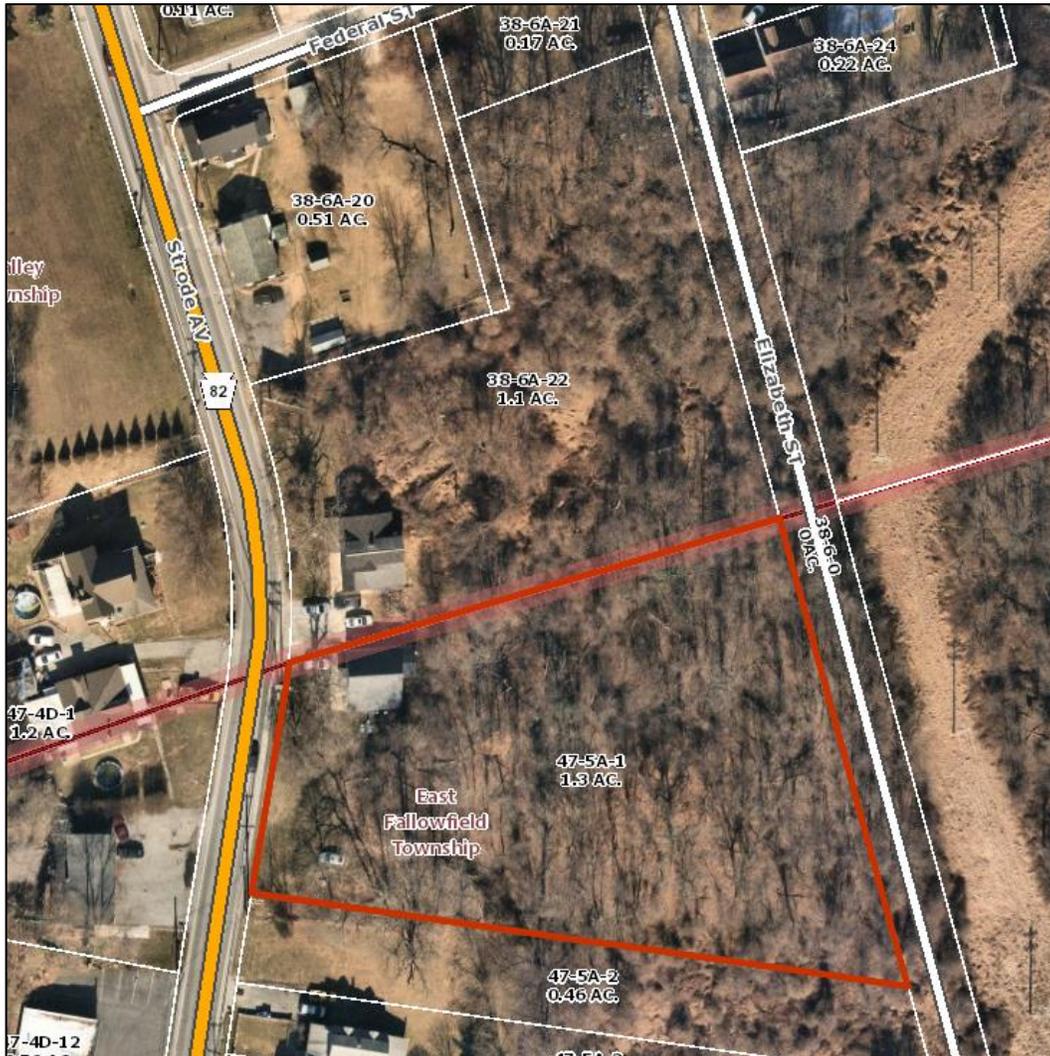




**Detail of Charles S. Milewski
Final Subdivision Plan**

PRIMARY ISSUES:

2. Map note 13 on the plan indicates that the intent of the plan is to separate the two existing tax parcels along the Township boundary line. However, it appears that the two parcels (38-6A-22, 47-5A-1) are currently separated along the Township boundary line (see the ChescoViews aerial below). The applicant should clarify whether there is an existing lot boundary line that does not coincide with the municipal boundary, and if so, it should be shown on the plan.



Excerpt from ChescoViews

3. The County Planning Commission's Multimodal Circulation Handbook (2016 Update), which is available online at www.chescoplanning.org/resources/PubsTransportation.cfm, classifies Strobe Avenue (State Route 82) as a minor collector. The Handbook (page 183) recommends an 80 foot-wide right-of-way for minor collector roads to accommodate future road and infrastructure improvements. We recommend that the applicant and Valley and East Fallowfield Townships contact PennDOT to determine the appropriate right-of-way to be reserved for this section of Strobe Avenue. We suggest that this area be identified as a right-of-way and be offered for dedication to PennDOT.
4. The parcel includes areas of steep slope, and further development may be difficult. If the applicant is considering further development, we encourage the applicant to submit a sketch plan for any future development. A sketch plan allows the applicant to take advantage of County and municipal expertise and consider design recommendations prior to preparing a fully engineered preliminary or final plan.

Page: 5
Re: Final Subdivision - Charles S. Milewski
Valley Township - SD-09-23-17855

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

Sincerely,

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

Wes Bruckno, AICP
Senior Review Planner

cc: Charles S. Milewski
Regester Associates Inc.
Chester County Health Department
Scott Switchar, Secretary, East Fallowfield Township



THE COUNTY OF CHESTER



COMMISSIONERS
Marian D. Moskowitz
Josh Maxwell
Michelle Kichline

Brian N. O’Leary, AICP
Executive Director

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P. O. Box 2747
West Chester, PA 19380-0990
(610) 344-6285 Fax (610) 344-6515

October 5, 2023

Joseph Antonelli, Director of Planning and Zoning
West Bradford Township
1385 Campus Drive
Downingtown, PA 19335

Re: Final Land Development - Chestnut Lane Pump Station Improvements
West Bradford Township - LD-09-23-17852

Dear Mr. Antonelli:

A final land development plan entitled "Chestnut Lane Pump Station Improvements", prepared by GHD Inc. and dated August 23, 2023, was received by this office on September 19, 2023. This plan is reviewed by the Chester County Planning Commission in accord with the provisions of Section 502 of the Pennsylvania Municipalities Planning Code. We offer the following comments on the proposed land development for your consideration.

PROJECT SUMMARY:

Location: Southwest of Chestnut Lane and Broad Run Road
Site Acreage: 0.72 acres
Units: 1 unit
Proposed Land Use: Utility
Municipal Land Use Plan Designation: Growth Opportunity Area
UPI#: 50-4-60.1A

PROPOSAL:

The applicant proposes upgrading an existing sewer pump station located in the West Bradford Township R-5 Residential zoning district. The limit of disturbance to the site will be approximately 8,300 square feet. The applicant has submitted emails from the Pennsylvania Department of Environmental Protection stating that a Water Obstruction and Encroachment Permit and Planning Module are not required.

RECOMMENDATION: The Chester County Planning Commission has no planning issues with this land development application. All West Bradford Township issues should be resolved before action is taken on this plan.

COUNTY POLICY:

LANDSCAPES:

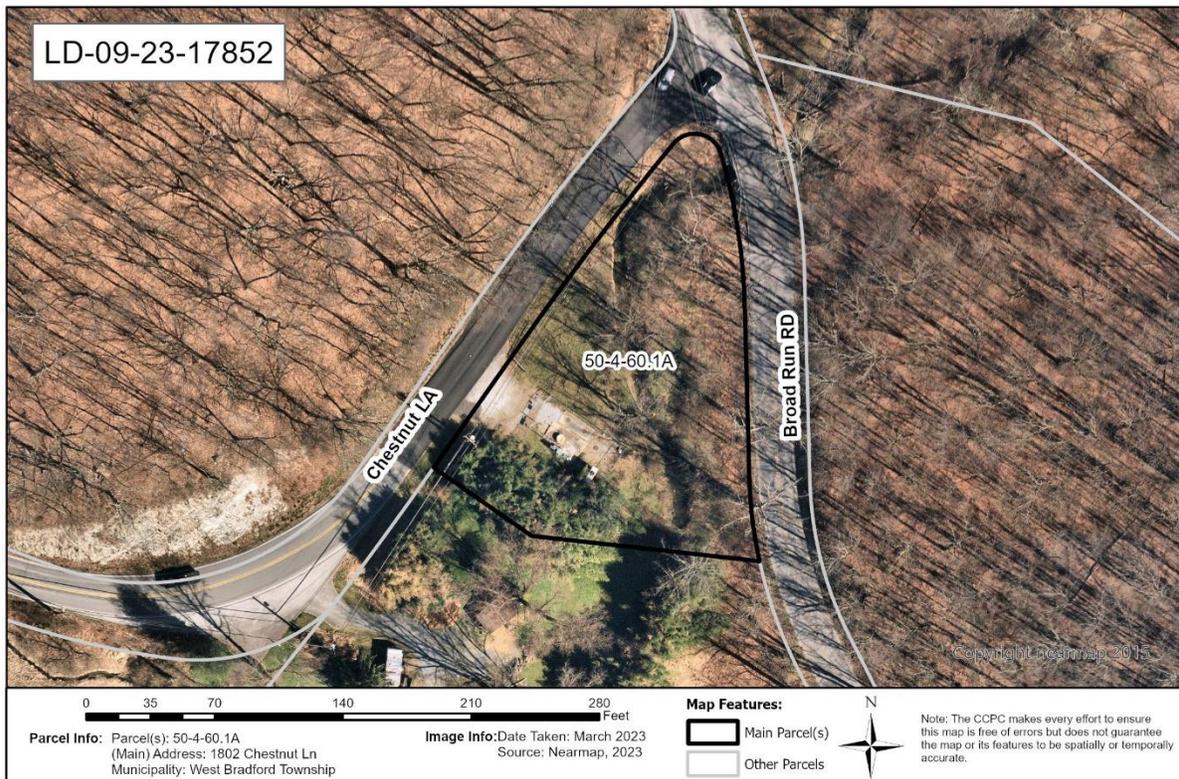
1. The site is located within the **Suburban Landscape** designation of [Landscapes3](#), the 2018 County Comprehensive Plan. The vision for the **Suburban Landscape** is predominantly residential communities with locally-oriented commercial uses and facilities, accommodating growth at a medium density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

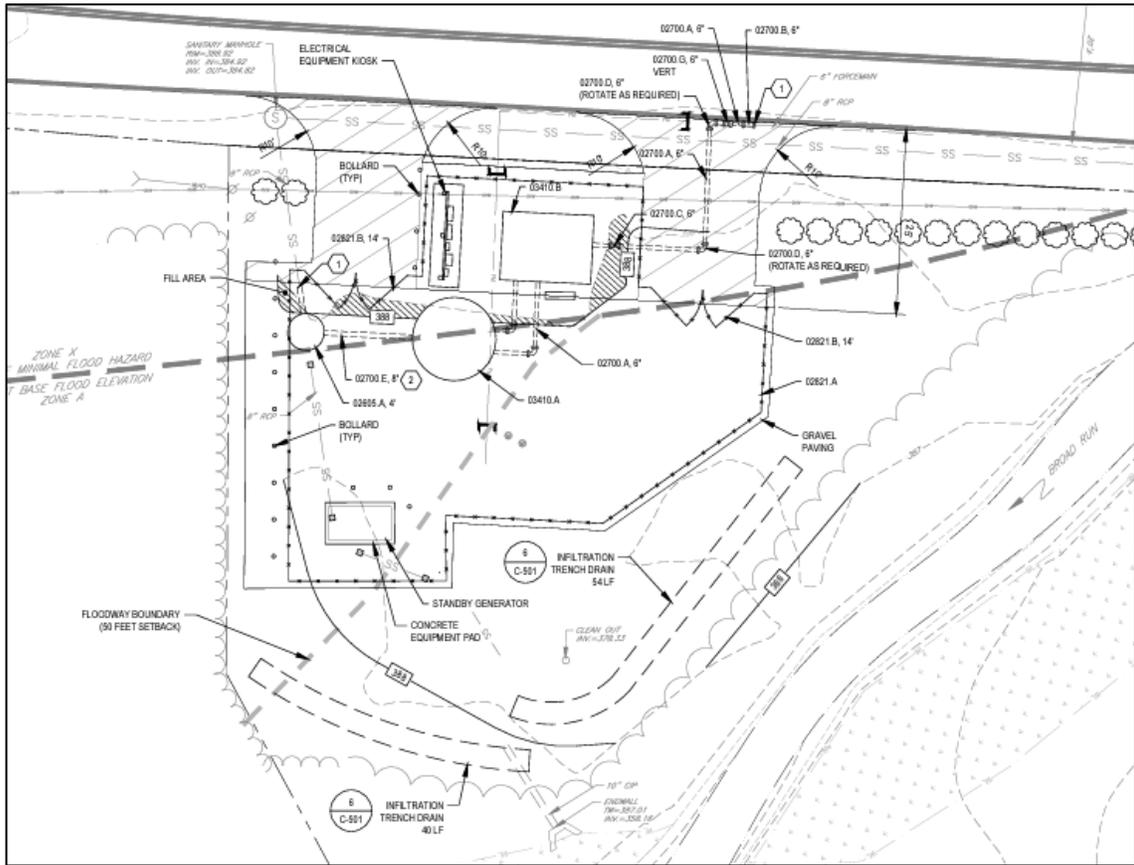
COMMENT:

2. We recommend that the Township Engineer review the proposed double driveway entrance to make sure it meets the Township's standards.

ADMINISTRATIVE ISSUE:

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





**Detail of Chestnut Lane Pump Station Improvements
Final Land Development Plan**

This report does not review the plan for compliance to all aspects of your ordinance, as this is more appropriately done by agents of West Bradford 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: GHD Inc.
Community Services of PA – Broad Run



THE COUNTY OF CHESTER



COMMISSIONERS
Marian D. Moskowitz
Josh Maxwell
Michelle Kichline

Brian N. O’Leary, AICP
Executive Director

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

October 19, 2023

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

Re: Final Subdivision – Subdivision/Lot Line Change Plan (Gordon Eck)
West Brandywine Township - SD-10-23-17872

Dear Mr. Barnett:

A final subdivision plan entitled "Subdivision/Lot Line Change Plan (Gordon Eck)", prepared by Howell Engineering, dated February 6, 2023 and last revised on September 1, 2023, was received by this office on October 5, 2023. This plan is reviewed by the Chester County Planning Commission in accord with the provisions of Section 502 of the Pennsylvania Municipalities Planning Code. We offer the following comments on the proposed subdivision for your consideration.

PROJECT SUMMARY:

Location: North of Horseshoe Pike (State Route 322) southwest side of Germany Hollow Road
Site Acreage: 87.959 acres
Lots: 3 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, 29-2-5.4, 29-4.4

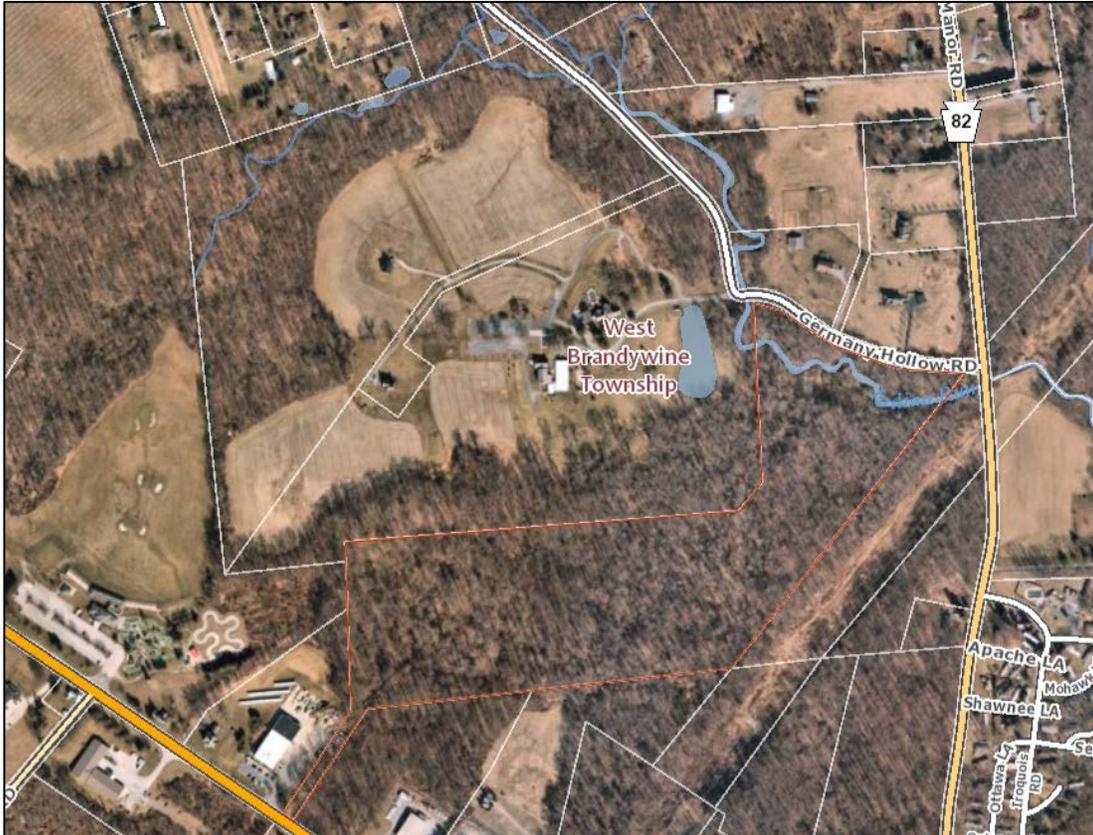
PROPOSAL:

The applicant proposes the creation of three lots. The site, which is served by on-site water and sewer facilities, is located in the West Brandywine Township R-2 Residential zoning district (a small portion is within the LI Limited Industrial District). The plan does not show proposed development on the site.

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.

BACKGROUND:

The Chester County Planning Commission has previously reviewed a subdivision plan for a portion of this site (Lot Line Change Plan - Gordon R. and Nancy L. Eck). That review, CCPC # 03-23-17585, dated April 5, 2023, proposed the creation of two lots from UPI # 29-2-5. The Chester County Planning Commission has no record of municipal action on that plan.



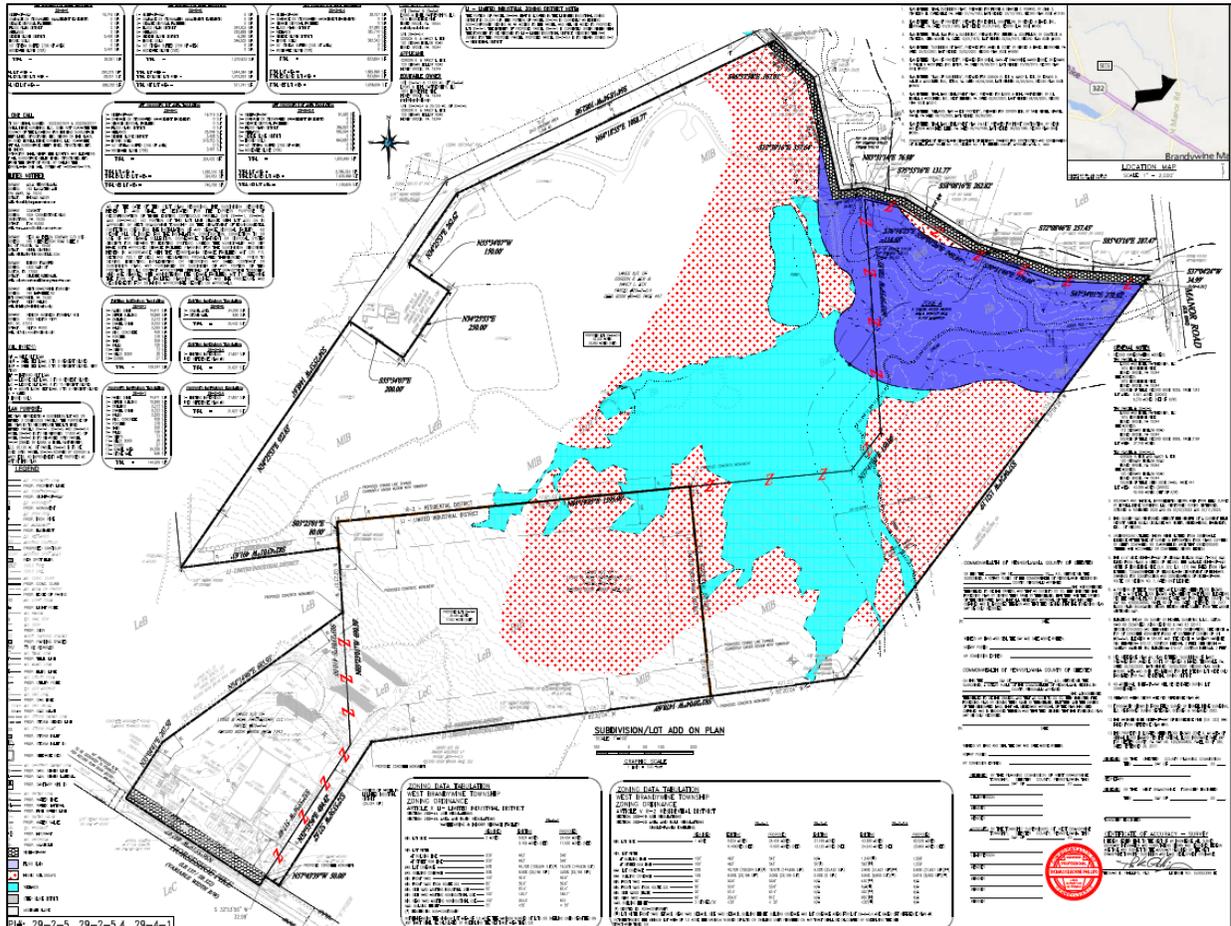
COUNTY POLICY:

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:

This current submission includes the addition of UPI # 29-2-5.4 and UPI # 29-4.4 to the previous plan, which included UPI 29-2-5. The comments in our previous review letter also apply to this current subdivision plan, and are included below.



Detail of Subdivision/Lot Line Change Plan (Gordon Eck) Final Subdivision Plan

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.
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.

Page: 4

Re: Final Subdivision – Subdivision/Lot Line Change Plan (Gordon Eck)

West Brandywine Township - SD-10-23-17872

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.

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 ISSUE:

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



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COMMISSIONERS
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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

October 23, 2023

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

Re: Preliminary/Final Land Development - Cochranville Pole Buildings
West Fallowfield Township - LD-09-23-17861

Dear Ms. Wheeler:

A preliminary/final land development plan entitled "Cochranville Pole Buildings", prepared by Landvision LLC and dated September 6, 2023, was received by this office on September 28, 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:	Northeast of Herb Drive, east of Gap-Newport Pike (State Route 41)
Site Acreage:	7.53 acres
Lots:	1 lot
Non-Res. Square Footage:	7,784 square feet
Proposed Land Use:	Manufacturing
New Parking Spaces:	12 spaces
Municipal Land Use Plan Designation:	Commerce
UPI#:	44-4-78.3

PROPOSAL:

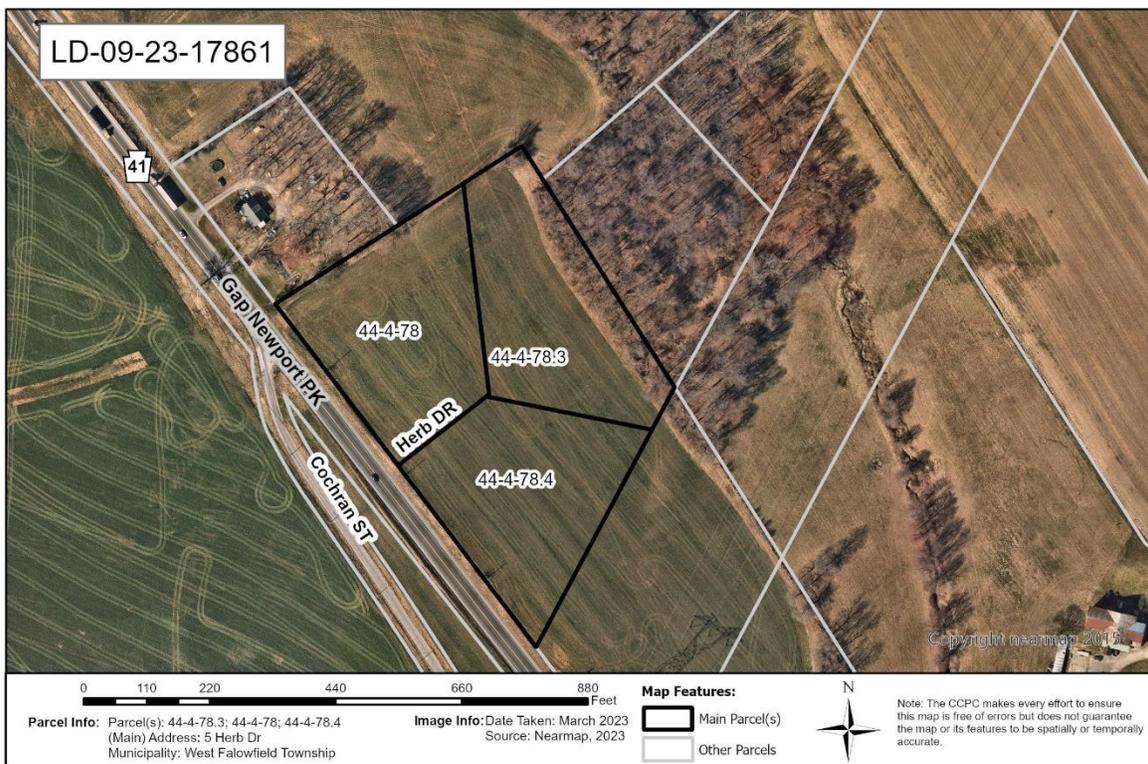
The applicant proposes the construction of a 7,784 square foot commercial building and 12 parking spaces. The site, which will be served by on-site water and on-site sewer facilities, is located in the West Fallowfield Township Industrial zoning district.

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

COUNTY POLICY:

LANDSCAPES:

1. The site is located within the **Rural Center Landscape** designation of [Landscapes3](#), the 2018 County Comprehensive Plan. This landscape often evolves from a village at an historic crossroads that has expanded over time. The vision for the **Rural Center Landscape** is as a community focal point for the surrounding rural and agricultural areas that accommodates limited growth, with transportation infrastructure and amenities provided at a village scale and character. The proposed land development is consistent with the objectives of the **Rural Center Landscape**.

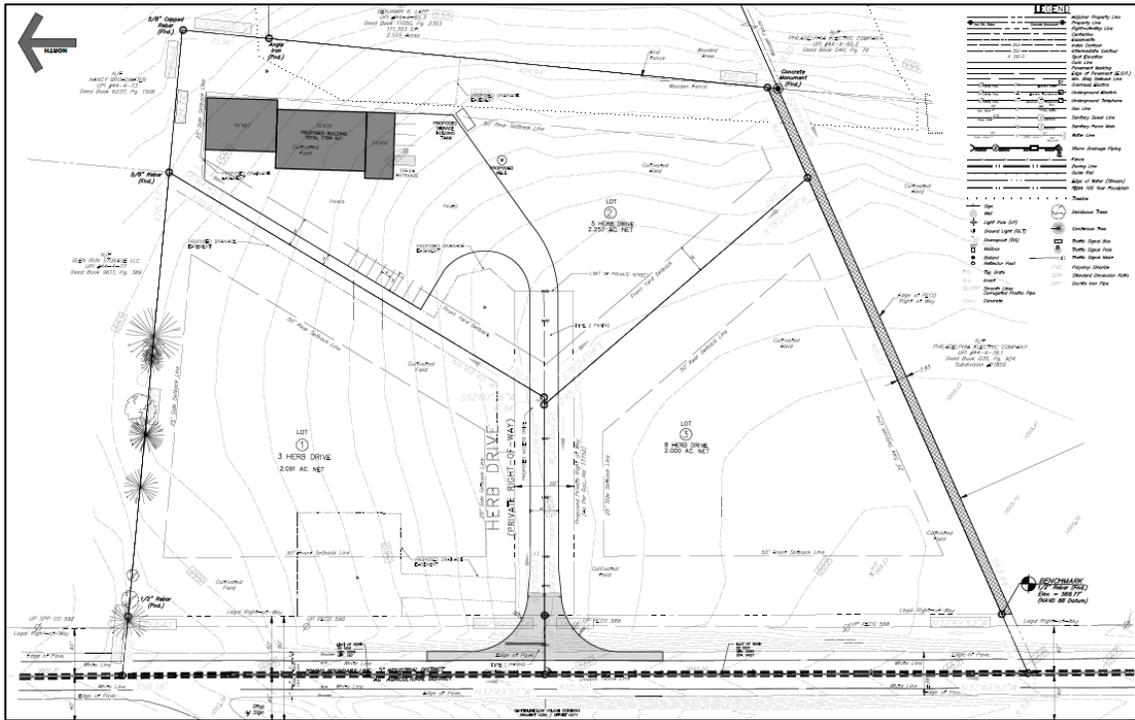


WATERSHEDS:

2. **Watersheds**, the water resources component of [Landscapes3](#), indicates the proposed development is located within the Knight Run subbasin of the Octoraro Creek watershed. **Watersheds'** highest priority land use objectives within this watershed are:
 - restore water quality of “impaired” streams and ground water,
 - reduce agricultural nonpoint source pollutants, and
 - implement comprehensive stormwater management.

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 Cochranville Pole Buildings
Preliminary/Final Land Development Plan*

PRIMARY ISSUES:

4. The Township should determine whether Zoning Ordinance Section 1202 (**SCREENING**), Subsection B.1 applies to this land development, and we recommend that the applicant provide street trees along Gap-Newport Pike. We also note that Zoning Ordinance Section 1203 (**LANDSCAPING**), Subsection C.1. appears to require landscaping at parking lots which contain at least ten spaces. We recommend generous landscaped areas in and around parking lots to provide stormwater absorption and filtration, cleaner air, shading, and a more attractive setting for users of the lot, users of nearby properties, and passersby.
5. The County Planning Commission's Multimodal Circulation Handbook (2016 Update), which is available online at www.chescoplanning.org/resources/PubsTransportation.cfm, classifies Gap-Newport Pike (State Route 41) as a major arterial. The Handbook (page 183) recommends an 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 Gap-Newport Pike. We suggest that this area be identified as a dedicated right-of-way, and that it be offered for dedication to PennDOT.

ADMINISTRATIVE ISSUES:

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

Page: 4
Re: Preliminary/Final Land Development - Cochranville Pole Buildings
West Fallowfield Township - LD-09-23-17861

7. 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, the Assessment Office, and the Health Department.

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

Sincerely,



Wes Bruckno, AICP
Senior Review Planner

cc: Landvision LLC
Benjamin K. Lapp
Chester County Health Department
Anthony Antonelli, District Permits Manager, PennDOT
Francis J. Hanney, PennDOT
Chester County Conservation District



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Executive Director

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

October 5, 2023

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

Re: Preliminary/Final Subdivision and Land Development - 810, 814 & 816 Lincoln Ave.
West Goshen Township – SD-08-23-17807 and LD-08-23-17808

Dear Mr. Bashore:

A Preliminary/Final Subdivision and Land Development Plan entitled "810, 814 & 816 Lincoln Ave.", prepared by Howell Engineering, and dated July 13, 2023, was received by this office on September 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.

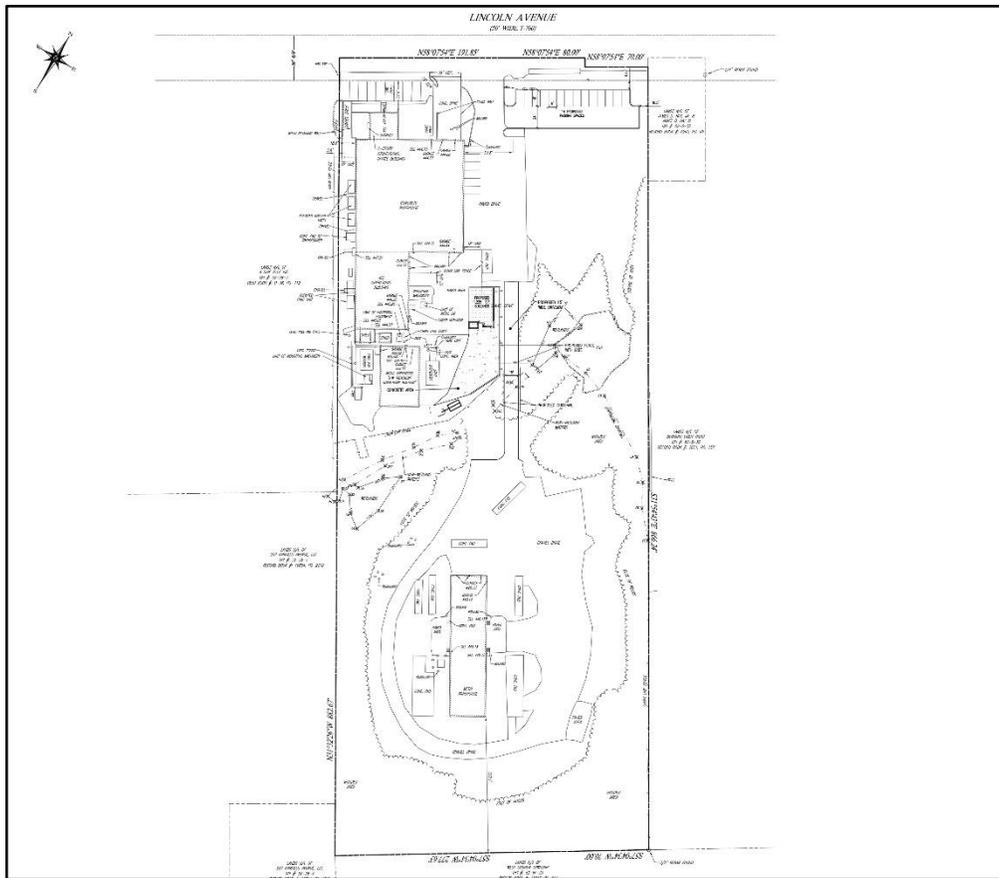
PROJECT SUMMARY:

Location:	the south side of Lincoln Avenue, east of Garfield Avenue
Site Acreage:	6.94
Lots/Units:	3 existing lots; 1 proposed lot
Non-Res. Square Footage:	1,225
Proposed Land Use:	Industrial
New Parking Spaces:	14
Municipal Land Use Plan Designation:	Commercial, Office, Industrial Infill
UPI#:	52-5-32, 52-5-33, 52-5-34

PROPOSAL:

The applicant proposes the consolidation of three lots into one lot, along with the construction of a 1,225 square foot building, and 14 additional parking spaces. The existing buildings on the site will remain. The project site, which will be served by public water and public sewer, is located in the I-3 General Industrial zoning district.

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



COUNTY POLICY:

LANDSCAPES:

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

WATERSHEDS:

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

PRIMARY ISSUES:

3. The plan and 2023 aerial photography indicate that a portion of the site is wooded. Mature trees and shrubs reduce the volume and impacts of stormwater runoff by intercepting precipitation, increasing evapotranspiration, and stabilizing soil through root growth. If development or earth disturbance is going to encroach upon existing woodlands, the removal of trees should be limited to the minimum area needed for the buildings and support facilities. The limits of tree removal should be clearly shown on the plan and "limits of disturbance" should be delineated to protect all trees that are intended to remain. Orange construction fencing should be placed at the "limit of disturbance" to prevent unintended intrusion into woodland areas by construction equipment. This fencing should be placed at the drip line of any trees that are intended to remain to limit inadvertent impacts from construction equipment to root zones and long-term tree health. Additional native trees and shrubs should be incorporated into the landscaping plans to replace and mitigate the loss of removed trees.
4. The site contains delineated wetlands. Although it does not appear that any development activity will encroach into the delineated wetland area, the applicant should be aware that placement of fill in wetlands is regulated by the Corps of Engineers in accordance with Section 404 of the Clean Water Act (1977) and the Department of Environmental Protection under Chapter 105 Rules and Regulations for the Bureau of Dams and Waterway Management.

ADMINISTRATIVE ISSUES:

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

Page: 4

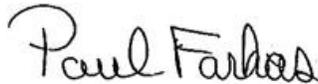
Re: Preliminary/Final Subdivision and Land Development - 810, 814 & 816 Lincoln Ave.

West Goshen Township – SD-08-23-17807 and LD-08-23-17808

6. There is a typographical error in the phrase “land development plan” provided in the Sheet Index on Sheet 1, and in a plan note and the plan title block on Sheet 2. This should be corrected by the applicant.
7. A minimum of four (4) copies of the plan should be presented at the Chester County Planning Commission for endorsement to permit recording of the final plan in accord with the procedures of Act 247, the Pennsylvania Municipalities Planning Code, and to meet the requirements of the Recorder of Deeds and the Assessment Office.

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

Sincerely,

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

Paul Farkas
Senior Review Planner

cc: Metallurgical Products Company
Howell Engineering
Chapman Investment Properties, LLC



THE COUNTY OF CHESTER



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

October 24, 2023

Elliot Blake Secretary/Treasurer
West Marlborough Township
1300 Doe Run Road,
Coatesville, PA 19320

Re: Preliminary/Final Subdivision - Cheshire Land Conservancy
West Marlborough Township - SD-09-23-17862

Dear Mr. Blake:

A Preliminary/Final Subdivision Plan entitled "Cheshire Land Conservancy", prepared by Register Associates, Inc., and dated August 22, 2023, was received by this office on October 2, 2023. This plan is reviewed by the Chester County Planning Commission in accord with the provisions of Section 502 of the Pennsylvania Municipalities Planning Code. We offer the following comments on the proposed Subdivision for your consideration.

PROJECT SUMMARY:

Location:	east side of Newark Road, south of Doe Run Road
Site Acreage:	191.30
Lots/Units:	2 lots
Proposed Land Use:	Open Space Conservation
Municipal Land Use Plan Designation:	Agricultural/Pasture/Wooded
UPI#:	61-1-11.5, 48-5-12

PROPOSAL:

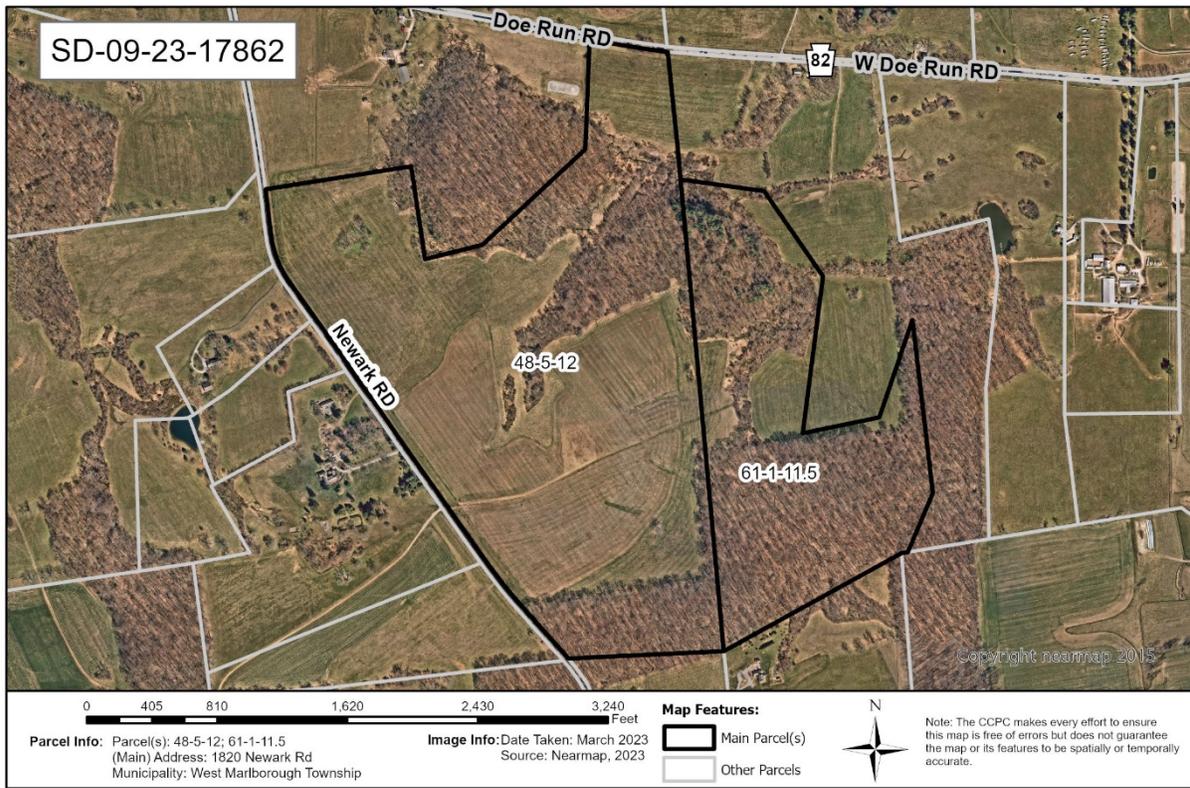
The applicant proposes the reconfiguration of four existing lots into 3 proposed lots. The project site is located in the AP-Agricultural Preservation district in East Marlborough Township and the AC-Agricultural Conservation district in West Marlborough Township. No new sewage disposal or water supply is proposed.

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

COUNTY POLICY:

LANDSCAPES:

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

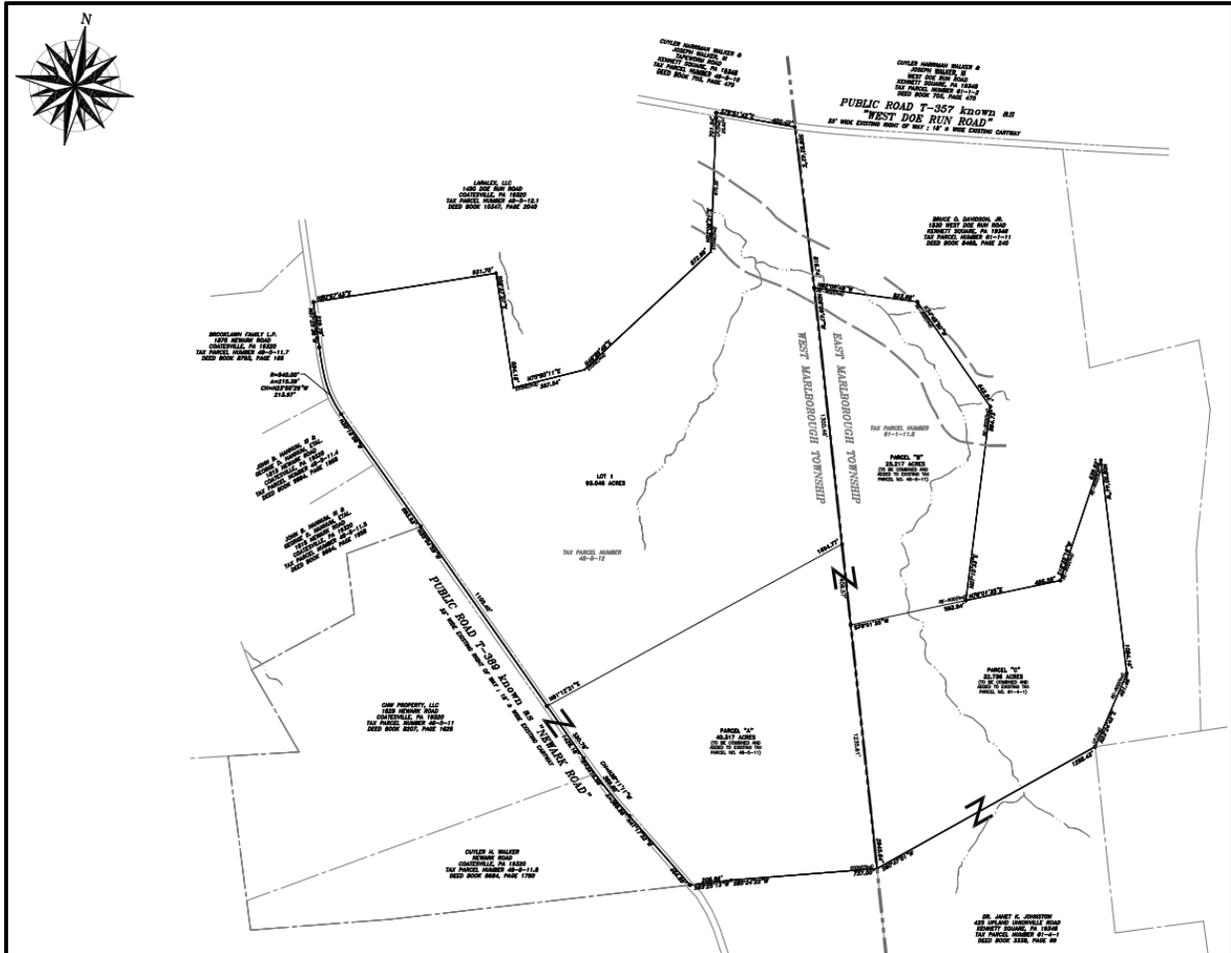


WATERSHEDS:

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

PRIMARY ISSUES:

2. Lot 1 and Parcels A, B and C shown on the plan are subject to a Grant of Easement and Declaration of Restrictive Covenants held by the Brandywine Conservancy and Museum of Art recorded in April 1991.



Detail of Sheet 2 of the Subdivision Plan

3. The applicant is requesting 4 waivers from the provisions of the West Marlborough Township Subdivision and Land Development Ordinance and 3 waivers from the East Marlborough 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.
4. It appears that all parcels involved in this subdivision are located within an agricultural security area adopted by the Townships in accordance with the Agricultural Security Area Act (Act 43). Adoption of an agricultural security area is a public policy statement for the preservation of agriculture. The County Planning Commission supports participation in municipal Agricultural Security Area programs and encourages landowners to join their local ASA program.

ADMINISTRATIVE ISSUES:

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

Page: 4

Re: Preliminary/Final Subdivision - Cheshire Land Conservancy

West Marlborough Township - SD-09-23-17862

6. A minimum of four (4) copies of the plan should be presented at the Chester County Planning Commission for endorsement to permit recording of the final plan in accord with the procedures of Act 247, the Pennsylvania Municipalities Planning Code, and to meet the requirements of the Recorder of Deeds, 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 and West Marlborough Townships. 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: Cheshire Land Conservancy
Regester Associates, Inc.
Neil Lovekin, Manager East Marlborough Township
Chester County Assessment Office



THE COUNTY OF CHESTER



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Executive Director

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

October 5, 2023

Barbara Kelley, Township Manager
West Pikeland Township
PO Box 6
Chester Springs, PA 19425-0006

Re: Preliminary/Final Land Development - 2023 Temple Building ACMEC
West Pikeland Township - LD-08-23-17823

Dear Ms. Kelley:

A preliminary/final land development plan entitled "2023 Temple Building ACMEC", prepared by Yerkes Associates, Inc. and dated May 22, 2023, was received by this office on September 14, 2023. This plan is reviewed by the Chester County Planning Commission in accord with the provisions of Section 502 of the Pennsylvania Municipalities Planning Code. We offer the following comments on the proposed land development for your consideration.

PROJECT SUMMARY:

Location:	North side of Conestoga Road (State Route 401)
Site Acreage:	24.50 acres
Lots:	1 lot
Non-Res. Square Footage:	1,386 square feet
Proposed Land Use:	Religious Organization
New Parking Spaces:	27 spaces
Municipal Land Use Plan Designation:	Rural
UPI#:	34-4-55

PROPOSAL:

The applicant proposes the construction of a 1,386 square foot institutional building and 27 parking spaces. The site includes existing structures and eight parking spaces and is served by on-site water and on-site sewer facilities. The site is located in the West Pikeland Township RC Rural Conservation zoning district and has an existing access onto Conestoga Road (State Route 401), which is not proposed to be changed.

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

BACKGROUND:

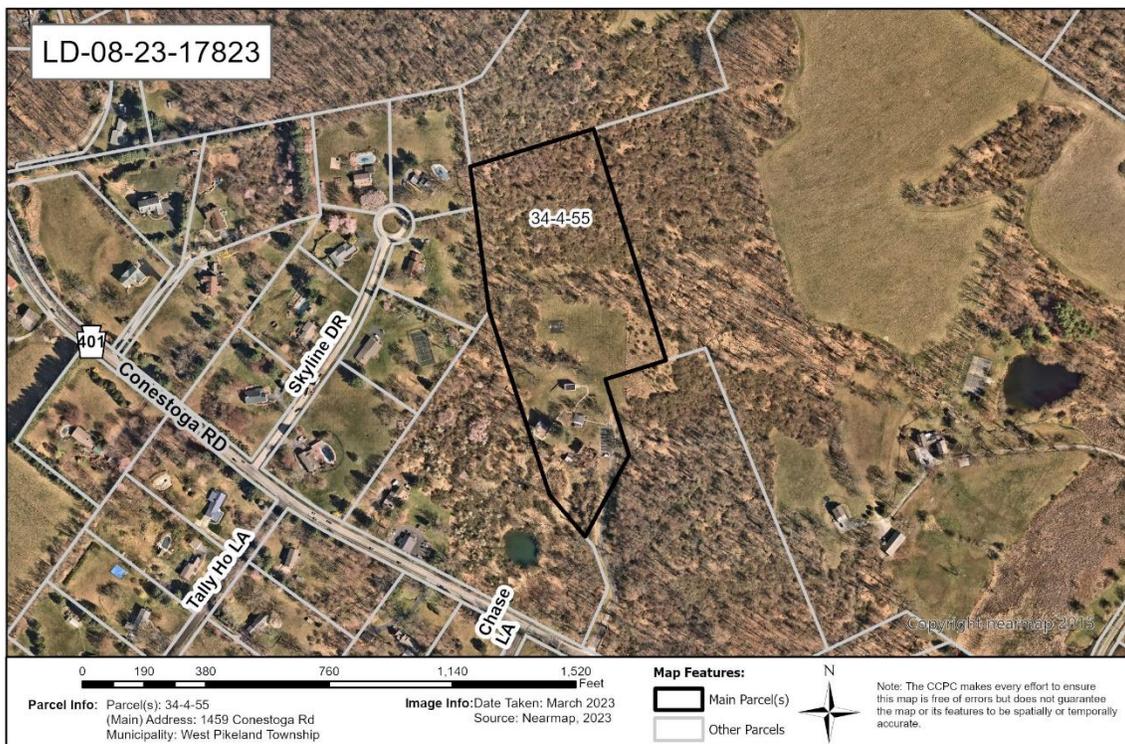
1. The Chester County Planning Commission previously reviewed a preliminary land development proposal for this site. That review addressed the construction of a temple and auxiliary building totaling 41,201 square feet and 106 parking spaces on 24.5 acres (refer to CCPC# 12246, dated July 12, 2007). The County Planning Commission then reviewed a land development plan for a 608 square foot temple building and nine parking spaces on this site (refer to LD-3-15-11393, dated April 1, 2015). Our records show that the Township approved that plan on June 15, 2015.

COUNTY POLICY:

LANDSCAPES:

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

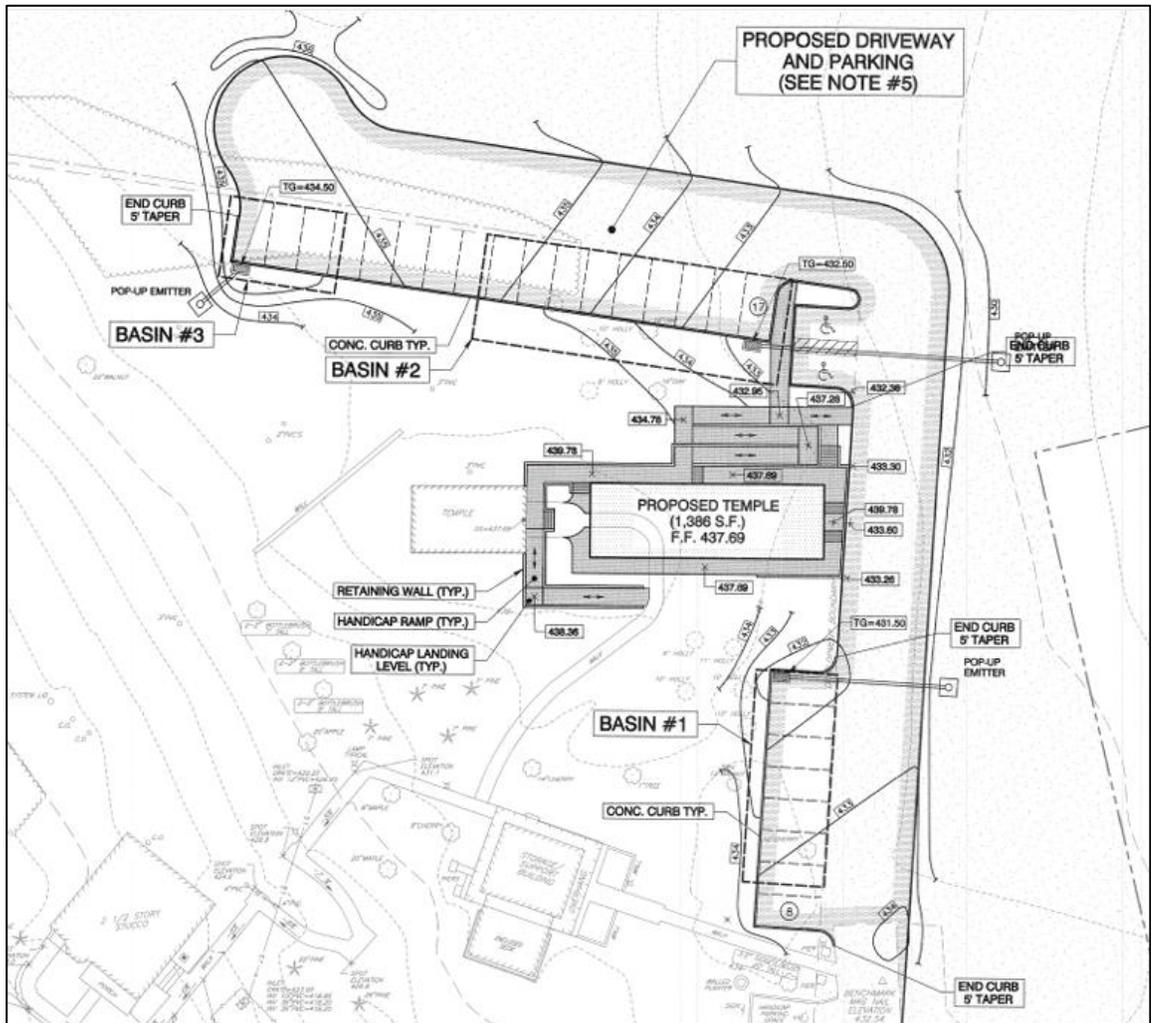


WATERSHEDS:

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

- implement comprehensive stormwater management,
- protect vegetated riparian corridors, and
- protect first order streams.

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



*Detail of 2023 Temple Building ACMEC
Preliminary/Final Land Development Plan*

COMMENTS:

4. The applicant should consider a more-direct walkway between the proposed southern parking area and the proposed temple.

Page: 4

Re: Preliminary/Final Land Development - 2023 Temple Building ACMEC
West Pikeland Township - LD-08-23-17823

5. Land disturbance and land development activities that occur within Chester County must comply with the *County-wide Act 167 Stormwater Management Plan for Chester County, PA* (August 2022) and the associated Act 167 stormwater management ordinance standards adopted by each municipality.
6. The site is located in an area designated by the Pennsylvania Department of Environmental Protection (DEP) as a Special Protection Watershed. Special Protection Watersheds are important because Chester County's High Quality and Exceptional Value Watersheds may be especially sensitive to degradation and pollution that could result from development. The DEP or the municipality may impose stricter limitations on proposed wastewater and stormwater discharges in these watersheds, and special care should be exercised in the design, construction, operation and maintenance of stormwater control facilities in these areas to prevent degradation of the waters of the Commonwealth.

ADMINISTRATIVE ISSUE:

7. 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 Pikeland 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: Yerkes Associates, Inc.
Chester County Health Department
ACMEC Muthu Chinnadurai
Anthony Antonelli, District Permits Manager, PennDOT
Francis J. Hanney, PennDOT
Chester County Conservation District



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

October 11, 2023

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

Re: Final Land Development - Mary C. Howse Elementary School
West Whiteland Township – LD-09-23-17844

Dear Mr. Weller:

A Final Land Development Plan entitled "Mary C. Howse Elementary School", prepared by Stantec Consulting Services, Inc., and dated August 31, 2023, was received by this office on September 14, 2023. This plan is reviewed by the Chester County Planning Commission in accord with the provisions of Section 502 of the Pennsylvania Municipalities Planning Code. We offer the following comments on the proposed land development for your consideration.

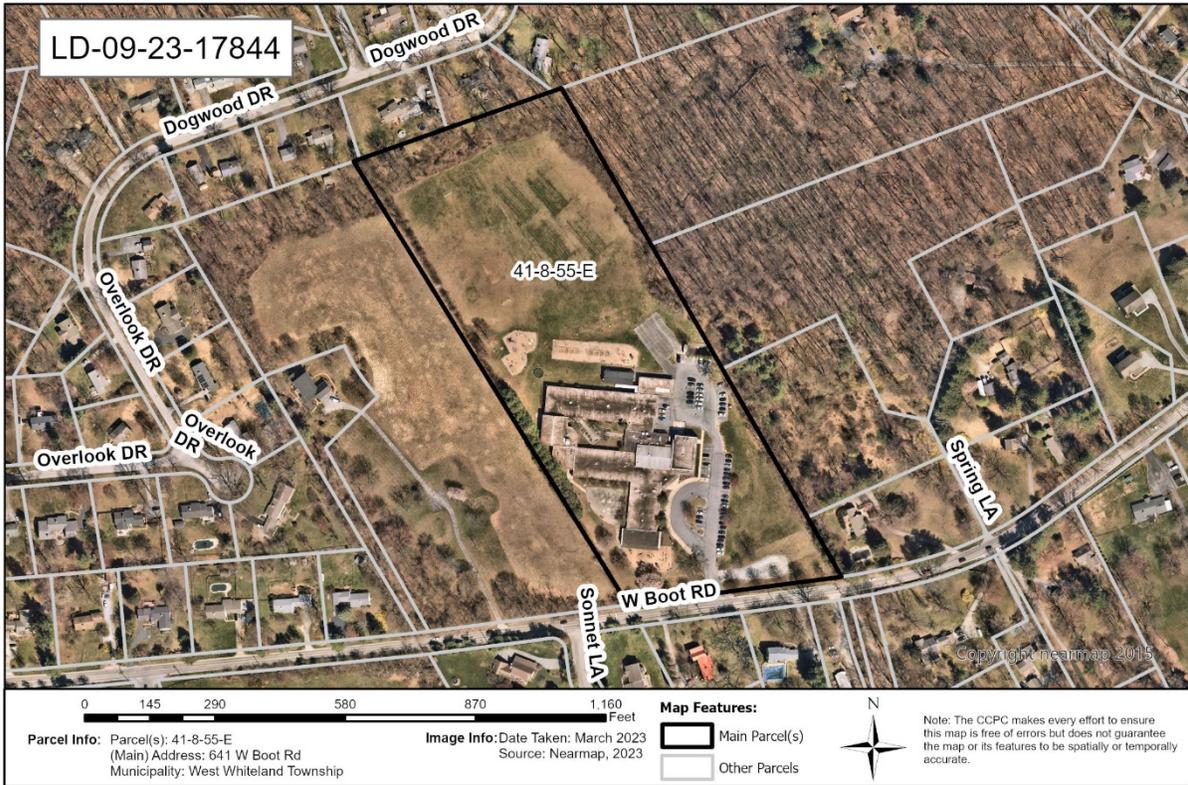
PROJECT SUMMARY:

Location:	the north side of West Boot Road, west of Spring Lane
Site Acreage:	13.58
Lots/Units:	1 Lot
Non-Res. Square Footage:	8,067
Proposed Land Use:	Additions to existing elementary school
New Parking Spaces:	35
Municipal Land Use Plan Designation:	INS Institutional
UPI#:	41-8-55-E

PROPOSAL:

The applicant proposes the construction of two building additions totaling 8,067 square feet to the existing elementary school, along with 35 additional parking spaces. An existing 1,850 square foot modular classroom will be removed. The Statement of Intent on Sheet 6 and the Township Application Form both indicate that there is no proposed increase in student or staff population. The project site, which is served by public water and public sewer, is located in the R-1 Residential zoning district.

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



Site Plan Detail, Sheet 7: Final Land Development - Mary C. Howse Elementary School

COUNTY POLICY:

LANDSCAPES:

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

WATERSHEDS:

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

PRIMARY ISSUES:

3. The Township should verify that the design of the proposed outdoor lighting plan (Sheet 23) 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.
4. The plan and 2023 aerial photography indicate that a portion of the site is wooded. Mature trees and shrubs reduce the volume and impacts of stormwater runoff by intercepting precipitation, increasing evapotranspiration, and stabilizing soil through root growth. The removal of trees should be limited to the minimum area needed for the building and support facilities. The "limits of disturbance" should be delineated to protect all trees that are intended to remain, and orange construction fencing should be placed at the "limit of disturbance" to prevent unintended intrusion into these areas by construction equipment. Additional native trees and shrubs should be incorporated into the landscaping plans to replace and mitigate the loss of removed trees.

ADMINISTRATIVE ISSUES:

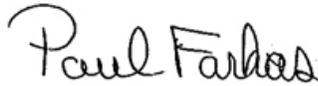
5. Land disturbance and land development activities that occur within Chester County must comply with the **County-wide Act 167 Stormwater Management Plan for Chester County, PA** (August 2022) and the associated Act 167 stormwater management ordinance standards adopted by each municipality.
6. The applicant should contact the office of the Chester County Conservation District (telephone #610-455-1360) for information and clarification on erosion control measures. The provisions of the Commonwealth Erosion Control Regulations may apply to the project and may require an Earth Disturbance Permit or a National Pollutant Discharge Elimination System permit for discharge of stormwater from construction activities. Additional information on this topic is provided online at: <https://www.chesco.org/284/ErosionStormwater>.

Page: 4
Re: Final Land Development - Mary C. Howse Elementary School
West Whiteland Township – LD-09-23-17844

7. There is a plan note on Sheet 1 that incorrectly identifies that the UPI-Uniform Parcel Identifier number of the site is 52-5-150, rather than 41-8-55-E. This should be corrected by the applicant. The Chester County Recorder of Deeds Office requires that the correct UPI numbers be identified on all subdivision and land development plans submitted for recording.
8. A minimum of four (4) copies of the plan should be presented at the Chester County Planning Commission for endorsement to permit recording of the final plan in accord with the procedures of Act 247, the Pennsylvania Municipalities Planning Code, and to meet the requirements of the Recorder of Deeds and the Assessment Office.

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

Sincerely,



Paul Farkas
Senior Review Planner

cc: West Chester Area School District
Stantec Consulting Services, Inc.
Chester County Conservation District



THE COUNTY OF CHESTER



COMMISSIONERS
Marian D. Moskowitz
Josh Maxwell
Michelle Kichline

Brian N. O’Leary, AICP
Executive Director

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October 12, 2023

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

Re: Preliminary/Final Land Development - 347 N. Pottstown Pike
West Whiteland Township – LD-09-23-17845

Dear Mr. Weller:

A Preliminary/Final Land Development Plan entitled "347 N. Pottstown Pike", prepared by Edward B. Walsh & Associates, Inc., and dated May 18, 2023, was received by this office on September 14, 2023. This plan is reviewed by the Chester County Planning Commission in accord with the provisions of Section 502 of the Pennsylvania Municipalities Planning Code. We offer the following comments on the proposed land development for your consideration.

PROJECT SUMMARY:

Location:	the southeast corner of North Pottstown Pike (Route 100) and Rockland Drive
Site Acreage:	1.49
Lots/Units:	1 Lot
Non-Res. Square Footage:	4,310
Proposed Land Use:	Car wash
New Parking Spaces:	14
Municipal Land Use Plan Designation:	TCMU Town Center Mixed Use
UPI#:	41-2-72.1

PROPOSAL:

The applicant proposes the construction of a 4,310 square foot car wash, and 14 parking spaces. The existing building will be removed. Vehicular access will be provided from Rockland Drive; the existing driveway entrance on North Pottstown Pike will be removed. The project site, which will be served by public water and public sewer, is located in the Town Center Mixed Use zoning district.

RECOMMENDATION: The County Planning Commission recommends that the issues raised in this letter should be addressed, particularly the transmission pipeline issues discussed in comment #3, and all Township issues should be resolved before action is taken on this land development plan.

COUNTY POLICY:

LANDSCAPES:

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

WATERSHEDS:

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

PRIMARY ISSUES:

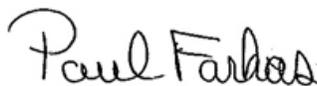
3. The proposed land development appears to be in proximity to gas transmission pipelines operated by Williams Gas Pipeline – Transco; we note that the site plan indicates that the 100 foot wide easement for these pipelines is partially located along the southern boundary of the project site. To minimize risks before and during construction, the project designer should contact the Pennsylvania One Call Center at 811 or <https://www.pa1call.org>, consistent with the provisions of Section 4(2) of Act 287 (Underground Utility Protection Act), prior to finalizing the design. The PA One Call Center should also be contacted at least 3 business days, but not more than 10 days, prior to any excavation. More information about pipeline safety can be found at the Chester County Pipeline Information Center at: <http://www.chescoplanning.org/pic/introduction.cfm>.
4. The Township's Official Map, adopted on August 14, 2019, identifies this section of North Pottstown Pike as a Streetscape Enhancement area, and it also indicates that sidewalks should be provided along this section of North Pottstown Pike. Prior to taking action on this land development proposal, the Township should consider any issues pertaining to the Official Map designation of this site consistent with the provisions of Section 406 of the Pennsylvania Municipalities Planning Code. We also note that the Township's Bicycle and Pedestrian Plan, the 2019 amendment to the Township's Comprehensive Plan, recommends that sidewalks be installed on the east side of Pottstown Pike from Rockland Drive to the existing sidewalks on the Target site to the south (page 85).
5. The Township should verify that the design of the proposed outdoor lighting plan (Sheet 9) conforms to Township ordinance requirements. The illumination should be directed inward from the periphery of the site and be oriented to reduce glare and visual impact on the adjoining roadways and land uses.

ADMINISTRATIVE ISSUES:

6. Land disturbance and land development activities that occur within Chester County must comply with the ***County-wide Act 167 Stormwater Management Plan for Chester County, PA*** (August 2022) and the associated Act 167 stormwater management ordinance standards adopted by each municipality. The applicant and the Township should consider “naturalizing” the shape of the stormwater management basin and plant native vegetation in and around the interior of the basin to soften the appearance of the facilities and make them more visually appealing.
7. General Note 11 on Sheet 1 states that conditional use approval is required because the site contains proposed paving in the precautionary slope area. If this is correct, then the final plan should accurately note the date and any conditions set as part of the conditional use approval, and the Township should verify that all applicable conditions of approval have been incorporated into the final plan.
8. The applicant should contact the office of the Chester County Conservation District (telephone #610-455-1360) for information and clarification on erosion control measures. The provisions of the Commonwealth Erosion Control Regulations may apply to the project and may require an Earth Disturbance Permit or a National Pollutant Discharge Elimination System permit for discharge of stormwater from construction activities. Additional information on this topic is provided online at: <https://www.chesco.org/284/ErosionStormwater>.
9. A minimum of four (4) copies of the plan should be presented at the Chester County Planning Commission for endorsement to permit recording of the final plan in accord with the procedures of Act 247, the Pennsylvania Municipalities Planning Code, and to meet the requirements of the Recorder of Deeds and the Assessment Office.

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

Sincerely,



Paul Farkas
Senior Review Planner

cc: McHugh Group RE LP
MacElree Harvey, LTD
Edward B. Walsh & Associates, Inc.
Chester County Conservation District

Proposed Plan and Ordinance Reviews





ORDINANCE PROPOSALS

10/1/2023 to 10/31/2023

The staff reviewed proposals for:	Total
Zoning Map Amendments	2
Zoning Ordinance Amendments	7
TOTAL REVIEWS	9

MUNICIPALITY	FILE NO.	REVIEW DATE	TOPIC	LANDSCAPES3 CONSISTENCY
East Brandywine Township	ZA-09-23-17859	10/5/2023	Proposed - Zoning Ordinance Amendment landscaping requirements - native plants and suggested plant list	Consistent
East Brandywine Township	ZA-09-23-17868	10/9/2023	Proposed - Zoning Ordinance Amendment amend uses allowed in the Township's existing Village Commercial District	Consistent
East Brandywine Township	ZM-09-23-17840	10/9/2023	Proposed - Zoning Map Amendment adopt a new Zoning Map	Consistent
East Whiteland Township	ZA-09-23-17869	10/24/2023	Proposed - Zoning Ordinance Amendment The proposed amendments to the Township Zoning Ordinance include the following: amend the Intent statement of the MF Multifamily Route 30 Overlay District in Section 200-39.4.A; and amend the conditional use criteria for the MF Overlay District set forth in Section 200-39.4.D. The County Planning Commission reviewed an earlier version of this amendment on July 7, 2023 (CCPC# ZA-06-23-17708).	Consistent

MUNICIPALITY	FILE NO.	REVIEW DATE	TOPIC	LANDSCAPES3 CONSISTENCY
Kennett Township	ZA-09-23-17848	10/10/2023	<p>Proposed - Zoning Ordinance Amendment</p> <p>Revises the definitions of: Minerals, Penal Institution, Public Use and delete all references to Public Use in the ordinance, adds a definition for Municipal Use and revises the definition of the term Public Utility Facility (PUF), all references to PUFs (permitted by Special Exception) are Reserved, and are added as uses permitted by Cond. Use. Setbacks in Mixed Use Developments in the VM district are revised and the provisions relating to Geo Thermal facilities are revised to include the CC Health Dept.</p>	Consistent
Pennsbury Township	ZA-10-23-17883	10/24/2023	<p>Proposed - Zoning Ordinance Amendment</p> <p>The proposed zoning ordinance amendment adds a definition for the term "Studio" to Section 162-202 and removes and replaces Article XVII Historic Resources Overlay District to expand the provisions related to Demolition by Neglect, expand the uses permitted in the district and other revisions.</p>	Consistent
Pennsbury Township	ZM-09-23-17856	10/10/2023	<p>Proposed - Zoning Map Amendment</p> <p>The proposed map amendment corrects the zoning for two parcels in the previous iteration of the zoning map and adds parcels created since the last map update.</p>	Consistent
West Chester Borough	ZA-09-23-17834	10/3/2023	<p>Proposed - Zoning Ordinance Amendment</p> <p>The Borough proposes to amend its zoning ordinance to address community gardens. The Commission reviewed an earlier version of this amendment on August 18, 2023 (CCPC# ZA-07-23-17766).</p>	Consistent
West Chester Borough	ZA-09-23-17865	10/20/2023	<p>Proposed - Zoning Ordinance Amendment</p> <p>The Borough proposes to add "short term rental" to the list of uses permitted by conditional use in the TC Town Center district. The Commission reviewed an earlier version of this amendment on August 24, 2023 (CCPC# ZA-08-23-17787).</p>	Consistent

TOTAL NUMBER OF ORDINANCE PROPOSALS WITH RELEVANCE TO LANDSCAPES3: 9
TOTAL NUMBER OF ORDINANCE PROPOSALS CONSISTENT WITH LANDSCAPES3: 9

Ordinance Review Letters





THE COUNTY OF CHESTER



COMMISSIONERS
Marian D. Moskowitz
Josh Maxwell
Michelle Kichline

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Executive Director

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October 5, 2023

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

Re: Zoning Ordinance Amendment – Definition of “Ground Floor Area/Building Footprint”,
Requiring Landscape Plants Consistent with Natural Conditions, and Suggested Plant List
East Brandywine Township - ZA-09-23-17859

Dear Mr. Reven:

The Chester County Planning Commission has reviewed the proposed East Brandywine Township Zoning Ordinance amendment as submitted pursuant to the provisions of the Pennsylvania Municipalities Planning Code, Section 609(e). The referral for review was received by this office on September 14, 2023. We offer the following comments to assist in your review of the proposed Zoning Ordinance amendment.

DESCRIPTION:

1. East Brandywine Township proposes the following amendments to its Zoning Ordinance:
 - A. A definition of “Ground Floor Area/Building Footprint” is added, as follows: “That portion of the floor area, as defined herein, of one or more buildings on a lot or tract that is contained in and limited to the area comprising the footprint of the building(s) on the land.”
 - B. A provision to the Township’s landscaping requirements is added, as follows: “For the purposes of promoting disease resistance, minimum maintenance, diverse natural plant associations, and long-term stability of plantings, the applicant is required to choose those combinations of species which may be expected to be found together under more-or-less natural conditions on sites comparable to those where the trees and shrubs are to be planted. Specification of native species will assist in fulfilling this requirement.
 - C. Table 1 “Minimum Planting Guidelines” is amended relating to Deciduous Shrubs, Understory Trees, and Evergreen Shrubs so as to be coordinated with the proposed definition of “Ground Floor Area/Building Footprint”.
 - D. Regulations in Table 1 relating to guideline parameters described as “With Hidden View”, “With Filtered View” and “With Unobstructed View” are deleted; these parameters relate to views of the property from the street or from adjoining residential or institutional properties.
 - E. A list of suggested plant materials is included.

Page: 2

Re: Zoning Ordinance Amendment – Definition of “Ground Floor Area/Building Footprint”,
Requiring Landscape Plants Consistent with Natural Conditions, and Suggested Plant List
East Brandywine Township - ZA-09-23-17859

COMMENTS:

2. The definition of “Ground Floor Area/Building Footprint” is appropriate. However, the Township should note that Section 300 -17 Definitions (which is not part of the Zoning Ordinance but is located in the Township’s land use legislation section, i.e., Chapter 300 Land Use), includes a definition of “Gross Floor Area” that is somewhat dissimilar from the proposed definition of “Ground Floor Area/Building Footprint”. The Township should coordinate these definitions to ensure compatibility.
3. We endorse the provision that native landscape plants should be selected so that they can best thrive according to the natural conditions of the Township. We suggest that the Township could improve the list by considering the following:
 - Street trees: The Township should consider a fruitless sweetgum cultivar such as ‘Happidaze’.
 - Shade trees: Some of the trees on this list, including *Acer saccharum* and *Betula lenta*, are vulnerable to the impacts of climate change and might not be the best choice. Also, European larch is not native and should be replaced with *Taxodium distichum*.
 - Ornamental trees: *Cornus kousa* is an emerging invasive in New Jersey and will likely become invasive in Pennsylvania in the future. It is an Asian species and not native.
 - Evergreen trees: *Tsuga canadensis* is susceptible to wooly adelgid and will not thrive.
 - Trees for Wet soils: *Ilex opaca* or *Thuja occidentalis* are not appropriate for wet soils.
4. The parameters in Table 1 “Minimum Planting Guidelines”, described as “With Hidden View”, “With Filtered View” and “With Unobstructed View”, may be difficult to interpret objectively and their deletion is probably appropriate.

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

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

Sincerely,



Wes Bruckno, AICP
Senior Review Planner



THE COUNTY OF CHESTER



COMMISSIONERS
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Josh Maxwell
Michelle Kichline

Brian N. O'Leary, AICP
Executive Director

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October 9, 2023

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

Re: Zoning Map Amendment – Zoning Map Amendments and Amendments to the Village Commercial District
East Brandywine Township - ZM-09-23-17840, ZA-09-23-17868

Dear Mr. Reven:

The Chester County Planning Commission has reviewed the proposed East Brandywine Township Zoning Map and Zoning Ordinance amendments as submitted pursuant to the provisions of the Pennsylvania Municipalities Planning Code, Section 609(e). The referral for review was received by this office on September 14, 2023. We offer the following comments to assist in your review of the proposed Zoning Map and Zoning Ordinance amendments.

DESCRIPTION:

1. East Brandywine Township proposes the following amendments to its Zoning Map and Zoning Ordinance:
 - A. Changes to the Zoning Map primarily relate to changing the zoning designations of parcels among the R-2 and R-3 Residential Districts, the VC Village Commercial District, and the AQRC Age Qualified Residential District;
 - B. A change to the Intent Statement for the VC Village Commercial District is proposed;
 - C. Changes to the list of permitted, special exception and conditional uses in the VC Village Commercial District are proposed; and
 - D. Bulk and lot revisions in the VC Village Commercial District are proposed.

LANDSCAPES:

2. The proposed changes to the Zoning Map and the Zoning Ordinance amendments to the R-2 and R-3 Residential Districts, the VC Village Commercial District, and the AQRC Age Qualified Residential District primarily relate to parcels located within the **Suburban** and **Rural Landscape** designations of Landscapes3, the 2018 County Comprehensive Plan.

The vision for the **Suburban Landscape** is predominantly residential communities with locally-oriented commercial uses and facilities, accommodating growth at a medium density that retains a focus on residential neighborhoods, with enhancements in housing diversity and affordability. Additionally, roads, sidewalks and paths with convenient access to parks and community facilities should be provided.

Page: 2

Re: Zoning Map Amendment – Zoning Map Amendments and Amendments to the Village Commercial District

East Brandywine Township - ZM-09-23-17840, ZA-09-23-17868

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 Zoning Map and the Zoning Ordinance amendments are consistent with the objectives of the **Suburban** and **Rural Landscapes**.

COMMENTS:

3. The amendment includes an additional paragraph to the VC Commercial District’s Intent statement, as follows:

One purpose of the VC District is to accommodate development which maintains and/or creates a cohesive sense of place, not dominated by large expanses of parking. It provides for development of complementary mixed uses, including residential uses, as well as small-scale commercial, service, and employment-oriented development, while discouraging conventional single-story strip development.

The VC District is located in the **Suburban** and **Rural Landscape** designations of Landscapes3. The new Intent statement and land use, bulk and lot requirements are consistent with the Landscapes3 Suburban – Planning Principles, including the:

Preservation Focus:

- *Preservation and reuse of historic buildings in their historic context*
- *Villages and hamlets*
- *Protection and restoration of natural areas, nature preserves, and cultural landscapes*

Land Use Patterns:

- *Low to medium density mixed use development and infill development*
- *Retail and offices that support residential neighborhoods*
- *Community institutional uses, such as schools and senior housing*

4. The new Intent statement and land use, bulk and lot requirements are also consistent with the Landscapes3 Rural – Planning Principles, including the:

Growth Outlook:

- *Growth occurs as a natural extension of existing development rather than leapfrogging to isolated greenfield sites*

Preservation Focus:

- *Preservation and reuse of historic buildings in their historic context*

Land Use Patterns:

- *Low to medium density mixed use development and infill development*

Transportation:

- *Rural lanes and narrow streets*
- *Roads, bridges, fences, signs, and walls that fit rural character*

Page: 3

Re: Zoning Map Amendment – Zoning Map Amendments and Amendments to the Village Commercial District

East Brandywine Township - ZM-09-23-17840, ZA-09-23-17868

5. The changes to the list of permitted, special exception and conditional uses in the VC Village Commercial District as well as revisions to bulk and lot regulations are consistent with the **Suburban Landscape** designation of Landscapes3 because they reflect land uses that are compatible with the VC District's compact neighborhood commercial character and are complementary to adjacent residential uses.
6. Section 399-159.A Subsection (8), includes "The teaching of not more than 10 pupils simultaneously, or in the case of musical instruction, not more than two pupils at a time." The Township should consider whether this could include the use of a tutor. The Township could then consider whether Tutoring should be added and then qualified by the 10 pupil limit. In general, however, this provision may be difficult to enforce.
7. In Section 399-159.A, the proposed removal of some by-right uses may result in some existing uses that that would become nonconforming.
8. In Section 399-159.C Subsection (5), "Convenience store" is permitted by conditional use while the sale of automotive fuel is deleted in Section 399-159.A(3)(b). "Convenience stores" typically include fuel sales. The exclusion of fuel sales from convenience stores may result in variance requests.
9. Section 399-160 F spells out "ten" while some other numbers are either shown numerically, i.e., not spelled out. The Township may wish to ensure that it uses a consistent method for showing numbers.
10. Section 399-161(L) includes a provision that, for any application for special exception or conditional use approval, the Zoning Hearing Board or Board of Supervisors may require the applicant to demonstrate how the proposal is consistent with the applicable design objectives of the Guthriesville Village Written and Graphic Design Guidelines. We agree that this is an important provision and is supported in the 2022 Township Comprehensive Plan Update as a Priority Focus Area, which includes extensive recommendations for Guthriesville Village. We recommend that such applications also be submitted to the Township Planning Commission for its recommendations.
11. Also in Section 399-161(L), the Guthriesville Village Written and Graphic Design Guidelines appear to only apply to special exception and conditional uses. If the Design Guidelines apply only to special exception and conditional uses, proposed by-right uses could be developed with a different appearance and may not fit well with land uses that do reflect the Design Guidelines. The Township may wish to consider whether the Design Guidelines should also apply to by-right uses also.
12. The Township's 2022 Comprehensive Plan Update does not appear to contain specific references to the VC District or identify it as a Priority Focus Area. Prior to taking action on this amendment, East Brandywine Township should also ensure that the draft zoning map and zoning ordinance amendments are generally consistent with the Township's Comprehensive Plan as set forth in Section 603(j) of the Pennsylvania Municipalities Planning Code.
13. Prior to taking action on this amendment, East Brandywine Township should also ensure that they have met the posting and notification requirements for zoning map amendments as set forth in Section 609 of the Pennsylvania Municipalities Planning Code. The proposed Zoning Map changes involve a large number of parcels that are specified by UPI number; the Township Solicitor should advise the Township whether the posting provisions of the Pennsylvania Municipalities Planning Code Section 609.(b)(2)(ii), which modifies that posting requirements when a rezoning constitutes a comprehensive rezoning.

Page: 4

Re: Zoning Map Amendment – Zoning Map Amendments and Amendments to the Village
Commercial District

East Brandywine Township - ZM-09-23-17840, ZA-09-23-17868

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

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

Sincerely,

A handwritten signature in cursive script that reads "Wes Bruckno". The signature is written in black ink and is positioned centrally below the word "Sincerely,".

Wes Bruckno, AICP
Senior Review Planner



THE COUNTY OF CHESTER



COMMISSIONERS
Marian D. Moskowitz
Josh Maxwell
Michelle Kichline

Brian N. O'Leary, AICP
Executive Director

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

October 24, 2023

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

Re: Zoning Ordinance Amendment - MF Multifamily Route 30 Overlay District
East Whiteland Township – ZA-09-23-17869

Dear Mr. Barner:

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 September 29, 2023. We offer the following comments to assist in your review of the proposed Zoning Ordinance Amendment.

DESCRIPTION:

1. The proposed amendments to the Township Zoning Ordinance include the following:
 - A. Amend the Intent statement of the MF Multifamily Route 30 Overlay District in Section 200-39.4.A;
 - B. Amend the conditional use criteria for the MF Overlay District set forth in Section 200-39.4.D. The proposed revisions include specific design details required for architectural elevations set forth in Section 200-39.4.D(5), and adding a requirement that a Landscape Plan depicting all proposed landscape, buffering, and hardscape features shall be provided; and
 - C. Add Zoning 200 Attachment 17, Pier-Fence-Hedge Combination Design Standards.

BACKGROUND:

2. The County Planning Commission reviewed an earlier version of this amendment (CCPC# ZA-06-23-17708 and ZM-06-23-17714, dated July 7, 2023) that included, in addition to the above-mentioned amendments to its zoning ordinance, a proposal to amend the Township Zoning Map by applying the MF Multifamily Route 30 Overlay District to the following parcels situated on the south side of Route 30 at its intersection with Westgate Village Drive: UPI# 42-4-309 (1.9 acres), UPI# 42-4-310 (1.5 acres), and UPI# 42-4-310.2 (1.6 acres). While the proposed amendments to the text of the Township Zoning Ordinance appear to be identical to the previous submission, we note that all references to the zoning map amendment have been removed from the current draft ordinance language. It is our understanding that the zoning map amendment has been withdrawn.

COMMENTS:

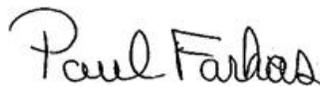
3. The Township should refer to comments #9 through #12 of the Commission’s previous review letter, before taking action on this zoning amendment submission. In particular, we recommend that the Township consider providing density bonus incentives in exchange for the inclusion of affordable housing units, as stated in comment #9 of our previous review. We note that the Township’s Route 30 Corridor Master Plan (page 6-7) identifies that one of the regulatory strategies for increasing the supply of affordable housing is providing incentives through the Zoning Ordinance to encourage affordable units as part of market rate developments (i.e., density bonuses, expedited permitting, reduce permit fees).

For more information on how density bonuses are implemented, refer to the County Planning Commission’s Affordable Housing Bonuses eTool, which is available online at: <https://www.chescoplanning.org/MuniCorner/eTools/22-AffordableHousingBonus.cfm>. “Live” Objectives A and B of *Landscapes3*, the 2018 County Comprehensive Plan, support the provision of diverse and affordable housing to meet the needs of 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>.

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

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

Sincerely,



Paul Farkas
Senior Review Planner



THE COUNTY OF CHESTER



COMMISSIONERS
Marian D. Moskowitz
Josh Maxwell
Michelle Kichline

Brian N. O'Leary, AICP
Executive Director

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

October 10, 2023

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

Re: Zoning Ordinance Amendment – Various Amendments
Kennett Township - ZA-09-23-17848

Dear Mr. Ratliff:

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 September 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. The definition of the terms: “Minerals” and “Penal Institution” are removed and replaced.
 - B. The definition of the term ”Public Use” is removed and references to the term in the provisions of 11 zoning districts are removed and marked “Reserved”.
 - C. The definition of the term “Municipal Use” is revised.
 - D. The definition of the term “Public Utility Facility” is revised and references to the term in 11 zoning districts are removed and marked “Reserved”. These references permitted Public Utility Facilities in the 11 districts by Special Exception.
 - E. Public Utility Facilities are added as a use permitted by Conditional Use in the 11 zoning districts.
 - F. In the Supplemental Use Regulations chapter, the setback provisions in a Mixed Use Development of Section 240-1922.D.1.b and .c are revised.
 - G. Section 240-1922.F is revised.
 - H. In Section 240-901.B.13 the existing Mixed Use per Section 240-1922 is marked Reserved and relocated as Section 240-901.A.17 i.e., use would be permitted by right rather than Special Exception.
 - I. The provisions of Section 240-1929.A.2 are revised to include the Chester County Health Department as a certifying agency in the Design and Permitting requirements.
 - J. The Chester County Health Department is referenced related to setback distances between boreholes or trenches in horizontal loop systems and on-lot sewage disposal systems.

Page: 2
Re: Zoning Ordinance Amendment – Various Amendments
Kennett Township - ZA-09-23-17848

COMMENTS:

2. The conversion of permitting uses by Conditional Use rather than Special Exception should allow the Township greater flexibility in handling these types of submissions.
3. Overall, the proposed amendments appear to be appropriate.

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

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

Sincerely,

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: Diane Hicks, Kennett Township Director of Planning and Zoning



THE COUNTY OF CHESTER



COMMISSIONERS
Marian D. Moskowitz
Josh Maxwell
Michelle Kichline

Brian N. O’Leary, AICP
Executive Director

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

October 24, 2023

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

Re: Zoning Ordinance Amendment – Article XVII Historic Resources Overlay District
Pennsbury Township - ZA-10-23-17883

Dear Ms. Howley:

The Chester County Planning Commission has reviewed the proposed Zoning Ordinance Amendment as submitted pursuant to the provisions of the Pennsylvania Municipalities Planning Code, Section 609(e). The referral for review was received by this office on October 16, 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. The first section of the amendment adds the term “Studio” to Section 162-202 Definitions.
 - B. The following section of the amendment removes and replaces Article XVII Historic Resources Overlay District. In Section 162-1704, the amendment broadens and clarifies the provisions related to Demolition by Neglect of historic resources. The adaptive reuse of historic structures of Section 162-1705 is expanded to add new uses and revises the office use language.

COMMENTS:

2. We concur with the Solicitor’s Notes, included in the submitted language, that use standards for the proposed additional uses for historic resources should be added as soon as practical by the Township.

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

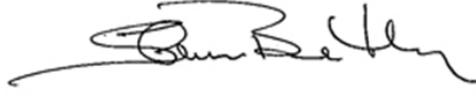
Page: 2

Re: Zoning Ordinance Amendment – Article XVII Historic Resources Overlay District

Pennsbury Township - ZA-10-23-17883

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". The signature is fluid and cursive, with a long horizontal stroke 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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(610) 344-6285 Fax (610) 344-6515

October 10, 2023

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

Re: Zoning Map Amendment – Corrections and Parcel Additions
Pennsbury Township - ZM-09-23-17856

Dear Ms. Howley:

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

DESCRIPTION:

1. The Township proposes the following amendments to its Zoning Map:
 - A. The proposed zoning map amendment corrects the zoning designation for two parcels on Pond’s Edge Drive that were incorrectly depicted in the 2012 Zoning Map.
 - B. The map amendment includes parcels created since the adoption of the 2012 Zoning Map.

COMMENTS:

2. The proposed Zoning Map amendments are appropriate.
3. The Township may want to consider adding color to the Zoning Map to more clearly define the extent of each district and enhance readability.

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

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

Sincerely,

Glenn Bentley
Senior Review Planner



THE COUNTY OF CHESTER



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Executive Director

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

October 3, 2023

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

Re: Zoning Ordinance Amendment - Community Gardens
West Chester Borough – ZA-09-23-17834

Dear Mr. Gore:

The Chester County Planning Commission has reviewed the proposed Zoning Ordinance Amendment as submitted pursuant to the provisions of the Pennsylvania Municipalities Planning Code, Section 609(e). The referral for review was received by this office on September 7, 2023. We offer the following comments to assist in your review of the proposed amendment.

DESCRIPTION:

1. The Borough proposes the following amendments to its Zoning Ordinance:
 - A. Delete the definition of “Agricultural Operation” set forth in Section 112-202 (we note that the existing definition of “agricultural use or agriculture” will remain);
 - B. Add a definition for the term “community garden” to Section 112-202;
 - C. Add “Agricultural Use” and “Community Garden” as principal uses permitted in the NC-1 Neighborhood Conservation, NC-2 Neighborhood Conservation, NC-3 Neighborhood Conservation, MU Mixed Use, TC Town Center, CS Commercial Service, and PUC Planned University Campus districts; and
 - D. Delete “Agricultural Use” as a use permitted by conditional use in the NC-1 Neighborhood Conservation and MU Mixed Use zoning districts.

COMMENTS:

2. The County Planning Commission reviewed an earlier version of this amendment on August 18, 2023 (CCPC# ZA-07-23-17766). While the prior amendment proposal included community gardens in the Borough’s agricultural use category, we acknowledge and endorse that the Borough will now permit community gardens as a standalone use. As stated in our previous review, community gardens support LIVE Recommendation #7 of *Landscapes3*, the 2018 Comprehensive Plan, to promote increased access to fresh, healthy, and local food (page 96).

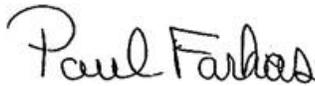
Page: 2
Re: Zoning Ordinance Amendment - Community Gardens
West Chester Borough – ZA-09-23-17834

3. The County Planning Commission stated in comment #3 of our previous review letter that the Borough zoning ordinance currently has separate definitions for the terms “agricultural use or agriculture” and “agricultural operation,” and suggested that the Borough utilize a single definition for the term agricultural operation instead. We acknowledge that the draft ordinance language has been revised to delete the existing definition of “agricultural operation.” Prior to taking action on this amendment, the Borough should ensure that the definition of “agricultural use or agriculture” in Section 112-202 of the Zoning Ordinance is generally consistent with the Pennsylvania Municipalities Planning Code.

RECOMMENDATION: The County Planning Commission supports the adoption of the proposed zoning ordinance amendment after consideration of the comments in this review letter.

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

Sincerely,



Paul Farkas
Senior Review Planner



THE COUNTY OF CHESTER



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Josh Maxwell
Michelle Kichline

Brian N. O'Leary, AICP
Executive Director

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

October 20, 2023

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

Re: Zoning Ordinance Amendment - Short Term Rentals
West Chester Borough – ZA-09-23-17865

Dear Mr. Gore:

The Chester County Planning Commission has reviewed the proposed Zoning Ordinance Amendment as submitted pursuant to the provisions of the Pennsylvania Municipalities Planning Code, Section 609(e). The referral for review was received by this office on September 29, 2023. We offer the following comments to assist in your review of the proposed amendment.

DESCRIPTION:

1. The Borough proposes the following amendments to its Zoning Ordinance:
 - A. Add a definition for the term “Short Term Rental” to Section 112-202;
 - B. Amend the existing definition of Hotel in Section 112-202;
 - C. Add Short-Term Rental to the list of uses permitted by conditional use in the TC Town Center zoning district; and
 - D. Add Section 112-915, “Standards and criteria for short term rentals.”

BACKGROUND:

2. The County Planning Commission has reviewed two earlier versions of this amendment (CCPC# ZA-05-23-17675, dated June 7, 2023, and CCPC# ZA-08-23-17787, dated August 24, 2023). We note that the proposed changes depicted in the latest version of this amendment include the following:
 - A. The proposed definition for the term “Primary Residence” has been removed;
 - B. The NC-1 Neighborhood Conservation, NC-2 Neighborhood Conservation, NC-3 Neighborhood Conservation, and MU Mixed Use districts have been removed from the list of districts where short term rentals are permitted by conditional use;
 - C. The parking space standards for short-term rentals have been removed from Section 112-603; and
 - D. The provision in Section 112-915 requiring the dwelling where the short term rental is located must be the primary residence for the owner of the dwelling unit has been removed.

Page: 2
Re: Zoning Ordinance Amendment - Short Term Rentals
West Chester Borough – ZA-09-23-17865

COMMENTS:

3. We have no additional comments on the proposed ordinance language, which appears to be appropriate.

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

We request an official copy of the decision made by 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 that reads "Paul Farkas". The signature is written in a cursive, slightly slanted style.

Paul Farkas
Senior Review Planner

Act 537 Reviews

Act 537 Reviews for Chester County October 2023



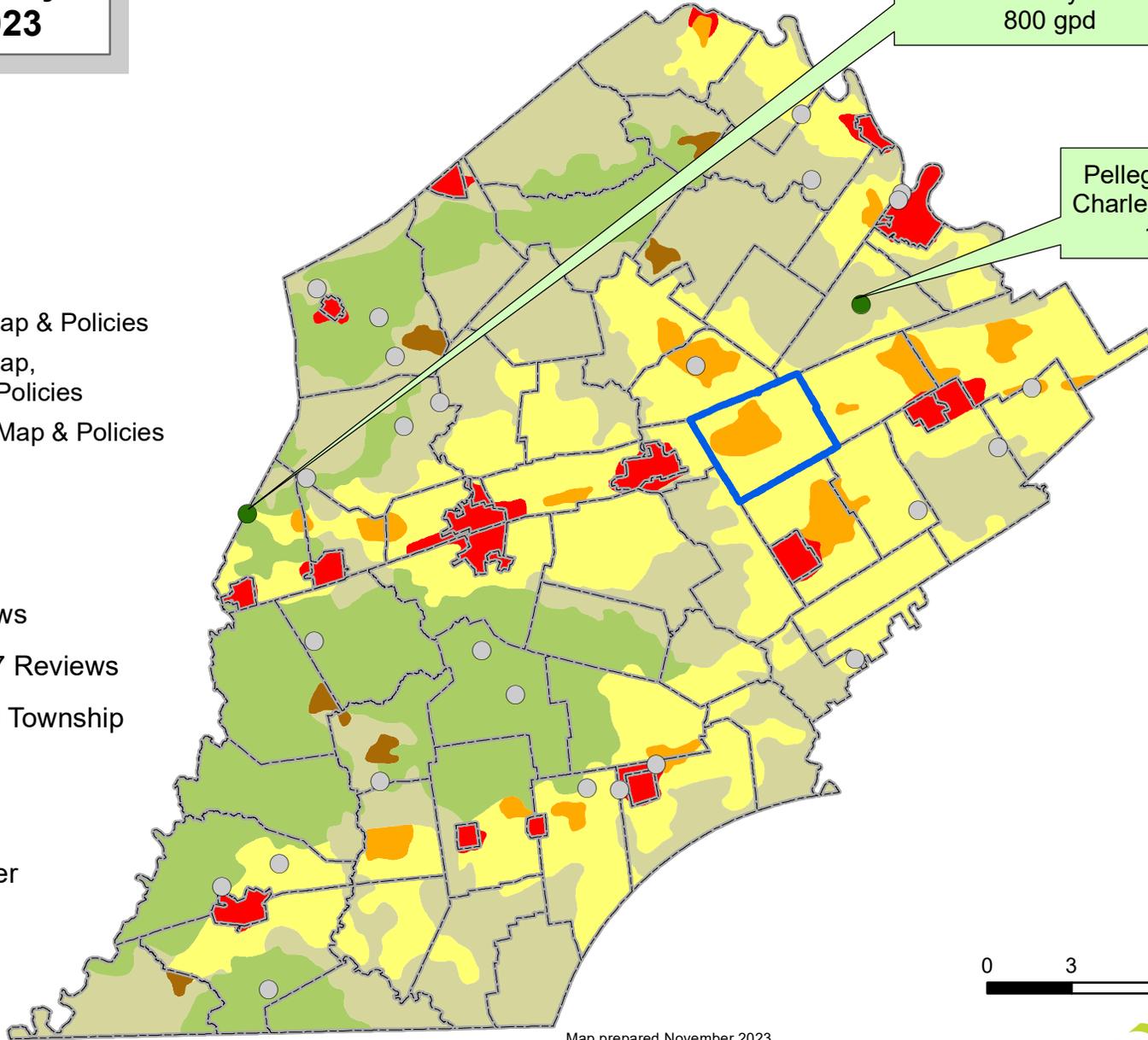
5791 W. Lincoln Highway
West Sadsbury Township
800 gpd

Pellegrini Residence
Charlestown Township
1,000 gpd

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

Legend

- Previous Reviews
- October Act 537 Reviews
- West Whiteland Township
- Agricultural
- Rural Center
- Suburban Center
- Urban Center
- Rural
- Suburban



Map prepared November 2023
Data Sources:
Act 537 Review - created by Chester County Planning Commission, 2018;
Landscapes3 - Chester County Municipalities - Chester County DCIS/GIS;
Planning Commission, November 29, 2018.



Chester County Planning Commission
November 8, 2023

ENVIRONMENTAL PLANNING ACTIVITIES

Sewage Facilities Planning

MAJOR REVISIONS TO MUNICIPAL PLANS:

West Whiteland Township Act 537 Special Study, Consistent

MINOR REVISIONS TO MUNICIPAL PLANS:

Charlestown Township, Pellegrini Residence

The applicant is proposing an apartment and new community on-lot system on 69.7 acres. The site is located on Charlestown Road. The amount of wastewater for the project is 1,000 gpd. The project is to be served by a community on-lot sewage disposal system. This project is designated as a Rural Landscape and is consistent with *Landscapes3*.

West Sadsbury Township, 5791 West Lincoln Highway

The applicant is proposing the development of a commercial/warehouse mixed use on 12.28 acres. The site is located on W. Lincoln Highway. The current amount of wastewater for the project is 800 gpd. The project is to be served by holding tanks due to high nitrates. This project is designated as a Suburban Landscape and is consistent with *Landscapes3*.

TOPIC: Environmental

Item: West Whiteland Township Act 537 Special Study- Consistent

Background

This Special Study was prepared to identify future treatment capacity needs in the Township, within the DARA drainage area, and to help facilitate the Downingtown Area Regional Authority's future application to expand the treatment plant by 1 million gallons per day, across their entire service area, and a comprehensive renovation of the treatment plant.

Discussion

The Special Study is consistent with the goals of *Landscapes3*, as it relates to the continued use of public sewage disposal and evaluating the regional system for future upgrades and expansions based on member municipalities' needs. Additionally, this proposal is for an existing system that is located within the Suburban Landscape. The use of public sewer is consistent with the Connect Goal, which supports efficient, reliable, and innovative utility infrastructure systems to serve thriving and growing communities.

The proposed Plan is also consistent with *Watersheds* objective 7.2 of Goal 7, "concentrate planned utility service areas to support designated growth areas" as the Township is located within the Suburban and Suburban Center Landscape.

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

Action Requested

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

11/8/2023

Major Revisions



THE COUNTY OF CHESTER



COMMISSIONERS
Marian D. Moskowitz
Josh Maxwell
Michelle Kichline

Brian N. O'Leary, AICP
Executive Director

PLANNING COMMISSION
Government Services Center, Suite 270
601 Westtown Road
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(610) 344-6285 Fax (610) 344-6515

October 16, 2023

Justin Smiley
West Whiteland Township
101 Commerce Drive
Exton, PA 19341
jsmiley@westwhiteland.org

Re: Act 537 Sewage Facilities Plan Special Study for DARA Service Area
West Whiteland Township

Dear Mr. Smiley:

The Chester County Planning Commission (Planning Commission) has reviewed the Draft 537 Plan Update for West Whiteland Township, dated July 2023 as required by Section 71.31(b) of the Pennsylvania Sewage Facilities Act (Act 537). The Plan was prepared by Carroll Engineering Corporation and was received on August 30, 2023. The Special Study was prepared to identify future treatment capacity needs in the DARA drainage area, and to help facilitate the Downingtown Area Regional Authority's future application to expand the treatment plant by 1.0 million gallons per day and comprehensive renovation of the treatment plant. As proposed, the selected alternative of West Whiteland Township is to purchase an additional 100,000 gallons per day capacity, for a total of 2.023MGD for the DARA service area of the township.

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

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

1. *Landscapes3* Map:

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

2. *Landscapes3* Plan:

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

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

The selected alternative for West Whiteland Township is to continue to utilize the existing systems as indicated by the Township as Downingtown Area Regional Authority. The proposed alternative is consistent with *Landscapes3* Connect Goal, “Advance efficient, reliable, and innovative transportation, utility, and communications infrastructure systems that responsibly serve thriving and growing communities.” As proposed, this connection is consistent with *Landscapes3*.

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

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

D. General Comments:

1. The Planning Commission commends West Whiteland Township for working cooperatively with the Downingtown Area Regional Authority to plan for the buildout and redevelopment of the township, as well as the DARA regional wastewater needs.
2. Section 5.1 Consistency Evaluation. For clarity, please specify the dates of adopted plans being utilized for consistency.
3. According to the National Pipeline Mapping System (NMPS), portions of the Township are located within areas containing pipelines operated by TransCanada/Columbia Gas, Enbridge, Transco/Williams Gas Pipeline Company, TE Products, Laurel Pipeline/Buckeye Partners, and the Sunoco Pipeline/Energy Transfer. While the location of these corridors do not preclude development along the pipeline corridor itself, there may be special steps that can avoid negative impacts or interactions between the public and the pipeline. The Planning Commission recommends contacting the pipeline operator to coordinate any planned or future construction activities. Contact information for the operators can be found on the Chester County Pipeline Information Center website <http://www.landscapes2.org/pipeline/Operators.cfm>.

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

Sincerely,

A handwritten signature in black ink that reads "Carrie J. Conwell". The signature is written in a cursive, flowing style.

Carrie J. Conwell, AICP
Senior Environmental Planner

cc: Elizabeth Mahoney, PaDEP
Ryan Oxenford, Chester County Health Department
Carroll Engineering Corporation

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 Pellegrini Residence, Charlestown Township

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

1. Date plan received by county planning agency. August 31, 2023
2. Date plan received by planning agency with areawide jurisdiction N/A Agency name N/A
3. Date review completed by agency October 20, 2023

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

Yes	No	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	1. Is there a county or areawide comprehensive plan adopted under the Municipalities Planning Code (53 P.S. 10101 et seq.)? <u>Landscapes3, the Chester County Comprehensive Plan, was adopted in 2018. Watersheds, the Chester County Comprehensive Plan Integrated Water Resources Element, was adopted in 2002.</u>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	2. Is this proposal consistent with the comprehensive plan for land use? <u>According to the Landscapes map adopted in 2018, the proposed subdivision/land development includes land designated as the Rural Landscape. The vision for the Rural Landscape is the preservation of significant areas of open space, critical natural areas, and cultural resources with a limited amount of context sensitive development permitted to accommodate residential and farm needs. On-lot sewage disposal, or very limited public or community sewer service to serve cluster development or concentrations of failing on-lot sewage systems, is supported in this landscape.</u>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	3. Does this proposal meet the goals and objectives of the plan? If no, describe goals and objectives that are not met
<input checked="" type="checkbox"/>	<input type="checkbox"/>	4. Is this proposal consistent with the use, development, and protection of water resources? If no, describe inconsistency <u>Landscapes3 Protect Objective A states: "Guide development away from sensitive natural resources and toward areas appropriate for accommodating growth." According to PA Code Title 25, Chapter 93, this proposal is located in a watershed or sub-watershed that has a stream use designated as High Quality Waters, the Pickering Creek. These streams are given high priority when considering watershed protection measures. The applicant may need to conduct further coordination with DEP or other agencies in order to comply with the water quality standards set forth in this regulation.</u>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	5. Is this proposal consistent with the county or areawide comprehensive land use planning relative to Prime Agricultural Land Preservation? If no, describe inconsistencies:
<input type="checkbox"/>	<input checked="" type="checkbox"/>	6. Does this project propose encroachments, obstructions, or dams that will affect wetlands? If yes, describe impact: <u>*Landscapes3 Protect Objective B supports comprehensive protection and restoration of the county's ecosystems, including wetlands. The project site contains delineated wetlands, although it does not appear that any proposed development activity will encroach upon them. The applicant should be aware that placement of fill in wetlands is regulated by Section 404 of the Clean Water Act (1977) and PA DEP Chapter 105 Rules and Regulations.</u>
<input type="checkbox"/>	<input type="checkbox"/>	7. Will any known historical or archaeological resources be impacted by this project? Not Known. If yes, describe impacts
<input type="checkbox"/>	<input checked="" type="checkbox"/>	8. Will any known endangered or threatened species of plant or animal be impacted by the development project?
<input type="checkbox"/>	<input checked="" type="checkbox"/>	9. Is there a county or areawide zoning ordinance?
<input type="checkbox"/>	<input type="checkbox"/>	10. Does this proposal meet the zoning requirements of the ordinance? N/A

Yes	No	SECTION C. AGENCY REVIEW (continued)
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- | | | |
|-------------------------------------|-------------------------------------|--|
| <input type="checkbox"/> | <input type="checkbox"/> | 11. Have all applicable zoning approvals been obtained? N/A |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 12. Is there a county or areawide subdivision and land development ordinance? No |
| <input type="checkbox"/> | <input type="checkbox"/> | 13. Does this proposal meet the requirements of the ordinance? N/A
If no, describe which requirements are not met |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 14. Is this proposal consistent with the municipal Act 537 Official Sewage Facilities Plan?
If no, describe inconsistency |
| <input type="checkbox"/> | <input type="checkbox"/> | 15. Are there any wastewater disposal needs in the area adjacent to this proposal that should be considered by the municipality? Not known If yes, describe |
| <input type="checkbox"/> | <input type="checkbox"/> | 16. Has a waiver of the sewage facilities planning requirements been requested for the residual tract of this subdivision?
If yes, is the proposed waiver consistent with applicable ordinances. Not Known
If no, describe inconsistencies |
| <input 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 and PA DEP approved the County Stormwater Management Ordinance in November 2022. Per PA DEP requirements, all municipalities were required to adopt the updated ordinance requirements by May 2023. Individual municipalities should be consulted regarding the specific stormwater ordinance regulations in effect in their municipality. For more information, 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: 10/20/2023Name of County or Areawide Planning Agency: Chester County Planning CommissionAddress: Government Services Center, Suite 270601 Westtown RoadP.O. Box 2747West Chester, PA 19380-0990Telephone Number: (610) 344-6285**SECTION D. ADDITIONAL COMMENTS (See Section D of instructions)**

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

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

PC53-10-23-17889

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
Henry and Margaret Pellegrini, Site Contact
Christopher Heleniak, Charlestown Township
Michael Lane, ARM Brickhouse



**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 5791 West Lincoln Highway, West Sadsbury Township

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

1. Date plan received by county planning agency. August 23, 2023
2. Date plan received by planning agency with areawide jurisdiction N/A Agency name N/A
3. Date review completed by agency October 10, 2023

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

Yes	No	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	1. Is there a county or areawide comprehensive plan adopted under the Municipalities Planning Code (53 P.S. 10101 et seq.)? <u>Landscapes3, the Chester County Comprehensive Plan, was adopted in 2018. Watersheds, the Chester County Comprehensive Plan Integrated Water Resources Element, was adopted in 2002.</u>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	2. Is this proposal consistent with the comprehensive plan for land use? <u>According to the Landscapes map adopted in 2018, the proposed subdivision/land development includes land designated as the Suburban Landscape. The vision for the Suburban Landscape is predominantly residential communities with locally-oriented commercial uses and facilities, accommodating growth at a medium density that retains a focus on residential neighborhoods, with enhancements in housing diversity and affordability. Both on-lot and public sewer systems are supported in this landscape.</u>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	3. Does this proposal meet the goals and objectives of the plan? If no, describe goals and objectives that are not met
<input checked="" type="checkbox"/>	<input type="checkbox"/>	4. Is this proposal consistent with the use, development, and protection of water resources? If no, describe inconsistency
<input checked="" type="checkbox"/>	<input type="checkbox"/>	5. Is this proposal consistent with the county or areawide comprehensive land use planning relative to Prime Agricultural Land Preservation? If no, describe inconsistencies:
<input 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)

11. Have all applicable zoning approvals been obtained? **N/A**
12. Is there a county or areawide subdivision and land development ordinance? **No**
13. Does this proposal meet the requirements of the ordinance? **N/A**
If no, describe which requirements are not met
14. Is this proposal consistent with the municipal Act 537 Official Sewage Facilities Plan?
If no, describe inconsistency As proposed, this project is inconsistent with the West Sadsbury Township Act 537 Plan, which designates this area for on-lot sewage disposal as its method of treatment. However, the Planning Commission recognizes that this method of disposal is selected due to high nitrates on the site.
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
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
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? 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 and PA DEP approved the County Stormwater Management Ordinance in November 2022. Per PA DEP requirements, all municipalities were required to adopt the updated ordinance requirements by May 2023. Individual municipalities should be consulted regarding the specific stormwater ordinance regulations in effect in their municipality. For more information, please visit the Chester County Water Resources Authority at <http://www.chesco.org/water>.

18.

Name, Title and signature of person completing this section:

Name: Carrie J. Conwell, AICPTitle: Senior Environmental PlannerSignature: Date: 10/10/2023Name of County or Areawide Planning Agency: Chester County Planning CommissionAddress: Government Services Center, Suite 270601 Westtown RoadP.O. Box 2747West Chester, PA 19380-0990Telephone Number: (610) 344-6285**SECTION D. ADDITIONAL COMMENTS** (See Section D of instructions)

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

This project was reviewed under Act 247 as case numbers LD-04-23-17608 and SD-04-23-17606, and were consistent with Landscapes3.

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

PC53-10-23-17876

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

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

cc: Elizabeth Mahoney, PaDEP
Chester County Health Department
Samuel Glick, Site Contact
Patti Piersol, West Sadsbury Township
Mark Bryan, Environmental Management & Consulting, Inc

VPP Round II 2023 Grants



Vision Partnership Program
2023 Round 2 Reimbursable Cash Grant Requests - Project Descriptions
(in alphabetical order)

<p>Harriet Tubman Scenic Byway Commission – Harriet Tubman Underground Railroad - Path to Freedom Heritage Interpretation Plan The Harriet Tubman Scenic Byway Commission member municipalities: Kennett Township (lead), Pennsbury Township, Pocopson Township, and Kennett Square Borough are requesting funds to complete a Heritage Interpretation Plan for the Harriet Tubman Underground Railroad – Path to Freedom. This grant will allow for an in-depth examination of the broader Underground Railroad story in Chester County and the region, using both Underground Railroad research materials, and direct input from Underground Railroad advocacy groups to develop a high-quality heritage interpretation plan for this very important part of Chester County history. The consultant selected for this effort is the National Travel Center.</p>	<p>VPP Grant Request \$12,000.00 (60%) <u>Municipal Match \$8,000.00 (40%)</u> Total Project Cost \$20,000.00</p>
<p>Pennsbury Township – Ordinance Updates Pennsbury Township will: (1) review and write an ordinance regarding the protection of specimen trees, (2) review and write an ordinance regarding the protection of riparian buffers, (3) write an ordinance regarding medical marijuana (growing, processing and dispensary operations), and (4) assess and update/adopt as appropriate, additional natural resource protection ordinance updates such as reducing the permissible rise in base flood elevation from 1’ to 0’. The township has selected Brandywine Conservancy to complete this project.</p>	<p>VPP Grant Request \$15,600.00 (60%) Municipal Match \$6,300.00 (24%) <u>Other Funds \$4,100.00 (16%)</u> Total Project Cost \$26,000.00</p>
<p>West Chester Borough – Park, Recreation and Open Space Master Plan Update West Chester Borough will update its 1986 PROS Plan which was last updated in 1992. It will focus on advancing the goals of Landscapes3 in West Chester Borough. A project team of Johnson, Mirmiran & Thompson (JMT) and Toole Recreation Planning has been selected to complete this project.</p> <p><i>*The project team has begun existing conditions analysis and public engagement. West Chester Borough has already committed \$28,255 towards this project, outside of this VPP request. The total project cost including the VPP grant request and all municipal funding is \$92,255.</i></p>	<p>VPP Grant Request \$38,000.00 (60%) <u>Municipal Match \$26,000.00 (40%)</u> Total Project Cost \$64,000.00*</p>
<p>West Nantmeal Township – Comprehensive Plan Update West Nantmeal Township seeks funding to update the Comprehensive Plan, last updated in 2007. Designated Rural and Agricultural Resource Areas in Landscapes 3, the Township wishes to update the plan to reflect changing conditions over the past 17 years and to engage the public in charting the future course for the community. The township has selected Castle Valley Consultants to assist with this effort.</p>	<p>VPP Grant Request \$30,000.00 (60%) <u>Municipal Match \$20,000.00 (40%)</u> Total Project Cost \$50,000.00</p>



THE COUNTY OF CHESTER



COMMISSIONERS
Marian D. Moskowitz
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Michelle Kichline

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Executive Director

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

Memorandum – November 3, 2023

To: Chester County Planning Commission Board

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

RE: Caln Township Zoning Ordinance Update Consultant Change

The Chester County Planning Commission Grants Committee recommends termination of the previous contract and preparation of a new contract for the Caln Township Zoning Ordinance Update. The original contract starting on August 1, 2020 would be void, and all work performed under that contract would be non-reimbursable. A new contract, with a new consultant and revised scope of work, would be prepared. The original award amount of \$25,000 would remain unchanged.

Caln Township requested to terminate their VPP contract with consultant Ray Ott & Associates on September 5, 2023. Caln Township has selected consultant Nanci Sarcinello Planning & GIS Services to complete the Zoning Ordinance Update.

All requirements of the Vision Partnership Program remain in effect.

Background:

- A VPP award of \$25,000 was made to Caln Township to prepare a Zoning Ordinance Update at the regularly scheduled CCPC Board meeting on August 14, 2019.
- Caln Township selected Ray Ott & Associates to prepare their Zoning Ordinance Update.
- Just as the project was getting started, the pandemic began - requiring a switch to remote meetings. This didn't work well for a complex project like a zoning ordinance update.
- By mid-2022, Caln Township representatives (staff and elected officials) began to express that they were unhappy with the direction that Ray Ott had taken with the Zoning Ordinance.
- The township and Ray Ott attempted to come to an agreement to complete a Zoning Ordinance that Caln Township could support adopting.
- CCPC Staff worked hard to facilitate completion of the contract as originally proposed, but in the end the township and consultant were too far apart.
- Caln Township submitted a letter dated September 5, 2023 to CCPC requesting to terminate their existing contract with Ray Ott & Associates to pursue a new consultant to complete the Zoning Ordinance Update.

Discussion and Information Items



2024 Communications Plan





2024 Communications Plan

DRAFT

DRAFT

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

General Communications

Identified Audiences

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

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

Interaction with Identified Audiences

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

Municipal Level Planning and Development

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

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

Project Implementers of County Planning Goals

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

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

Funders and Policymakers for Planning Goals/Projects

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

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

Groups Affected by Planning and Development Implementation

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

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

New Initiatives for 2024

Action	Audience	Staff	Status
Improve Municipal Corner to provide better resources for municipalities in a more organized manner.	Municipalities	Oakley	
Provide content for municipality newsletters and websites.	Municipalities	Steinman	
Expand on municipality contact list.	Municipalities	Admin	

General Ongoing Initiatives

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

Send monthly email to commissioners on current CCPC activity.	Commissioners	O’Leary	Ongoing Monthly
Provide articles and other content for newsletters and outreach efforts to other county departments and implementation partners.	Partners Municipalities Public	Steinman	Ongoing <i>(maintain list)</i>
Aid in other county departments’ planning related studies and integrate their projects and plans into CCPC work program.	Partners	O’Leary	Ongoing <i>(maintain list)</i>

Communications for Landscapes3 Goals

Preserve Goal

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

Purpose

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

Communications Background

The following background information provides a framework for communications actions.

What do we want to accomplish under the Preserve Goal?

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

What do we want municipalities and other partners to do?

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

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

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

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

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

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

Who are the key partners for the Preserve goal?

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

Action Items

Action	Audience	Timeframe	Staff	Tools	Status
Push out POST	Partners	1 st Quarter	Michael Steinman	Website Social Media eNewsletter	Annually
Promote Open Space Summit (before and after)	Municipalities Partners Public	1 st Half	Griffith Admin Steinman Oakley	Website Social Media eNewsletter Custom emails	Annually

Protect Goal

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

Purpose

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

Communications Background

The following background information provides a framework for communications actions.

What do we want to accomplish under the Protect goal?

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

What do we want municipalities and other partners to do?

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

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

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

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

- Lack of resources: staffing, funding, expertise, and knowledge.
- Concern of public opposition or concern for not complying with complex laws such as ACRE.
- Concerns of over regulation, or not fully understanding that regulations can be balanced to provide protection but not be overly limiting.

Who are the key partners for the Protect Goal?

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

Action Items

Action	Audience	Timeframe	Staff	Tools	Status
Promote Protect Event	Municipalities	2 nd Half	Griffith Admin Steinman Oakley	Website Social Media eNewsletter Custom Emails	Annually
Supporting the Energy Transition in Disadvantaged Communities	Municipalities Partners Small Businesses	Full Year	Sustainability		
Sustainable Practices for HOAs	HOAs Municipalities	1st Three Quarters	Sustainability	Meetings eNewsletter Partner Toolkit	Ongoing From 2023
Support for Tree Planting Implementation		Full Year	Sustainability		

Appreciate Goal

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

Purpose

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

Communications Background

The following background information provides a framework for communications actions.

What do we want to accomplish under the Appreciate goal?

- Protection and invest in historically significant structures and their environs to ensure they are used productively into the future.
- Develop programming that increases the understanding and value placed upon historic structures and their environs.

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

What do we want municipalities and other partners to do?

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

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

- The preservation and investment in historic resources, streetscapes and landscapes are the most important ways that municipalities preserve their unique qualities and differentiate themselves from one another. They provide an inherent sense of place.
- Historic resources are a record of their time and show the evolution of a place. Once they are removed there is no way to recreate the effect of their presence and the sense of place they create.
- There is potential for increased local heritage related economic activity and development for small businesses (e.g., shops, pubs, restaurants, and agritourism) and through using incentives (e.g., Federal and State historic tax credits for historic preservation and adaptive reuse).

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

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

Who are the key partners for the Appreciate goal?

- Chester County Conference and Visitors Borough
- Chester County Historic Preservation Network
- Municipal Historic Commissions
- Historic Sites
- Brandywine Battlefield Task Force
- Chester County History Center
- Municipalities
- Pennsylvania History and Museum Commission
- Iron and Steel Coalition

- Oxford Region Historic Preservation Network
- Heritage Centers
- Chester County Parks and Preservation
- Chester County Archives
- Chester County Department of Community Development
- Chester County Economic Development Corporation
- Pennsylvania Department of Transportation
- Mason-Dixon Planning Group
- Developers
- Businesses

Action Items

Action	Audience	Timeframe	Staff	Tools	Status
Promote Town Tours <i>(note 30th year)</i>	Public Partners	Summer	CPD Admin Steinman Oakley	Website Social Media eNewsletter Events Calendar	Annually
Promote Adaptive Reuse Design Guide	Municipalities Public	1 st Half	Gallant Oakley Steinman	Website Social Media eNewsletter Emails	Continued from 2021
Promote Village Preservation Guide	Municipalities	1 st Half	Administration D&T Steinman Oakley	Website Social Media eNewsletter	Continued from 2023
Support 250 th Anniversary Celebration	Municipalities Partners Public	Ongoing	Commissioners O’Leary Steinman Oakley	Video Social Media eNewsletter Emails	Ongoing

Live Goal

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

Purpose

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

Communications Background

The following background information provides a framework for communications actions.

What do we want to accomplish under the Live goal?

- Provide accessibility, walkability, educational opportunities, and a sense of community.

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

What do we want municipalities and other partners to do?

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

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

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

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

- Lack of resources: funding, staff, knowledge
- Community push back
- Politics
- Residents feel they cannot express concern/feedback.
- There is a sense of futility and inability to fight market conditions.

Who are the key partners for the Live goal?

- Other county departments
- American Association of Retired Persons (AARP)
- Housing Choices Committee
- Housing Authority of Chester County
- Developers
- Municipalities
- Major Employers
- Economic Development Council
- Department of Community Development
- Housing Authority
- Housing advocacy groups
- Homebuilders' associations
- Chester County Association of Township Officials (CCATO)

- Non-profits
- Labor organizations
- Emergency service providers
- Food banks
- Land trusts
- School Districts

Action Items

Action	Audience	Timeframe	Staff	Tools	Status
Promote Starter Home Initiative	Municipalities Partners Developers Employers Public	Full Year	O’Leary Deguffroy Horwitz Patriarca Steinman Oakley	TBD Website Partners Toolkit	Ongoing from 2022
Promote Housing Report	Municipalities Partners Public	1 st Half	Horwitz Oakley Steinman	Website Social Media eNewsletter	Annually
Promote Housing Summit (before and after)	Municipalities Developers Partners Public	2 nd Half	Horwitz Patriarca Admin Steinman Oakley	Website Social Media eNewsletter Events Calendar Partner Toolkit	Annually
Promote Accessible Housing Locations Guide	Municipalities Partners Public	2 nd Half	Horwitz Patriarca Steinman Oakley	Website Social Media eNewsletter	Ongoing from 2023
Promote Adaptable Housing Guide	Municipalities Partners Public	1 st Half	Horwitz Patriarca Steinman Oakley	Website Social Media eNewsletter	Ongoing from 2022

Prosper Goal

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

Purpose

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

Communications Background

The following background information provides a framework for communications actions.

What do we want to accomplish under the Prosper goal?

- Grow the economy (increase businesses, lower unemployment, support new industries, workforce development, revitalize main street areas, etc.).

- Celebrate and support agriculture as a top economic driver in our region.

What do we want municipalities and other partners to do?

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

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

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

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

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

Who are the key partners for the Prosper goal?

- Chester County Economic Development Council
- Chester County Conference and Visitors Bureau
- Department of Community Development
- Chambers of Commerce
- Major employers
- Public transportation agencies
- Municipalities
- Developers
- Commissioners
- Agricultural organizations
- Farmers
- Ag service providers and related industries
- Chester County Association of Township Officials
- Restaurants and cultural institutions

Action Items

Action	Audience	Timeframe	Staff	Tools	Status
Promote Urban Centers Forum (before and after)	Municipalities (Urban & Suburban Centers)	2 nd Half	Myers Admin Steinman Oakley	Website Social Media eNewsletter Events Calendar Partner Toolkit	Annually
Promote Non-residential Construction Report	Municipalities Public Partners	1 st Quarter	Horwitz Steinman Oakley	Website Social Media eNewsletter	Annually
Promote County Economy Data	Municipalities Public Partners	1st Quarter	Horowitz D&T Oakley Steinman	Website Social Media eNewsletter	Continued from 2023
Promote the Farm Guide	Public	Late Spring or Early Summer	Lane Oakley Steinman	Website Social Media eNewsletter	Annually
Municipal Outreach on Agriculture	Municipalities	Full Year	Lane Steinman Oakley	Website	Ongoing from 2023
Promote Ag Awards	Public	3 rd Quarter	Lane Oakley Steinman	Website Social Media eNewsletter	Annually
Promote Farm Tales Library Series	Public	Full Year	Lane Oakley Steinman	Website Social Media eNewsletter	Ongoing
Farm Sustainability Tool for Municipalities	Municipalities	1 st Half	Lane		Ongoing from 2023
Advanced Sustainability Reporting within the Ag sector			Griffith		

Connect Goal

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

Purpose

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

Communications Background

The following background information provides a framework for communications actions.

What do we want to accomplish under the Connect goal?

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

What do we want municipalities and other partners to do?

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

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

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

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

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

Who are the key partners for the Connect goal?

- Planning and Implementation Partners: SEPTA, PennDOT, DVRPC
- Transit Service Providers: SEPTA, PART, Rover, TMAcc
- Transportation Demand Management and Advocacy Groups: GVF, TMAcc, Bike Coalition, Bike Chesco, Circuit Coalition

Action Items

Action	Audience	Timeframe	Staff	Tools	Status
Promote Public Transportation Plan Update	Partners Municipalities Public	1 st Half	MTP Oakley Steinman	Website Social Media eNewsletter	Continued from 2021
Promote County-Wide Trail Master Plan	Partners Municipalities Public	1 st Half	MTP D&T Steinman Oakley	Website Social Media eNewsletter Meetings	Continued from 2022
Better Bus Stops Pilot Project		Full Year	MTP		
Chester Valley Trail Extension to Downingtown		Full Year	MTP		
Municipal Transportation Improvements Guide/Tool	Municipalities	1st Half	MTP		
DVRPC Safety Program		Full Year	MTP		
Promote Transportation Event (before and after)	Partners Municipalities Public	2 nd Quarter	Styche Admin Steinman Oakley	Website Social Media eNewsletter Events Calendar Partner Toolkit	Annually

Landscapes Vision and Map

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

Purpose

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

Communications Background

The following background information provides a framework for communications actions.

What do we want to accomplish under the Vision?

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

What do we want municipalities and other partners to do?

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

- Promote development consistent with the Landscapes Map.
- Apply for the Vision Partnership Program.

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

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

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

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

Who are the key partners for the Vision?

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

Action Items

Action	Audience	Timeframe	Staff	Tools	Status
L3 Annual Progress Report – Metrics and Successes	Public Partners	1st Half	Michael D&T Steinman Oakley	Website Social Media eNewsletter YouTube	Annually
Assessment of Progress on L3 Implementation		1st Half	Admin Steinman	Events Surveys	Ongoing from 2023
Promote Rural Landscapes Design Guide	Municipalities Partners	1 st Half	D&T Steinman Oakley Michael	Website Social Media eNewsletter Custom emails	Ongoing from 2023
Future Trends and L3	Public Partners	1st Half	Michael		
Promote Agricultural Landscapes Design Guide	Municipalities Partners	Full Year	D&T		
Promote Planners’ Forums (before and after)	Municipalities Partners	Spring Fall	O’Leary Admin Steinman Oakley	Website Social Media Partner Toolkit eNewsletter Personalized emails	Biannually

Communicating Work Program Projects

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

Process for Communicating Work Program Projects

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

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

Communication Levels

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

Level I

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

Level II

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

Level III

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

Communications Checklist for Planners

Background Information

Name of project:
Start date:

Lead planner:
Anticipated end date:

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

Materials and Timeline

Please indicate which outreach materials are needed for this project:

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

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

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

Additional Information

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

Appendices

Appendix 1: 2023 Completed Tasks

Below are items completed in 2023, organized by Landscapes3 Goal.

General Ongoing Initiatives

- Used planners' emails and contacts for more targeted outreach.
- Planners shared important announcements at meetings.
- Pushed out grant opportunities.
- Posted daily to social media.
- Sent monthly eNewsletter and grew audience.
- Provided content for other department and partner newsletters
 - Chester County Commissioners' Newsletter (Weekly)
 - Western Chester County Chamber's Life Magazine (January/July)
 - TMAcc ChesGo! Magazine - Trails Master Plan (June)

- Aided in other departments' planning related studies
 - Movement Monday – Health Department
 - Fresh Air, Self-Care – Health Department
 - Master Planner Course – PMPEI/Chester County 2020
 - Watershed – Water Resources Authority
 - Trails – Facilities
 - Sustainability - Facilities
 - Housing – Department of Community Development
 - Community Revitalization – Department of Community Development

- Participated in key partner events.
 - Coatesville Library Farm Tales Events
 - Christina Watershed Municipal Partnership
 - Chester County Environment Alliance Group meeting
 - Keep PA Beautiful Community Pride Award Ceremony
 - WCU tour of Coatesville
 - Chester-Delaware County Farm Bureau Special Meeting, Rural Road Safety Listening Session
 - WCU Careers in Sustainability event
 - Jenkins Arboretum's Third Thursday Lecture Series
 - TMAcc Breakfast
 - GVF 422 Corridor Coalition Meeting
 - TMAcc Route 30 Project Update CVTW Update
 - Chester County Housing Panel
 - Spring Conference
 - Exton Days
 - Thornbury Farm Volunteer Day
 - Kimberton Fair Ribbon Cutting
 - Tastes of the Farm
 - Count Planning Directors Association of PA Quarterly Membership Meeting)
 - Chester County Wellness Presentation on Local Farming
 - East Pikeland Home Energy Savings 101
 - West Pikeland Energy Transition Plan Presentation

- APA-PA
- We Conserve PA's Fall Gathering
- West Chester Green Team's Environmental Progress in Chester County

Preserve

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

Protect

- Promoted Woodland Conservation Webpage
- Promoted KCCB
- Promoted Sustainability Summit (before/after)

Appreciate

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

Live

- Promoted annual residential report
- Promoted Housing Forum (before/after)

Prosper

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

Connect

- Promoted Public Transportation Plan Update meetings
- Promoted County-wide Trail master Plan meetings
- Promoted TII and TPP
- Promoted Transportation Forum (before/after)
- Promoted the Schuylkill River Passenger Rail Authority

Vision and Map

- Released *Landscapes3* Metrics and Successes for 2022
- Promoted monthly *Landscapes3* Success Story (current for 2023)
- Promoted VPP
- Updated and promoted eTools (82 as of 9/11)
- Promoted Planners' Forums (before/after)
- Promoted PMPEI to municipalities and the public

Appendix 2: Communication Tools

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

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

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

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

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

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

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

Appendix 3: Communication and Production Levels

Level I

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

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

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

Level II

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

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

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

Level III

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

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

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

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

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

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

Sustainability Division Update



Sustainability Division

Monthly Activities Report – November 2023

Summary:

- Chester County departments most involved with implementation of the Climate Action Plan had a meet-and-greet with Delaware County's Sustainability team on 10/26. Each county gave a brief overview of how sustainability fits into their organizational structure and their sustainability-related initiatives, and discussion followed.
- Participated in a presentation at the APA-PA Conference in Scranton entitled, "The Unique Evolution of Open Space Preservation Programs in Three SEPA Counties" along with DVRPC, Delaware County and Montgomery County.
- County Commissioners signed an MOU with Bucks, Delaware, and Montgomery Counties to create the Sustainable Energy Partnership of Southeast PA. The group will form an Energy Board which will create a new structure for procuring electricity, allowing the counties to better meet their goals for CO2 emissions reductions. CCPC has been participating in the feasibility study, led by DVRPC, since 2021, along with other ChesCo departments.

Environmental and Energy Advisory Board

- The Clean Energy Subcommittee's Solar Adopters Conference has been rescheduled for Thurs. 1/18 at the nth Innovation Center in Coatesville. The program is geared toward larger energy users including schools, medical centers, industry, commercial buildings, and others, and will provide information to help them decide whether to pursue installation of solar energy systems, and if so, to provide contacts and resources.
- The Environmental Subcommittee of the board met on 10/24. Members decided the committee should be a standing committee (it was formerly ad hoc) and will continue to discuss and narrow its focus and purpose.
- The Environmental and Energy Board met on Weds. 10/26. Two new members were welcomed (George Martynick, ChesCo Acting Director of Facilities, and Britnee Sanseverino, PECO External Affairs Manager for Chester County). Topics discussed included an update on regional initiatives, as well as a discussion of CCPC's work program project to advance sustainability in the agricultural sector.

Multimodal Transportation Planning Division



Multimodal Transportation Planning Division

October 2023

PA DCNR C2P2 Awards Fall 2023

On October 5th, PA Governor Shapiro and Department of Conservation and Natural Resources (DCNR) Secretary Cindy Adams Dunn announced a \$52.5 million investment for more than 225 projects across the Commonwealth from the Community Conservation Partnerships Program (C2P2). Chester County recipients include:

- Brandywine Red Clay Alliance, \$115,000, Restoration of 1,850 feet of Bucktoe Creek in New Garden Township.
- Brandywine Red Clay Alliance, \$50,300, Installation of approximately 7 acres of riparian forest buffers along waterways in the Lower Delaware River Watershed
- Chester County, \$500,000, Design for the development of approximately 3.4 miles of the Chester Valley Trail
- East Bradford Township, \$500,000, Development of the Plum Run Trail.
- East Coventry Township, \$43,700, Payment toward the acquisition of approximately 1.7 acres along Schoolhouse Road for an addition to East Coventry Nature Preserve.
- East Pikeland Township, \$25,000, Prepare a Comprehensive Park, Open Space and Stewardship Plan
- East Whiteland Township, \$200,000, Further development of Bacton Hill Park
- French & Pickering Creeks Conservation Trust, Inc., \$500,000, Payment toward a conservation easement on approximately 126.2 acres along Pughtown Road in East Vincent Township for critical habitat and open space protection.
- French & Pickering Creeks Conservation Trust, Inc., \$159,700, Installation of approximately 4.5 acres of riparian forest buffers along waterways and approximately 7 acres of meadows and/or upland trees in the French Creek Watershed.
- Kennett Township, \$300,000, Payment toward the acquisition of approximately 24 acres along Burnt Mill Road for trail connection and woodland protection.
- London Britain Township, \$200,000, Rehabilitation of Nichols Park
- Natural Lands, \$105,900, Payment toward the acquisition of approximately 3 acres along Compass Road in Sadsbury Township for an addition to Sadsbury Woods Preserve.
- Penn Township, \$150,000, Further development of Penn Township Community Park.
- Spring City Borough, \$100,000, Rehabilitation of Brown Street Park.



- West Chester Borough, \$137,300, Rehabilitation of Hoopes Park.
- West Goshen Township, \$200,000, Rehabilitation and further development of West Goshen Community Park.
- Willistown Conservation Trust, Inc., \$50,900, Installation of approximately 10 acres of riparian forest buffers along waterways in the Lower Delaware River Watershed.
- TOTAL: \$3,337,800

For more information on the program and other awards distributed across the state, please go to the [press release](#).

West Chester Pike Coalition

On Monday October 30th, MTP Division staff met with Delaware County Transportation Planning staff to hold the second West Chester Pike Coalition meeting of 2023 at the Newtown Township building. The West Chester Pike Coalition is comprised of the Chester and Delaware county municipalities through which PA 3 (West Chester Pike) passes and house the SEPTA 104 bus route that traverses between the 69th Street terminal and West Chester Borough.

This meeting included presentations from both TMACC and PennDOT. TMACC presented their 'West Chester Pike Multifamily Housing Transportation Project' intended to market public transit to the thousands of multifamily units located along the Pike. John Meisel and Tim Phelps illustrated the many challenges of connecting people to the bus route primarily due to the abhorrent conditions of the existing bus stops and/or lack of accessible connections. CCPC is planning to work with TMACC and Chester County municipalities to advance the development of an improved bus stop along the SEPTA 104 route as part of our 2024 work program. The PennDOT presentation by consultant Brian Rasiul of Pennoni and project manager Paul Valliere focused on the proposed improvements of the PA 3 / I-476 (Blue Route) interchange project which looks to improve safety and relieve traffic congestion at this high volume location.



The next West Chester Pike Coalition meeting will be held in the first quarter of 2024.

Design & Technology Division Update

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. Both bands curve upwards from the left and downwards from the right, creating a sense of motion and depth.



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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MEMORANDUM

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

For the month of October, 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. Also, research on agricultural-related zoning for the county's municipalities continued.

The GIS staff assisted the Community Planning and Sustainability Divisions with mapping requests for work program projects. Staff also addressed data requests from outside entities and completed the Reinvestment Strategies and Tools online web app.

The Graphics team assisted with various products, including a revised flyer regarding the Chester Valley Trail, an executive summary brochure for the Adaptive Reuse Guide, and PowerPoint layouts for upcoming events.

Community Planning

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COMMUNITY PLANNING REPORT

November 2023 (Activities as of 10/31/23)

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

MUNICIPAL ASSISTANCE

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

SINGLE MUNICIPALITY

1. Caln Township – Zoning Ordinance Update

Percent Completed: - % Contract Term: HOLD Consultant: TBD 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. CCPC staff discussed next steps to finalize the ordinance with township representatives.

2. City of Coatesville – Zoning Ordinance Update

Percent Completed: 90 % Contract Term: 6/21 – 11/23 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 as the amendments will not be adopted by that time. 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. The proposed amendments were submitted for joint Act 247/VPP review on Friday June 23rd and the first (6 mo.) contract extension was received on June 28th. The VPP/247 review was sent on July 21st. The current (first) contract extension deadline is November 30th. The City appears to have taken several of the VPP review recommendations seriously and made additional changes and has further minor questions/items for discussion with respect to the draft amendments. However, the budget has been expended and it is not clear how and when additional work will be completed to finalize this project. *The City is working to finalize edits to the zoning amendments partly in response to CCPC's Act 247 review letter. Because of this and the adoption process, the City will need a second time extension to complete the project.*

3. Downingtown – Comprehensive Plan

Percent Completed: 15 % Contract Term: 3/23 – 2/25 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. Focus groups were held on June 15th and public outreach will continue with a public survey and the consultant will attend public events such as “Good Neighbor Day” on July 4th. A task force meeting was held September 18th after all initial public outreach concluded to review feedback. The borough/consultant received 920 responses from the public survey and the consultant attended several public events to gather feedback. The Community Profile (background information) and public survey results are currently under review. *The first public meeting to express findings to date and gather feedback and community priorities will be held November 20th.*

4. East Bradford Township – Zoning Ordinance Update

Percent Completed: 65% Contract Term: 8/22 – 7/24 Consultant: Chester County Planning Commission Monitor: Chris Patriarca

The October meeting will include review of signage regulations.

5. East Caln Township – Comprehensive Plan

Percent Completed: 85 % Contract Term: 6/22 – 5/24 Consultant: Chester County Planning Commission Monitor: Chris Patriarca

A public open house to review the draft goals and recommendations was held on September 11. The Planning Commission is scheduled to have their MPC mandated public meeting in October.

6. East Coventry Township – Land Use Assumptions Report

Percent Completed: 0% Contract Term: 8/23 – 7/25 Consultant: McMahon Associates, Inc. Monitor: Joe Shanley

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. A kickoff meeting is planned for November 2023.

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

Percent Completed: 25% Contract Term: 5/23 – 10/24 Consultant: Simone Collins Monitor: Kate Clark

A second public open house was held on 9/28 to present objectives and goals for the plan. *The next meeting is scheduled for October 26th.*

8. East Vincent – Zoning Ordinance

Percent Completed: 70% Contract Term: 4/22 – 3/24 Consultant: Chester County Planning Commission Monitor: Kate Clark

The October meeting focused on reviewing supplemental uses and definitions. The next meeting is scheduled for November 15th.

9. East Whiteland Township – Zoning Ordinance

Percent Completed: 0% Contract Term: 9/23 – 8/25 Consultant: Bergmann Monitor: Chris Patriarca

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.

10. Oxford Borough – Comprehensive Plan

Percent Completed: 90% Contract Term: 4/21 – 9/23 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 . Considering the number of thoughtful edits provided by the Task Force and Borough Planning Commission, we are developing another draft of the Plan (Final Draft) that was distributed in September. The review and adoption process should continue with adoption anticipated in the Fall of 2023/Winter of 2024.

11. Penn Township – Comprehensive Plan Update

Percent Completed: 80% 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 forwarded a full draft of the Comprehensive Plan in August and we have discussed it at the August, September, and October Task Force meetings. *The review and adoption process will continue over the next couple of months with adoption anticipated for February of 2024.*

12. Pennsbury Township – Historic Resources Zoning Update

Percent Completed: 85% Contract Term: 6/23 – 12/23 Consultant: Chester County Planning Commission Lead Planner: Jeannine Speirs

CCPC will work with Pennsbury Township to review their Historic Resources zoning article, historic resources classifications, adaptive reuse, demolition by neglect, and demolition. The last Task Force meeting occurred and the ordinance draft is now into the 247 review stage. *Supervisors adoption is scheduled for November.*

13. Phoenixville Borough – Zoning Ordinance Update

Percent Completed: 5% Contract Term: 7/23 – 6/25 Consultant: Gilmore & Associates Monitor: Chris Patriarca

The September meeting included an overview of an analysis of the existing zoning ordinance. This analysis will inform proposed updates to the ordinance moving forward.

14. Upper Uwchlan Township – Active Transportation Plan

Percent Completed: 95% Contract Term: 10/22 – 3/24 Consultant: McMahon Associates Monitor: Joe Shanley

Upper Uwchlan Township is creating an Active Transportation Plan to connect existing population centers and regional trail networks with multi-modal facilities. A draft final plan was presented at the final public meeting in September. Adoption is anticipated by the end of 2023.

15. 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. The Township have taken a break from the Master Plan to work with PennDOT on a couple of projects along Route 30 that overlap with the Plan recommendations. *The Plan should be revised and distributed to the Task Force in the next couple of weeks.*

16. West Goshen Township – Parks, Recreation, and Open Space Plan

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

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. The township is in the process of selecting a consultant.

17. West Grove Borough – Zoning Amendments

Percent Completed: 25% 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, and the second meeting (first work session meeting) was June 5th to discuss amendments to the residential zoning districts. The July 10th meeting was to further discuss residential districts and related regulations (ADU's, Home Occupations, etc.). The August 21st and September 11th meetings completed the discussion of commercial districts. The October 2nd meeting reviewed Supplemental and General Regulations. *A project update will be presented to Borough Council on November 1st and the next zoning worksession on November 6th will cover Off-street Parking, Natural Resources, and Signs.*

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

Percent Completed: 5 % Contract Term: 06/23 – 05/25 Consultant: Natural Lands Monitor: Chris Patriarca

The consultant team is in the process of completing their existing conditions inventory. The second Task Force meeting is scheduled for October.

19. West Sadsbury Township – Comprehensive Plan

Percent Completed: 50% Contract Term: 2/23 – 1/25 Consultant: Chester County Planning Commission Lead Planner: Kate Clark

The future land use plan chapter was reviewed at the October meeting. *A public open house is scheduled for December 5th to review draft plan goals, objectives, and recommendations.*

20. West Whiteland Township – Parks Wayfinding Signage Manual

Percent Completed: 65% Contract Term: 4/23 – 8/24 Consultant: Merje Monitor: Jeannine Speirs

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. At the Sept meeting, Consultant presented Survey results on design options and refined design options based on those results.

MULTI-MUNICIPAL

21. 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. New interactive map is on web. Consultant is readying Technical report to go on web. Consultants will assist drafting and reviewing planning documents. Planning documents are now being prepared now at the completion of the ABPP grant. Web ready technical report and map is also being completed.

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. The first project Task Force meeting was held in October.

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

Percent Completed: 10% 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. A kickoff meeting was held in May. The second Task Force meeting is scheduled for late-September with a virtual public event scheduled for October.

24. Unionville Area Region – Comprehensive Plan Update

Percent Completed: 60% Contract Term: 4/22 – 3/24 Consultant: Brandywine Conservancy Monitor: Kate Clark

The Task Force met in October to discuss sustainability options for the region. *A full draft plan is anticipated by the end of the year.*

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. Oxford Region (regional comprehensive plan)
3. Spring City (comprehensive plan)
4. Kennett Square Borough (comprehensive plan)
5. South Coatesville Borough (general planning assistance)

Cash Grant Inquiries (or VPP channel not established yet)

- 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)
- West Chester Borough – Parks Plan (June 2023)

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 Sally Warren and additional CCPC Staff.
External Partners: CCHPN and individual site organizers/municipalities/municipal historical commissions
Status: The Town Tour kickoff ceremony at the West Chester United Methodist Church took place on June 8th with a total of 76 people in attendance. Due to the poor air quality on the day of the tour, the event was held indoors only and included a presentation by West Chester Historical Commission Chair Tom Walsh. The Westtown School/Westtown Township tour took place on June 15th and had 197 attendees and the Thornbury Farm/Thornbury Township tour took place on June 22nd and had 176 attendees. In July, tours took place in Kennett Square (7/13, 122 attendees); Spackman-Davis Farm in Caln Township (7/20, 307 attendees); and Grove United Methodist Church (7/27, 118 attendees). August tours were: Upper Uwchlan Twp/3 historic farms (185 attendees), East Pikeland Township/Yeager's Farm & Market (122 attendees), and West Pikeland Township/Historic Yellow Springs Tour (202 attendees). Paoli Battlefield tour was cancelled due to weather. A full listing of tours can be found on the Planning Commission website at <https://www.chescoplanning.org/Historic/TownTours/Introduction.cfm>.
- **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. Planning is underway for the CCHPN fall workshop, which is scheduled to take place on Saturday, November 11th at the GSC and will focus on involvement of municipalities in planning for the upcoming semiquincentennial of the nation on July 4, 2026.
- **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 had been part of 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, two projects in Phoenixville: one for a senior housing development in Phoenixville that involves proposed building demolition, and preservation of an existing 50-unit supportive living facility for those with mental or developmental disabilities, and people experiencing homelessness (Schuylkill Township). Preliminary approval letters have been sent to DCD for the Coatesville, West Chester, and Schuylkill Township 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 Reeds Road #134; 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. Language for interpretive signage will be developed for #26, #111, and #207. Camp Bonsul Road #26 is under Section 106 Cultural Resources Review by PennDOT. The bridge was in its final design phase for rehabilitation when it was washed away, but for its abutment, by Hurricane Ida. The bridge was then delisted by the National Register. Project scope has now been revised to contract a replacement covered bridge in its place.
- 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. Planning Commission staff is coordinating redevelopment strategies with the Chester County Economic Development Council for the Hatfield House. 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 had a site visit on May 11 at Hibernia Park that included the Hibernia Mansion and annex, cottages #1-5, Hatfield House, Vernon House, and Rice Farmhouse. The Committee had another site visit on July 7th at Wolf's Hollow County Park (including main barn, maintenance shop, farmhouse, Visionary Center, Orchard House, Manor House, and River House) and the Chester County Prison property (including Enos Bernard house and springhouse, units #6a and #6b, including garage, barn, and corncrib). The County was awarded a PHMC Keystone Construction Grant for \$100,000 for the repair or replacement of the six cast iron and brick columns of the Historic Courthouse in West Chester.
- 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 has been reactivated and consulting parties are being organized as well as meetings planned. FEMA review for Hazard Mitigation Grant Program project in Tredyffrin Township is completing, and Camp Bonsul Road Bridge, New London and Elk Township. An existing large rural historic district that encompasses part of three municipalities - London Grove Agricultural Historic District - has been evaluated by PennDot for its contributing resources. Mitigation is being completed for Schuylkill Rover Trail. There are many other projects in the pipeline: Birchrun Rd Bridge, Ewing Rd culvert, Glenhardie, PA896, Rt30/Airport Rd, and regional PennDOT road changes.
- 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. Birmingham Township review.

- Reviews for historic resource ordinance language including E Bradford and E Vincent as well as Caln
 - 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
 - Hoopes/Dillon property, London Grove Township
- **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 interpretive sites and municipal heritage interpretive plans/planning
 External Partners: Vary by project
 Projects with ongoing activity:
 - America250PA Chester County Commission: Commissioner Kichline serves on the statewide committee. The 250th Commission held a hybrid meeting on July 6 via Zoom and at the Chester County Government Services Center and discussed a planned grant proposal to America250PA/the Pennsylvania Infrastructure Improvements and Projects Committee with a focus on the Philadelphia Campaign and the implementation of the Chester County Heritage Interpretation Network. Beverly Sheppard began her contract in January as Committee Coordinator for the Commission’s six committees to assist as they plan Semiquincentennial celebrations. A contract for professional management of the America250PA Chester County Commission has started. The 250th Commission submitted a proposal for the America250PA/Infrastructure Improvements and Projects Committee and made the required presentation at the August 29th Committee hearing in Lehigh County. Jeannine was asked to join the 250th Heritage Sites Committee and has been working to bring the Heritage Sites Committee up to speed including providing significant information and clarification on the origin, functioning, purposes of the Heritage Interpretive Network and past efforts and future efforts, which is built upon Brandywine Battlefield Task Force planning

and 2013 Heritage Interpretive Network concept. Through this Committee, Jeannine had been asked to provide information for the impending Infrastructure grant application including mapping. Brandywine Battlefield Task Force Steering Committee has been coordinating with the 250th Heritage Sites Committee. To further facilitate this, a Brandywine Battlefield Task Force meeting was held August 29th for the express purpose of assisting the Chester County 250th Commission and give a platform to coordinate with the Delaware County 250th in order to provide an opportunity for both 250th to present and build a regional coalition with the Task Force. Jeannine facilitated meeting outreach. There was great turn out with reps from over 20 organizations including 12 municipalities. CCHPN also was in attendance in their liaison role between the 250th and municipalities (see above under training). Meeting generated discussion on ideas for the 250th including activities for the Task Force. There is a desire for additional Task Force/250th collaborative meetings and additional Task Force meetings overall.

- County Heritage Tourism Plan: A consultant team has been retained to create a plan guide Chester County on heritage tourism and assist the local heritage economy via examining public historic sites in a thematic context. The consultant team is finalizing the plan, and met with the Plan Steering Committee and plan subconsultants on July 17th.. Greg O’Loughlin and Staci Anderson, Principals at SWELL, the graphic design and branding subconsultants, presented to the 250th Commission at its July 6th meeting. ConsultEcon, the subconsultants that will develop analyses and plans for visitor analysis and marketing, have begun reaching out to heritage preservation stakeholders in the county.
- Iron and Steel Heritage Partnership: The partnership is focusing on coordination with Heritage Tourism planning. The Partnership’s Steering Committee met on July 20 at Warwick County Park and discussed engaging homeschool groups at Partnership heritage sites.
- 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 Strode’s Mill Village Heritage Center plans to open in 2024. Thornbury Farm Heritage Center had a soft opening for the Thornbury Township Town Tour on June 22. Chadds Ford Heritage Center is working on organizing a soft opening. Discussions are occurring for the Heritage Center in Dilworthtown. 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 National Historic Landmark area 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 of an Underground Railroad Heritage Center at Barnard House and a 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 in West Nottingham Township and a

regional Agricultural Heritage Center or Gateway at Oxford Area Historical Association in Oxford Borough.

- **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, West Bradford- (VPP), Kennett, and Upper Uwchlan. The Charlestown and East Nantmeal atlas projects were completed in 2022. In order for CCPC to share data, Jeannine is reviewing the PHMC data agreement and data needs with Colin, and is working with PHMC on historic resources data access going forward.
- **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 with support from Joe Shanley, Community Planner, Graphics, and intern
External Partners: Archives, military historians, and Brandywine Battlefield Task Force including Brandywine Battlefield Park & Park Associates, Delaware County, Brandywine Conservancy, municipalities, and others
Current Activity: See descriptions of the Phase 3 project The battlefield heritage interpretive signage project is nearing completion with the all but one of the 15 signs installed. Several sign dedication events have occurred and have received press coverage. Kennett Township will likely hold a sign dedication this Fall. There are opportunities being worked on to coordinate on heritage interpretation for education and outreach, e.g. undertaking a driving tour visitor experience (prior efforts via another organization was halted for staffing reasons) to mesh with and tie together the County Heritage Tourism Plan and 250th with the Battlefield Heritage Interpretive Network concept and Signage Project (that the Sons of the Revolution funded and CCPC helped lead) and Battlefield Heritage Centers and Interpretive Sites (that were identified through Brandywine Battlefield Task Force partner’s battlefield planning work). Jeannine is helping to coordinate regional Heritage Centers discussions with one another through meetings and conversations as well as providing information. Jeannine has been working with CC Heritage Tourism consultants to provide significant information and clarification on the Heritage Interpretive Network concept, as well as efforts that have occurred to date and planned future efforts. Brandywine Battlefield Task Force’s priority projects are: the Battlefield Park as the Brandywine Battlefield Gateway as part of the Battlefield Heritage interpretive Network, identified Heritage Centers (Heritage Center have been identified via Battlefield planning efforts) open and operational as part of the Battlefield Heritage interpretive Network, and undertaking a Battlefield visitor experience including a possible driving tour and may other tours. Jeannine is working on a possible grant opportunity to do the visitor experience/driving tour along with Delaware County Planning and Battlefield Park.

Brandywine Battlefield Task Force held an August 29th meeting to coordinate on 250th planning and with Chester County 250th and Delaware County 250th (see above). Brandywine Battlefield Task Force regional partnership is 30yrs old this year and is planning a celebration event October 26.

ECONOMIC

- **CCEDC Coordination** – Regular contact regarding ongoing projects.
- **Reinvestment Opportunities Map** – Finalizing online presentation of reinvestment development tool for municipalities.
- **Non-Residential Construction Report** – 2023 report (2022 data) completed and posted.
- **State of the County Economy Report** – Transitioning 2023 report to online data format. Completed final draft, completing internal and external review and initiating online formatting.

HOUSING

- **Housing Choices Committee** – Meeting held October 24th, updates were provided on CCPC and DCD work, with a conversation on the Starter Home Pilot program.
- **Missing Middle Housing** – Report complete and posted online.
- **Adaptable Housing Guide** – Completing initial data collection and analysis for housing needs study. Guide will include analysis of Census and Assessment data, review of housing trends, projection of housing needs, and potential impact of interventions on issues. Working on gathering data and information on trends and their associated housing impacts.
- **Housing eTools** – Updates are complete, although resources and examples will continue to be added as appropriate.
- **Case Studies** – Pickney Hill Commons.
- **Housing Forum** – Fall 2023 forum topic and speakers selected Topic chosen as “How to Talk About Housing.” Five speakers will present on their efforts from different view points.
- **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.
- **Starter Home Pilot Project** – Initial meetings held with four municipalities based on interest. CCPC created and sent proposals outlining potential CCPC assistance through the Starter Home Pilot and other initiatives. Completed outreach for 2023 due to high response rate, but will continue to respond to inquiries for future work. Program shifted to focus on zoning assistance, completed initial zoning reviews for all participating municipalities. Working on graphic sheets to present zoning recommendations to municipalities.
- **Presentations** – Presented to the Chester County Economic Development Council on September 27th on Starter Home initiative. Presented at the Pennsylvania American Planning Association conference in October on A+ Homes initiative.

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.). Atglen Zoning meetings: March 28th (kick-off, home occupations), May 16th (Home Occupations, TNC District), June 25th (TNC, TNG Districts, MF Uses, Outdoor Dining), Aug 28th, Sept. 26th; Avondale consideration of commercial uses in the R-2 District and parking requirements; Parkesburg for implementation coordination and potential grant funding assistance; 70 E Second Avenue Sketch Plan Review (see below); Downingtown (signs, parking, TND) and comprehensive plan update monitoring; Kennett Square for NVF zoning and comprehensive plan update assistance; TMACC (design); Coatesville (coordination between the City, 2nd Century, CDC, and CCPC); West Grove – potential assistance with PA DCNR C2P2 Grant for parks master plan, and zoning updates consistent with the 2022 comprehensive plan update (breweries, mixed use zoning, parking requirements). Engaged DVRPC in conjunction with other CCPC staff regarding the DVRPC ExPo program (Oxford) and sidewalks installation (Avondale). ; South Coatesville – Discussed CPD assistance regarding comprehensive plan update on June 17th and August 11th, *attended Council meeting on October 24th to discuss CCPC Technical Assistance Project for a comp plan refresh (partial update)*. Discussion with Parkesburg Borough regarding assistance with sketch plan/land development related to potential housing development on farm in the Borough including affordable housing considerations, density, and design. This included Bill, Chris P., and Libby. CCPC will provide the Borough with alternative conceptual designs for consideration to assist with discussions to develop a better project than what has been proposed. Developer will meet with the Borough on June 29th. Urban Planner will continue to communicate with the Borough and coordinate CCPC assistance. Similar inquiry made by Kennett Square regarding the NVF site and discussion pending. Discussions/emails with South Coatesville regarding VPP application for comprehensive plan. Continued communication with Parkesburg regarding the 70 East Second Ave (“Christmas Tree Farm”) sketch plan (and potential zoning amendment) development.
- **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. The 2023 urban centers forum will be held November 2, 2023 with a focus on historic resources and adaptive reuse at the Downingtown STEM Academy. PHMC staff will present along with CCPC staff.
- **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. Scored 2023 CRP applications, discussed with CPD Division Director, and submitted and discussed scores/applications with DCD. Final determination and awards pending further discussion with DCD, recommendation to Commissioners for consideration, and final award (typically July/August).
- **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. The initial meeting for the next PA round for TCDI is scheduled for September 19th. The Multimodal Transportation Division will be taking over this responsibility in the future with coordination with other staff.
- **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. Attended Kennett Square Borough Council meeting on May 3, 2023. Leading Coatesville Mobile Workshop for the 2023 APA National Conference on April 3, 2023. Led WCU planning studio on tour of Coatesville back on Feb. 27th and attended final student presentation at WCU on May 8th. Will continue to coordinate WCU on how University/student planning studios can be modified to better coordinate with municipalities to increase the benefits to all parties. In addition, continuing discussion on collaboration with WCU regarding ArcUrban use and/or student internships/work to collaborate on municipal assistance/projects.

How to talk about Housing

Agricultural Development Council Update



Director's Report