



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 270

Hybrid Meeting
December 13, 2023

AGENDA

- 2:00 p.m. 1. CALL TO ORDER
- A. Chairman’s Welcome *Chair*
2. PUBLIC COMMENT *Chair*
- 2:25 p.m. 3. ACTION ITEMS
- B. Approval of Commission Meeting Minutes – November 8, 2023 *Commission*
- C. Approval of 2024 Planning Commission Meeting Schedule *Commission*
- D. Appointment of 2024 Officers Nominating Committee *Commission*
- E. Approval of 2024 Work Program and Communications Plan *Commission*
- F. Act 247 Reviews – November 2023 Applications *Act 247 Team*
- 1) Subdivision and Land Development Plan Reviews (20)
- | | |
|------------------------------|----------------|
| 1. Birmingham Township | SD-10-23-17870 |
| 2. Caln Township | LD-10-23-17877 |
| 3. Caln Township | SD-10-23-17878 |
| 4. East Goshen Township | SD-10-23-17890 |
| 5. East Vincent Township | LD-10-23-17899 |
| 6. Kennett Township | LD-10-23-17873 |
| 7. Kennett Township | SD-10-23-17874 |
| 8. London Grove Township | SD-10-23-17892 |
| 9. Lower Oxford Township | SD-09-23-17847 |
| 10. Malvern Borough | LD-10-23-17888 |
| 11. Phoenixville Borough | SD-10-23-17893 |
| 12. Tredyffrin Township | LD-10-23-17886 |
| 13. West Caln Township | SD-11-23-17902 |
| 14. West Goshen Township | LD-10-23-17881 |
| 15. West Goshen Township | LD-11-23-17900 |
| 16. West Goshen Township | SD-10-23-17882 |
| 17. West Goshen Township | SD-10-23-17898 |
| 18. West Nottingham Township | LD-10-23-17896 |
| 19. West Whiteland Township | SD-10-23-17880 |
| 20. Willistown Township | LD-10-23-17891 |
- 2) Comprehensive Plan, Zoning and Subdivision Ordinance Amendment, Miscellaneous Reviews (9)
- | | |
|----------------------------|----------------|
| 1. Avondale Borough | ZA-10-23-17887 |
| 2. Avondale Borough | ZA-11-23-17907 |
| 3. Birmingham Township | ZA-10-23-17871 |
| 4. Downingtown Borough | MA-11-23-17901 |
| 5. South Coventry Township | MU-11-23-17904 |
| 6. West Bradford Township | ZA-10-23-17894 |

- 7. West Bradford Township ZA-10-23-17895
- 8. West Caln Township ZA-10-23-17885
- 9. West Caln Township ZA-11-23-17906

- G. Act 537 Reviews- November 2023 Applications *Carrie Conwell*
 - 1) Major Applications (0)
 - 2) Minor Applications (3)
 - 1. Franklin Township, Frazee-Gill, 72-4-13.1, Consistent
 - 2. Tredyffrin Township, 311 South Valley Forge Road, 43-11K-10, Consistent
 - 3. Upper Oxford Township, 0 Reuben Stoltzfus, 57-4-4, Consistent

- H. Agricultural Security Area *Glenn Bentley*
 - 1) ASA additions (8)
 - 1. East Fallowfield Township, UPI 47-9-7
 - 2. East Fallowfield Township, UPI 47-9-8
 - 3. East Fallowfield Township, UPI 47-9-13
 - 4. Newlin Township, UPI 49-1-11
 - 5. Newlin Township, UPI 49-1-12.1
 - 6. Newlin Township, UPI 49-1-26.2
 - 7. Newlin Township, UPI 49-1-26
 - 8. Willistown Township, UPI 54-3-158

2:35 p.m. 4. DISCUSSION AND INFORMATION ITEMS

- I. Multimodal Transportation Planning Division Update *Brian Styche*
 - 1) Draft Public Transportation Plan Update recommendations *Alex Sankaran*
 - 2) Draft Public Trails Master Plan recommendations *Steve Buck*

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

- K. Community Planning Division Update *Bill Deguffroy*
 - 1) Chester County Economy Dashboard – 2023 Summary *Libby Horwitz*

- L. Agricultural Development Council Update *Ann Lane*

- M. Sustainability Division Update *Rachael Griffith*
 - 1) Homeowner’s Association Resource Guide

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

4:00 p.m. 5. ADJOURNMENT

Action Items

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



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

MINUTES: Regular Monthly Meeting
Chester County Planning Commission

Hybrid – GSC 351 East
November 8, 2023

MEMBERS PRESENT IN PERSON: Michael Heaberg, Chair; Nate Cline, Vice Chair; Stephanie Duncan; Matt Hammond; Angie Thompson-Lobb; Andrew Wright.

MEMBERS PRESENT VIA ZOOM: Doug Fasick.

STAFF PRESENT IN PERSON: Brian O'Leary, Executive Director; Carol Stauffer, Assistant Director; Carrie Conwell; Beth Cunliffe; William Deguffroy; Paul Fritz; Rachael Griffith; Libby Horwitz; Gene Huller; Carolyn Oakley; Nancy Shields; Jeannine Speirs; Elle Steinman; Brian Styche.

STAFF PRESENT VIA ZOOM: Chris Bittle; Wes Bruckno; Paul Farkas; Mark Gallant; Chris Patriarca; Joe Shanley; Sally Warren; Diana Zak.

VISITORS PRESENT IN PERSON: None.

VISITORS PRESENT VIA ZOOM: Victoria Leigh Snader.

CALL TO ORDER:

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

PUBLIC COMMENT: There were no public comments.

ACTION ITEMS:

Approval of Meeting Minutes:

A MOTION TO APPROVE THE MINUTES FOR THE OCTOBER 11, 2023, MEETING OF THE CHESTER COUNTY PLANNING COMMISSION WAS MADE BY MR. HAMMOND, SECONDED BY MS. THOMPSON-LOBB, AND PASSED BY UNANIMOUS VOTE OF THE COMMISSION.

Act 247 Reviews:

Subdivision and Land Development Reviews:

There were twenty-four (24) Subdivision and Land Development Reviews prepared in October 2023.

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

Mr. Hammond recused himself from the following applications: LD-09-23-17837; SD-08-23-17827; SD-09-23-17863.

Mr. Cline recused himself from the following application: SD-09-23-17855.

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

There were nine (9) Comprehensive Plan, Zoning and Subdivision Ordinance Amendment, and Miscellaneous Reviews prepared in October 2023.

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

Mr. Cline recused himself from the following applications: ZA-09-23-17859; ZA-09-23-17868; ZM-09-23-17840; ZA-09-23-17834; ZA-09-23-17865.

Act 537 Reviews:

Ms. Conwell presented the Commission with one (1) major Act 537 review for the month of October 2023.

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

Ms. Conwell presented the Commission with two (2) minor Act 537 reviews for the month of October 2023.

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

Vision Partnership Program:

Mr. Deguffroy presented the Commission with four (4) recipients to receive VPP 2023 Round Two Grant funding. These were for an open space plan for West Chester Borough; a Harriet Tubman interpretation plan for Kennett Township, Kennett Square Borough, Pennsbury Township, and Pocopson Township; various zoning updates for Pennsbury Township; and a comprehensive plan for West Nantmeal Township.

A MOTION TO APPROVE THE FOUR (4) RECIPIENTS TO RECEIVE VPP 2023 ROUND TWO GRANT FUNDING WAS MADE BY MR. CLINE, SECONDED BY MR. HAMMOND, AND PASSED BY UNANIMOUS VOTE OF THE COMMISSION.

Mr. Deguffroy presented the Commission with one (1) newly revised contract for Caln Township's zoning ordinance update from the VPP 2019 Round One Grant funding.

A MOTION TO APPROVE THE ONE (1) NEWLY REVISED CONTRACT FROM THE VPP 2019 ROUND ONE GRANT FUNDING WAS MADE BY MR. CLINE, SECONDED BY MS. DUNCAN, AND PASSED BY UNANIMOUS VOTE OF THE COMMISSION.

DISCUSSION AND INFORMATION ITEMS:

Administration and Communications Division Update:

As part of a presentation on the proposed 2024 CCPC Communications Plan, Ms. Oakley reported on the following 2023 achievements and 2024 goals for the communications division: CCPC eNewsletter subscribers increased by 14% to over 2,000; Sustainability eNewsletter subscribers increased by 55% to nearly 800; social media platform followers increased by 11% to almost 8,000.

Next, Ms. Oakley reported that the CCPC website had over 220,000 page views. The most visited page was the home page. The reducing solid waste page came in second. The most visited topic was utilities and infrastructure. Historic resources came in second. In 2023, the changes to the website included updating the municipal projects examples page by categorizing projects and giving examples. The website currently has 82 eTools and 2 more are anticipated to be finished by the end of the year.

Lastly, Ms. Oakley noted other websites that CCPC supports: Schuylkill River Passenger Rail Authority, 250th PA Chester County, Agriculture Development Council, and the Chester County Ride Guide.

Ms. Steinman highlighted the following 2023 accomplishments: over 50 news articles were featured on the CCPC website; municipal manager updates were increased; and CCPC's social media presence was enhanced. In addition, a variety of interactive Instagram and Facebook stories were created. The top social media posts for 2023 were the Trails Master Plan survey, followed by the Road Safety survey and the Farm Stands map.

Next, Ms. Steinman reported on the following new initiatives for 2024: increased partner content for municipalities to share; municipal contact list expansion; and increased social media presence.

Sustainability Division Update:

Ms. Griffith reported that Chester County departments most affected by the implementation of Chester County's Climate Action Plan met with Delaware County departments to hear what DelCo is doing on the sustainability front.

Next, Ms. Griffith reported that DVRPC has been convening Chester, Bucks, Delaware, and Montgomery Counties to pursue procuring electricity together through a wholesale account. The Chester County Commissioners adopted an MOU with the other counties to establish the Southeastern PA Sustainability Energy partnership which will form an energy board where each county will be represented by two members. The first meeting of this new energy board is November 13.

Ms. Griffith reported that the department is hosting training programs to help the county attain a SolSmart designation. Earlier in the fall, CCPC co-hosted with DVRPC a training session for solar permitting and inspection best practices; and CCPC is hosting a lunch and learn webinar on best practices for zoning for accessory use and principal use solar energy systems.

Lastly, Ms. Griffith reported that the Environmental and Energy Advisory Board held their quarterly meeting in October. The Clean Energy Subcommittee is hosting a Solar Adopter's Conference on January 18, 2024.

Multimodal Transportation Division Update:

Mr. Styche reported that the following 2023 PA DCNR C2P2 awards totaling \$3,337,800 were announced. Approximately \$52.5 million was awarded toward over 225 projects statewide; Chester County received a \$500 thousand award toward the design of the P&T corridor/Chester Valley Trail; and organizations within Chester County received sixteen other awards.

Next, Mr. Styche reported that the West Chester Pike Coalition (WCPC), working with Delaware County, held their second meeting this year in October. Presentations were made by TMACC and PennDOT. CCPC staff will work with TMACC and Chester County municipalities to implement bus stops in the 2024 work program. The next WCPC meeting is scheduled for the first quarter of 2024.

Design and Technology Division Update:

Mr. Fritz reported that the 247 planners research on agricultural-related zoning for the county's municipalities continues. The GIS staff 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.

Mr. Fritz reported that the proposed residential lots/unit growth is on par and could potentially exceed the 2018 and 2021 years, which were the healthiest years over the past five years.

Community Planning Division Update:

Mr. Deguffroy reported that the Oxford Region Comprehensive Plan update is scheduled to be approved by local municipalities, and the new Caln Township contract should be approved by the County Commissioners by the end of 2023.

Next, Mr. Deguffroy gave a recap of the Urban Centers Forum. The presentations included: Adaptive Reuse Guide update by Mark Gallant and Joe Shanley; The Garage Community Youth Center by Aaron Smith; and historic preservation ordinances, by Megan McNish, PHMC. Mr. Deguffroy reminded the board of the upcoming Housing Forum, November 30, 2023, 4pm at the GSC, third floor conference rooms.

Ms. Horwitz gave a preview of what will be presented at the November Housing Forum. She described how to talk about housing through housing advocacy, messaging challenges, CCPC's preferred language and terminology, zoning barriers, outside partnerships, and the Frameworks Piecing it Together housing resource.

Agricultural Development Council Update:

Mr. O'Leary reported that the annual agricultural awards ceremony was held at Birchrun Hill farm. The owners of Birchrun Hill farm, the Miller family, received the Farmers of the Year award. Dr. Kevin Hicks of Lundale Farms received the Distinguished Service to Agriculture award.

Director's Report:

Mr. O'Leary reported that CCPC is highlighting the Vision Partnership Program and CCPC services at the following events: Western Chester County Chamber municipal luncheon, CCATO fall conference, Brandywine Conservancy meet and greet, the Chester County secretary's association meeting, and a SAVE event.

Next, Mr. O'Leary reported that the Trails and Public Transportation plans are being finalized and a public input meeting will be held on December 12, 2023 at the Downingtown Borough Hall at 5:30pm.

Lastly, Mr. O'Leary announced the new Heritage Preservation Coordinator, David Blackburn, will begin working at CCPC this month.

ADJOURNMENT

THERE BEING NO FURTHER BUSINESS, A MOTION TO ADJOURN AT 3:24 PM WAS MADE BY MR. HAMMOND, SECONDED BY MS. THOMPSON-LOBB, AND PASSED BY UNANIMOUS VOTE OF THE COMMISSION.

Respectfully submitted,

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

Brian N. O'Leary, AICP
Secretary

BNO/ncs



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 2024 BOARD MEETING SCHEDULE

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

January 10th

February 14th

March 13th

April 10th

May 8th

June 12th

July 10th

August 14th

September 11th

October 9th

November 13th

December 11th

BNO /ncs

Appointment of 2024 Officers Nominating Committee

Draft

2024

Work Program



Table of Contents

1. Chapter 1: Using the Work Program	1
2. Chapter 2: Work Program	3
a. Preserve Work Program	3
b. Protect Work Program	4
c. Appreciate Work Program	5
d. Live Work Program	6
e. Prosper Work Program	7
f. Connect Work Program	9
g. Landscapes Vision and Map Work Program	11
h. Major Ongoing Planning Activities.....	14

Chapter 1

Using this Work Program

The 2024 Work Program lists proposed projects and events for 2024 and provides administrative information about these projects. This information includes:

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

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

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

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

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

Communications Level I

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

Communications Level II

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

Communications Level III

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

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

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

Project Kickoff Meeting

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

Key Participants:

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

Time Frame: Before project begins

Duration of Meeting: An hour

Production and Communications Scoping Meeting

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

Key Participants:

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

Time Frame: In early stages of project

Duration of Meeting: An hour

Project Status Meeting

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

Key Participants:

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

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

Duration of Meeting: An hour, if needed

Chapter 2

2024 Work Program

The 2024 Work Program lists proposed projects and events for 2024 that implement *Landscapes3*. This work program is structured around the six goal areas of *Landscapes3* – Preserve, Protect, Appreciate, Live, Prosper, and Connect – plus work activities that implement the Landscapes vision and map.

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

The Work Program for 2024 contains a large number of projects and events and is divided into the following topic areas:

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

Preserve Goal

Mini Municipal Open Space Plans

Develop a replicable and flexible scope of work for a “mini-OSRER” (Open space, recreation, and environmental resources) plan update. Recruit two municipalities to participate in a free plan update as a pilot.

Lead Division – Sustainability

Supporting Divisions – Multimodal Transportation Planning

2024 Time Frame – Full year

Staff Resources – Moderate

Communications – Level I

Scoping Meetings Needed – Yes

Open Space Preservation Updated Mapping and Data (POST)

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

Lead Division – Multimodal Transportation Planning

2024 Time Frame – First quarter of year

Staff Resources – Limited

Communications – Level I

Scoping Meetings Needed - No

Open Space Summit

Work with the Department of Parks and Preservation to convene an open space summit. Anticipated audience is conservancy staff and board members.

Lead Division –Sustainability

2024 Time Frame – First half of year

Staff Resources – Low

Communications – Level I

Scoping Meetings Needed - Yes

Protect Goal

Protect Event

Convene a Protect event to advocate for protection of natural resources and advancement of the Climate Action Plan.

Lead Division – Sustainability

2024 Timeframe – Second half of year

Staff Resources – Limited

Communications – Level II

Scoping Meeting Needed – Yes

Supporting the Energy Transition in Disadvantaged Communities

Working synergistically with regional planning initiatives, convene stakeholders from Chester County municipalities identified as having environmental justice areas as defined by the [PA DEP](#) and federal government’s [Climate and Economic Justice Screening Tool](#) to identify logistical and financial pathways for streamlining and scaling weatherization/energy efficiency, electrification, and renewable energy deployment for small businesses and low to moderate income families.

Lead Division – Sustainability

2024 Timeframe – Full year

Staff Resources – Low

Communications – Level I

Scoping Meeting Needed – Yes

Sustainable Practices for HOAs

After making connections with HOAs in 2023, this project will build on those connections to support HOAs in advancing sustainable practices. Support could include: convening an event for HOAs to showcase their sustainable practices to one another and/or assisting a number of HOAs to develop Sustainability Action Plans.

Lead Division –Sustainability

2024 Time Frame – First three quarters of year (continuation from 2023)

Staff Resources – Moderate

Communications – Level I

Scoping Meetings Needed – Yes

Support for Tree Planting Implementation

Support the advancement of woodland and tree protection and planting by municipalities by: providing sample plant lists that consider species vulnerabilities related to the changing climate; helping to augment volunteer capacity by supporting local Tree Tender training courses and information sessions on starting a Shade Tree Commission; and assessing the need for digitally tracking tree health and maintenance needs and identifying potential solutions.

Lead Division – Sustainability

Supporting Division –Administration

2024 Timeframe – Full year

Staff Resources – Limited

Communications – Level I

Scoping Meetings Needed – Yes

Climate Action Plan Implementation for County Government

Work collaboratively with county departments to pursue an implementation project related to the Climate Action Plan.

Lead Division –Sustainability

2024 Time Frame – Full year

Staff Resources – Limited

Communications – Level I

Scoping Meetings Needed – No

Appreciate Goal

Town Tours and Village Walks

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

Lead Division – Community Planning

2024 Time Frame – First three quarters of year

Staff Resources – Moderate

Communications –Level II

Scoping Meetings Needed – No

Historic Commission Leadership Luncheon

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

Lead Division: Community Planning

2024 Time Frame: First quarter of year

Staff Resources: Limited

Communications: Level I

Scoping Meetings Needed: Yes

Heritage Interpretive Network Support

Help implement the county's Heritage Tourism Plan and support the America 250PA Chester County Commission by facilitating the establishment of gateways, heritage centers, and interpretive sites identified as part of the county's Heritage Interpretive Network.

Lead Division: Community Planning

Supporting Division: Administration

2024 Time Frame: Last three quarters of the year (will continue in 2025)

Staff Resources: Moderate

Communications: Level I

Scoping Meetings Needed: No

Live Goal

Starter Home Initiative

Support implementation of county workforce housing efforts through the Starter Home Initiative, working with the Commissioners' office, the Community Development Department, and CCEDC.

Lead Division – Community Planning

Supporting Division: Administration

2024 Time Frame – Full year (continuation of project from 2022)

Staff Resources – Moderate

Communications –Level I

Scoping Meetings Needed – No

Housing Summit

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

Lead Division – Community Planning

2024 Time Frame – Second half of year

Staff Resources – Limited

Communications –Level II

Scoping Meetings Needed - Yes

Adaptable Housing Guide

Prepare a planning guide that addresses evolving market forces, changing demographics, buyer and renter preferences, and environmental conditions. The project will include a needs assessment that calculates and analyzes: housing supply, housing gap, demographics, housing tenure, and housing trends.

Lead Division – Community Planning

2024 Time Frame – First half of year (continuation of project from 2022)

Staff Resources – Moderate

Communications – Level I

Scoping Meeting Needed – Yes

Accessible Housing Locations Guide

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

Lead Division – Community Planning

2024 Time Frame – Last half of the year (continuation of project from 2023)

Staff Resources – Limited

Communications –Level I

Scoping Meetings Needed – Yes

Chester County Housing Report

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

Lead Division – Community Planning

2024 Time Frame – First half of year

Staff Resources – Limited

Communications –Level I

Scoping Meetings Needed - No

Land Bank Support

Provide guidance for the establishment of a Chester County land bank.

Lead Division – Community Planning

2024 Time Frame – Full year

Staff Resources – Limited

Communications –Level I

Scoping Meetings Needed - No

Prosper Goal

Urban Centers Forum

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

Lead Division – Community Planning

2024 Time Frame – Second half of year

Staff Resources – Limited

Communications – Level II

Scoping Meetings Needed - Yes

Non-Residential Construction Report

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

Lead Division – Community Planning

2024 Time Frame – First quarter of year

Staff Resources – Limited

Communications – Level I

Scoping Meetings Needed - No

Farm Guide

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

Lead Division – Agricultural Development

2024 Time Frame – First half of year

Staff Resources – Moderate

Communications – Level II

Scoping Meetings Needed - No

Municipal Outreach on Agriculture

Follow-up on agricultural economic development study with targeted outreach to municipalities on making their regulations more ag friendly.

Lead Division – Agricultural Development

Supporting Divisions – Design and Technology, Administration

2024 Time Frame – Full year (continuation of project from 2023)

Staff Resources – Moderate

Communications – Level I

Scoping Meetings Needed - No

Agricultural Awards Program

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

Lead Division – Agricultural Development

2024 Time Frame – Second and Third quarters of the year.

Staff Resources – Limited

Communications – Level I

Scoping Meetings Needed - No

Farm Tales Library Series

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

Lead Division – Agricultural Development

2024 Time Frame – Full year

Staff Resources – Limited

Communications – Level I

Scoping Meetings Needed - No

Farm Suitability Tool for Municipalities

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

Lead Division – Agricultural Development

Supporting Divisions – Design and Technology, Administration

2024 Time Frame – First half of year (continuation of project from 2023)

Staff Resources – Moderate

Communications – Level I

Scoping Meetings Needed - Yes

Advancing Sustainability Reporting within the Agricultural Sector

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

Lead Division – Sustainability

Supporting Division – Agricultural Development

2024 Time Frame – First half of year (continuation of project from 2023)

Staff Resources – Limited

Communications – Level I

Scoping Meetings Needed – Yes

Connect Goal

Better Bus Stops Pilot Project

Coordinate with local municipalities and TMACC toward development of an improved bus stop in the West Chester Pike corridor, as recommended in previous DVRPC studies and the Chester County Public Transportation Plan.

Lead Division – Multimodal Transportation Planning

2024 Time Frame – Full year

Staff Resources – Moderate

Communications –Level I

Scoping Meetings Needed - Yes

Municipal Connector Trail Project

Work with local municipality(ies) toward implementation of a connector trail as recommended in the Chester County Trails Master Plan.

Lead Division – Multimodal Transportation Planning

2024 Time Frame – Full year

Staff Resources – Moderate

Communications – Level II

Scoping Meetings Needed - Yes

Chester Valley Trail Extension to Downingtown

Manage all aspects of trail development within the Philadelphia & Thorndale (P&T) corridor as outlined in the Chester Valley Trail Extension to Downingtown study. Work to include, but not limited to: coordination with PennDOT for the disposition process; coordination with local municipalities for establishing connecting trails; selection and management of design consultant(s); management of construction, if any; and seeking additional funding through grant opportunities.

Lead Division – Multimodal Transportation Planning

2024 Time Frame – Full year

Staff Resources – Moderate

Communications – Level I

Scoping Meetings Needed – No

Municipal Transportation Improvements Guide/Tool

Create and distribute a guide for municipalities toward the development of successful grant applications for various transportation funding resources.

Lead Division – Multimodal Transportation Planning

2024 Time Frame – First half of year

Staff Resources – Moderate

Communications – Level II

Scoping Meetings Needed – Yes

DVRPC Safety Program

Coordinate with DVRPC and provide public outreach associated with DVRPC's Regional Vision Zero 2050 Action Plan development. This will be year one of a two-year revenue generating project.

Lead Division – Multimodal Transportation Planning

2024 Time Frame – Full year

Funding – contract with DVRPC

Staff Resources – Limited

Communications – Level I

Scoping Meetings Needed - No

Transportation Event

Coordinate the convening of a transportation summit.

Lead Division – Multimodal Transportation Planning

2024 Time Frame – Second quarter of year

Staff Resources – Limited

Communications – Level II

Scoping Meeting Needed - Yes

Transportation Analysis Mapping

Create visually dynamic interactive maps that inventory existing crash, traffic volumes, and congestion data for use in identifying congestion bottleneck locations and crash clusters toward recommending potential safety and/or operational improvements.

Lead Division – Multimodal Transportation Planning

2024 Time Frame – Second half of year

Staff Resources – Limited

Communications – Level I

Scoping Meetings Needed - No

Landscapes Vision and Map

Assessment of Progress on Landscapes3 Implementation

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

Lead Division – Administration

Supporting Division – Multimodal Transportation Planning, Design and Technology

2024 Time Frame – First half of year (continuation of project from 2023)

Staff Resources – Moderate

Communications – Level III

Scoping Meetings Needed - Yes

Future Trends and Landscapes3

Conduct analysis of *Landscapes3* in relation to current and future trends, preparing future trends and *Landscapes3* report and a future trends vision document.

Lead Division – Administration

Supporting Division – Multimodal Transportation Planning, Design and Technology

2024 Time Frame – Full year

Staff Resources – Significant

Communications – Level III

Scoping Meetings Needed - Yes

Landscapes3 Annual Progress Report

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

Lead Division – Multimodal Transportation Planning

Supporting Divisions – Administration and Office and Communications

2024 Time Frame – First half of year

Staff Resources – Limited

Communications – Level III

Scoping Meetings Needed – No

Agricultural Landscapes Design Guide

Complete an Agricultural Landscapes Design Guide, following the format of the other design guides.

Lead Division – Design and Technology

2024 Time Frame – Full year

Staff Resources – Moderate

Communications – Level I

Scoping Meetings Needed - Yes

Inventory and Assessment of Design Standards in Growth Area Landscapes

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

Lead Division – Design & Technology

2024 Time Frame – Full year (continuation of project from 2023)

Staff Resources – Moderate

Communications – Level I

Scoping Meetings Needed – Yes

Municipal Officials Education Outreach – Phase 2

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

Lead Division – Community Planning

Supporting Division - Administration

2024 Time Frame – Full year (continuation of project from 2023)

Staff Resources – Moderate

Communications – Level II

Scoping Meetings Needed – Yes

Kennett Township Subdivision and Land Development Ordinance

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

Lead Division – Community Planning

2024 Time Frame – Full year (will continue in 2025)

Staff Resources – Moderate

Communications – Level I

Scoping Meetings Needed - Yes

Oxford Region Comprehensive Plan

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

Lead Division – Community Planning

2024 Time Frame – Full year (will continue in 2025)

Staff Resources – Moderate

Communications – Level I

Scoping Meetings Needed - Yes

East Caln Comprehensive Plan

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

Lead Division – Community Planning

2024 Time Frame – First half of year (continuation of project from 2022)

Staff Resources – Moderate

Communications – Level I

Scoping Meetings Needed – Yes (completed in 2022)

East Vincent Zoning Ordinance Update

Prepare an updated zoning ordinance for East Vincent Township.

Lead Division – Community Planning

2024 Time Frame – First half of year (continuation of project from 2022)

Staff Resources – Moderate

Communications – Level I

Scoping Meetings Needed – Yes (completed in 2022)

East Bradford Zoning Ordinance Update

Prepare an updated zoning ordinance for East Bradford Township.

Lead Division – Community Planning

2024 Time Frame – First three quarters of year (continuation of project from 2022)

Staff Resources – Moderate

Communications – Level I

Scoping Meetings Needed – Yes (completed in 2022)

West Grove Zoning Ordinance Update

Prepare an updated zoning ordinance for West Grove Borough.

Lead Division – Community Planning

2024 Time Frame – Full year (continuation of project from 2023 and will continue in 2025)

Staff Resources – Moderate

Communications – Level I

Scoping Meetings Needed – Yes (completed in 2023)

West Sadsbury Comprehensive Plan Update

Prepare an updated comprehensive plan for West Sadsbury Township.

Lead Division – Community Planning

2024 Time Frame – Full year (continuation of project from 2023)

Staff Resources – Moderate

Communications – Level I

Scoping Meetings Needed – Yes (completed in 2023)

New Plan or Ordinance Projects in a Township

As staff capacity becomes available, begin Township-focused plan or ordinance projects.

Lead Division – Community Planning

2024 Time Frame – Second half of year

Staff Resources – Moderate

Communications – Level I

Scoping Meetings Needed – Yes

New Plan or Ordinance Project in an Urban Center

As staff capacity becomes available, begin Urban Center-focused plan or ordinance project.

Lead Division – Community Planning

2024 Time Frame – Second half of year

Staff Resources – Moderate

Communications – Level I

Scoping Meetings Needed – Yes

Major Ongoing Planning Activities

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

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

Vision Partnership Program Cash Grant Monitoring

Demographic, Economic Development Data, and Pipeline Updates

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

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

Administration of Planning Commission, Agricultural Development Council, Keep PA Beautiful Chester County, Housing Choices Committee, and Environmental and Energy Advisory Board



2024 Communications Plan

DRAFT

DRAFT

Table of Contents

General Communications	1
Identified Audiences	1
Communicating with Audiences	2
New Initiatives for 2023	3
General Ongoing Initiatives.....	3
Communications for Landscapes3 Goals	4
Preserve Goal	4
Protect Goal	6
Appreciate Goal	7
Live Goal.....	9
Prosper Goal.....	11
Connect Goal.....	13
Landscapes Map and Vision Goal.....	15
Project Communications	18
Process for Communicating Work Program Projects.....	18
Communications Checklist for Planners	19
Appendices	20
Appendix 1: 2022 Completed Communications Tasks.....	20
Appendix 2: Communications Tools.....	22
Appendix 3: Communications and Productions Levels	22

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	1 st 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.

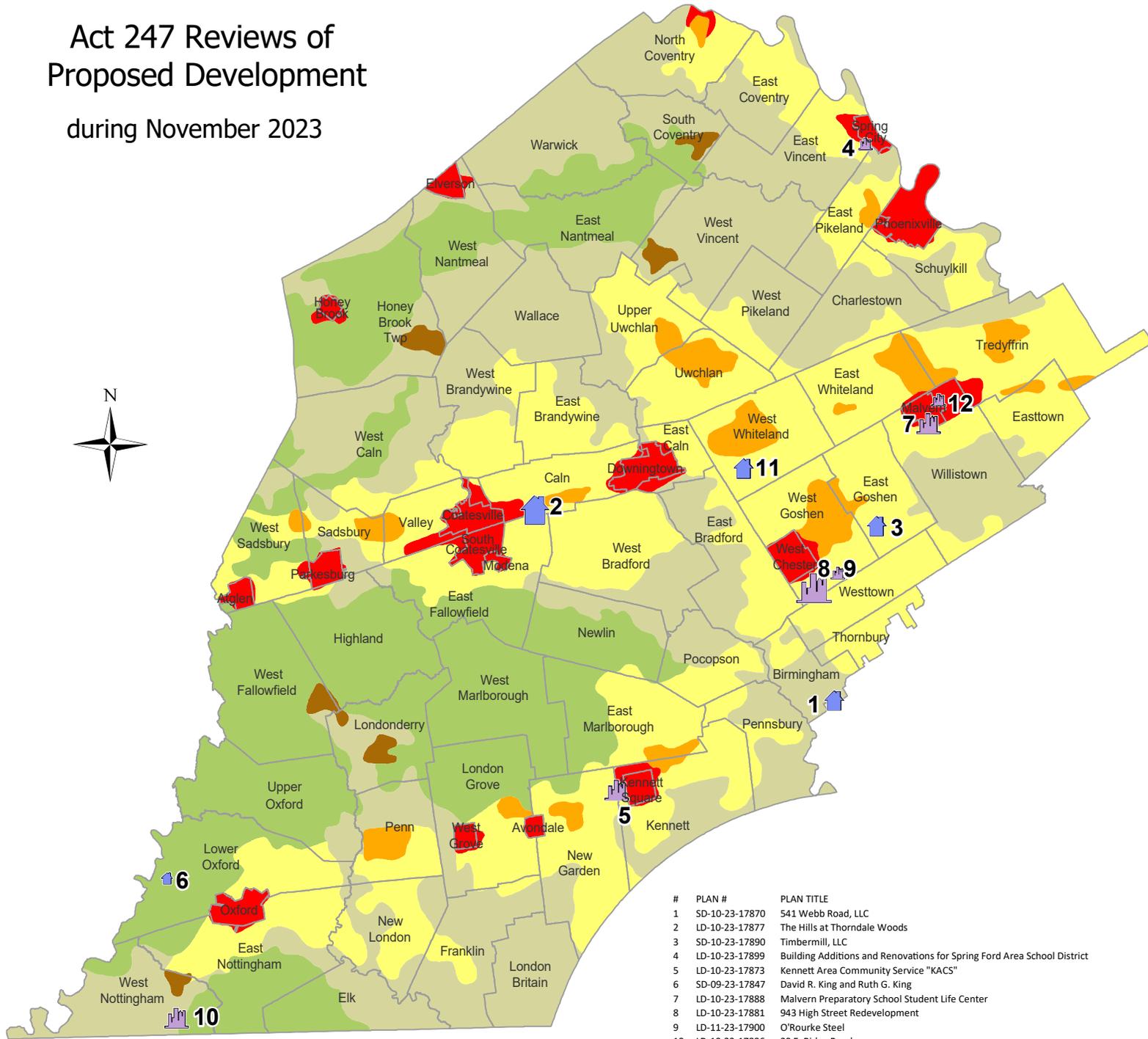
Act 247 Reviews



Subdivision & Land Development



Act 247 Reviews of Proposed Development during November 2023



Symbols

Residential Lots/Units

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

Non-Residential Square Feet

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

Other

- Mixed Use
- Not Consistent with Landscapes³

Landscapes³

Growth Areas

- Urban Center
- Suburban Center
- Suburban
- Rural Center

Rural Resource Areas

- Rural
- Agricultural

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

#	PLAN #	PLAN TITLE
1	SD-10-23-17870	541 Webb Road, LLC
2	LD-10-23-17877	The Hills at Thorndale Woods
3	SD-10-23-17890	Timbermill, LLC
4	LD-10-23-17899	Building Additions and Renovations for Spring Ford Area School District
5	LD-10-23-17873	Kennett Area Community Service "KACS"
6	SD-09-23-17847	David R. King and Ruth G. King
7	LD-10-23-17888	Malvern Preparatory School Student Life Center
8	LD-10-23-17881	943 High Street Redevelopment
9	LD-11-23-17900	O'Rourke Steel
10	LD-10-23-17896	20 E. Ridge Road
11	SD-10-23-17880	1430 Grove Avenue
12	LD-10-23-17891	Kimberton Whole Foods Malvern



Subdivision and Land Development Reviews 11/1/2023 to 11/30/2023

Municipality	Plan #	Title	Review Date	Acreage	Land Use	Lots/Units	Non-Res. Sq. Footage	Structure Use	Non-Res. Bldgs.	Roads (L. Feet)	Landscapes ³ (Yes, No, N/R)
Birmingham Township	SD-10-23-17870	541 Webb Road, LLC	11/3/2023	20.00	Single Family Residential	5		Residential Single Family Residential		0	Yes
Caln Township	LD-10-23-17877	The Hills at Thorndale Woods	11/1/2023	119.28	Townhouse	175		Residential Townhouse		14,977	Yes
Caln Township	SD-10-23-17878	The Hills at Thorndale Woods	11/1/2023	119.28	Single Family Residential	87		Residential Single Family Residential			Yes
East Goshen Township	SD-10-23-17890	Timbermill, LLC	11/17/2023	6.80	Single Family Residential	5		Residential Single Family Residential		450	Yes
East Vincent Township	LD-10-23-17899	Building Additions and Renovations for Spring Ford Area School District	11/22/2023	10.00	Institutional	2	7,088	Institutional Addition to Existing	1		Yes
Kennett Township	LD-10-23-17873	Kennett Area Community Service "KACS"	11/1/2023	5.61	Institutional	1	29,527	Institutional	1		Yes
Kennett Township	SD-10-23-17874	Kennett Area Community Service "KACS"	11/1/2023	5.61	Institutional	1		Institutional Lot Consolidation			Yes
London Grove Township	SD-10-23-17892	Wells Real Estate Limited Partnership	11/15/2023	18.10	Single Family Residential Agricultural	2		Residential Single Family Residential Agricultural Farm/Pasture Land			Yes
Lower Oxford Township	SD-09-23-17847	David R. King and Ruth G. King	11/15/2023	54.77	Single Family Residential Agricultural	2		Residential Single Family Residential Agricultural Farm/Pasture Land			Yes
Malvern Borough	LD-10-23-17888	Malvern Preparatory School Student Life Center	11/16/2023	99.63	Institutional	1	23,555	Institutional School	1		Yes
Phoenixville Borough	SD-10-23-17893	St. Mary of the Assumption	11/20/2023	4.00	Institutional	2		Institutional Religious Organization			Yes
Tredyffrin Township	LD-10-23-17886	Kinder Care Learning Center	11/15/2023	9.02	Institutional	1		Institutional Child Daycare			Yes

Subdivision and Land Development Reviews 11/1/2023 to 11/30/2023

Municipality	Plan #	Title	Review Date	Acreage	Land Use	Lots/Units	Non-Res. Sq. Footage	Structure Use	Non-Res. Bldgs.	Roads (L. Feet)	Landscapes3 (Yes, No, N/R)
West Caln Township	SD-11-23-17902	David Stoltzfus - Lot Line Change	11/27/2023	17.98	Single Family Residential	2		Residential Single Family Residential			Yes
West Goshen Township	LD-10-23-17881	943 High Street Redevelopment	11/13/2023	8.59	Institutional Commercial	2	301,000	Institutional Nursing Home/Assisted Living Commercial Unique	2	0	Yes
West Goshen Township	LD-11-23-17900	O'Rourke Steel	11/16/2023	6.93	Industrial	1	4,500	Industrial Addition to Existing	1	0	Yes
West Goshen Township	SD-10-23-17882	943 High Street Redevelopment	11/13/2023	8.59	Institutional	1		Institutional Nursing Home/Assisted Living		0	Yes
West Goshen Township	SD-10-23-17898	O'Rourke Steel	11/16/2023	6.93	Industrial	1		Industrial Lot Consolidation		0	Yes
West Nottingham Township	LD-10-23-17896	20 E. Ridge Road	11/21/2023	20.67	Industrial	1	11,970	Industrial Unique	1		Yes
West Whiteland Township	SD-10-23-17880	1430 Grove Avenue	11/9/2023	5.43	Single Family Residential	4		Residential Single Family Residential			Yes
Willistown Township	LD-10-23-17891	Kimberton Whole Foods Malvern	11/16/2023	1.18	Commercial	1	1,040	Commercial Retail	1	0	Yes
Grand Totals of Subdivision and Land Development Reviews		20 Reviews		548.40 Acres		297 Lots/Units	378,680 Non-Res. Sq. Feet		8 Non-Res. Bldgs.	15,427 Linear Feet Roadway	

There are **20** plans consistent, **0** plans inconsistent, and **0** plans with no relevance to **Landscapes3**.

Unofficial Sketch Plan Evaluations 11/1/2023 to 11/30/2023

Municipality	Plan #	Title	Review Date	Acreage	Land Use	Lots/Units	Non-Res. Sq. Footage	Structure Use	Non-Res. Bldgs.	Roads (L. Feet)	Landscapes3 (Yes, No, N/R)
--------------	--------	-------	----------------	---------	----------	------------	-------------------------	------------------	--------------------	--------------------	-------------------------------

No Unofficial Sketch Plan Evaluations were conducted during this timeframe.

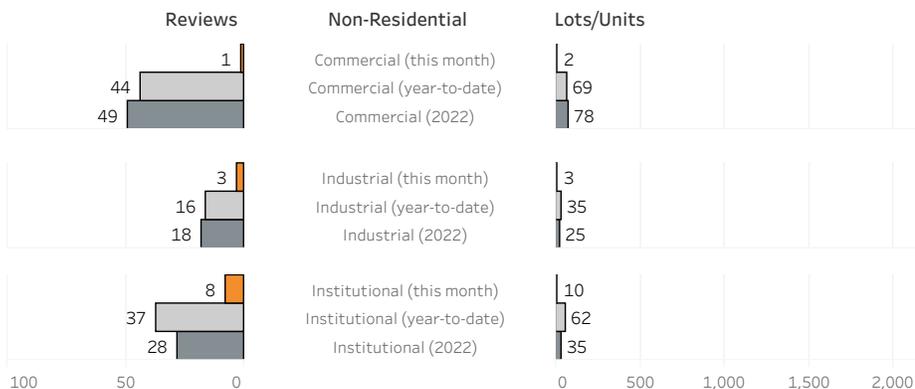
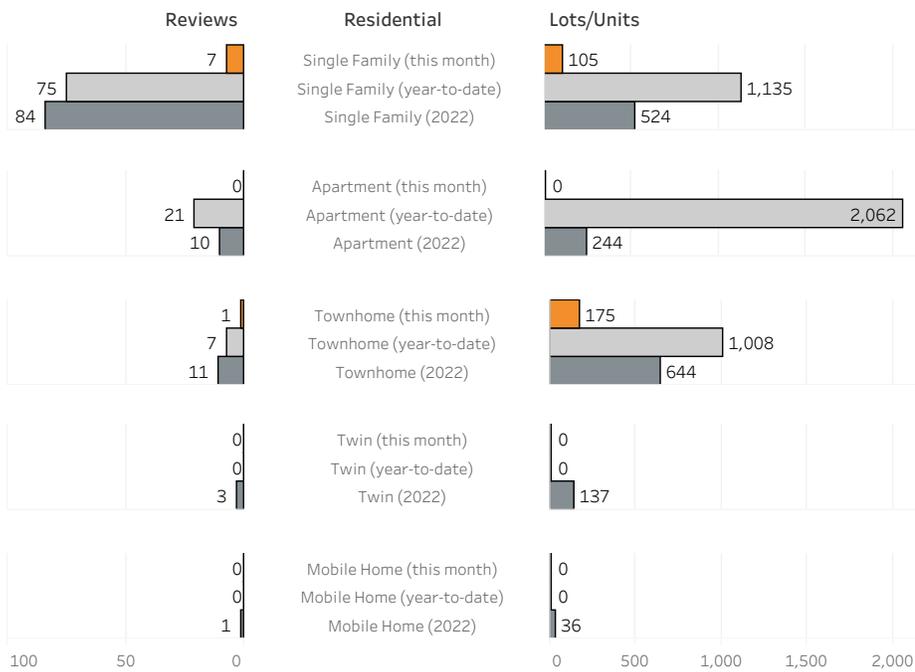
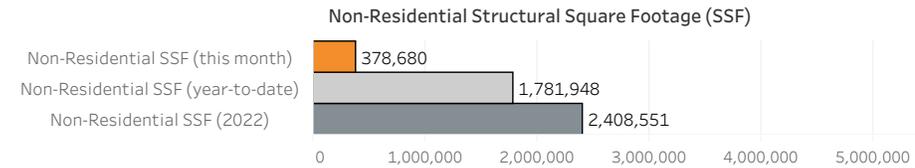
Conditional Use Reviews 11/1/2023 to 11/30/2023

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

No Conditional Use Reviews were conducted during this timeframe.

Subdivision and Land Development Applications

November 2023



Subdivision & Land Development Letters





THE COUNTY OF CHESTER



COMMISSIONERS
Marian D. Moskowitz
Josh Maxwell
Michelle Kichline

Brian N. O’Leary, AICP
Executive Director

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

November 3, 2023

Quina Nelling, Secretary
Birmingham Township
1040 W. Street Road
West Chester, PA 19382-8012

Re: Preliminary/Final Subdivision - 541 Webb Road, LLC
Birmingham Township – SD-10-23-17870

Dear Ms. Nelling:

A Preliminary/Final Subdivision Plan entitled "541 Webb Road, LLC", prepared by JMR Engineering, LLC, and dated August 1, 2023, and last revised September 29, 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.

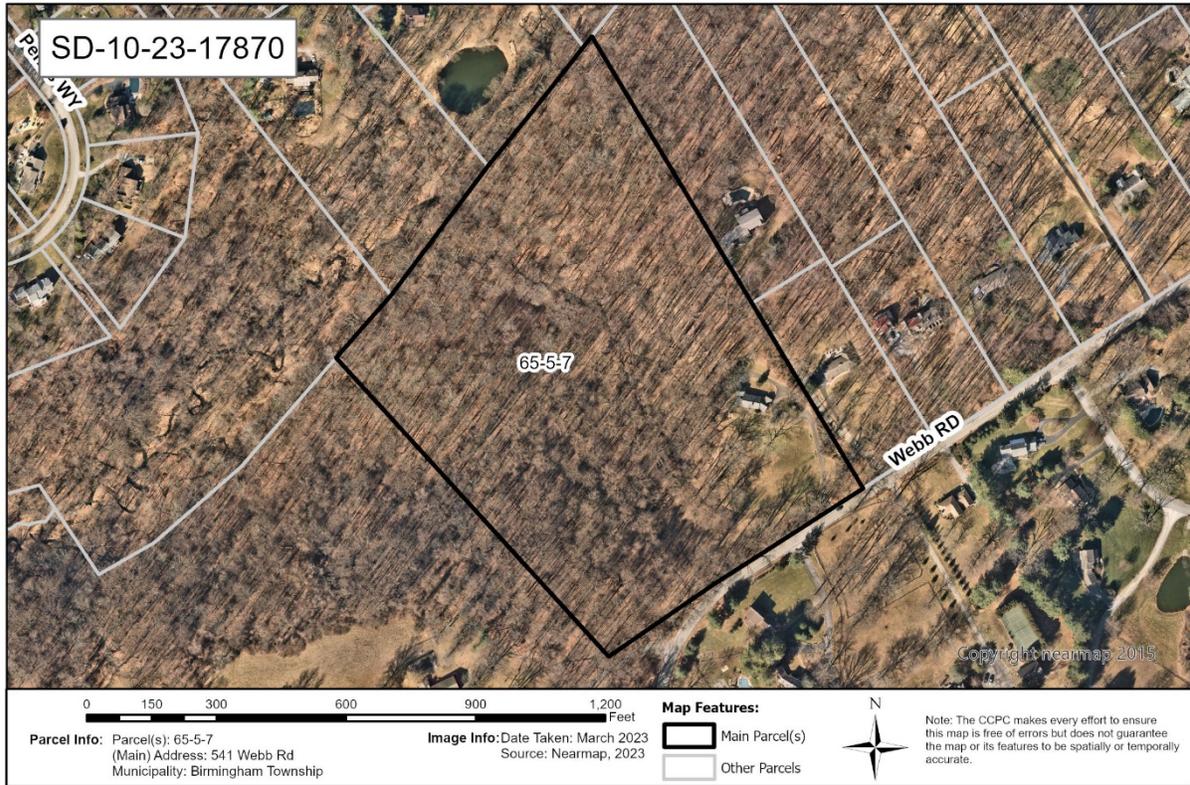
PROJECT SUMMARY:

Location:	north side of Webb Road, west of Lafayette Place
Site Acreage:	20.00
Lots/Units:	5
Non-Res. Square Footage:	0
Proposed Land Use:	Single Family Residential
Municipal Land Use Plan Designation:	Residential - Low Density
UPI#:	65-5-7

PROPOSAL:

The applicant proposes the creation of 5 single family residential lots. The existing dwelling will remain on Lot 1. The project site, which will be served by onsite water and onsite sewer, is located in the R-1 Residential zoning district. The site adjoins Chadds Ford Township in Delaware County to the west and to the south.

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:

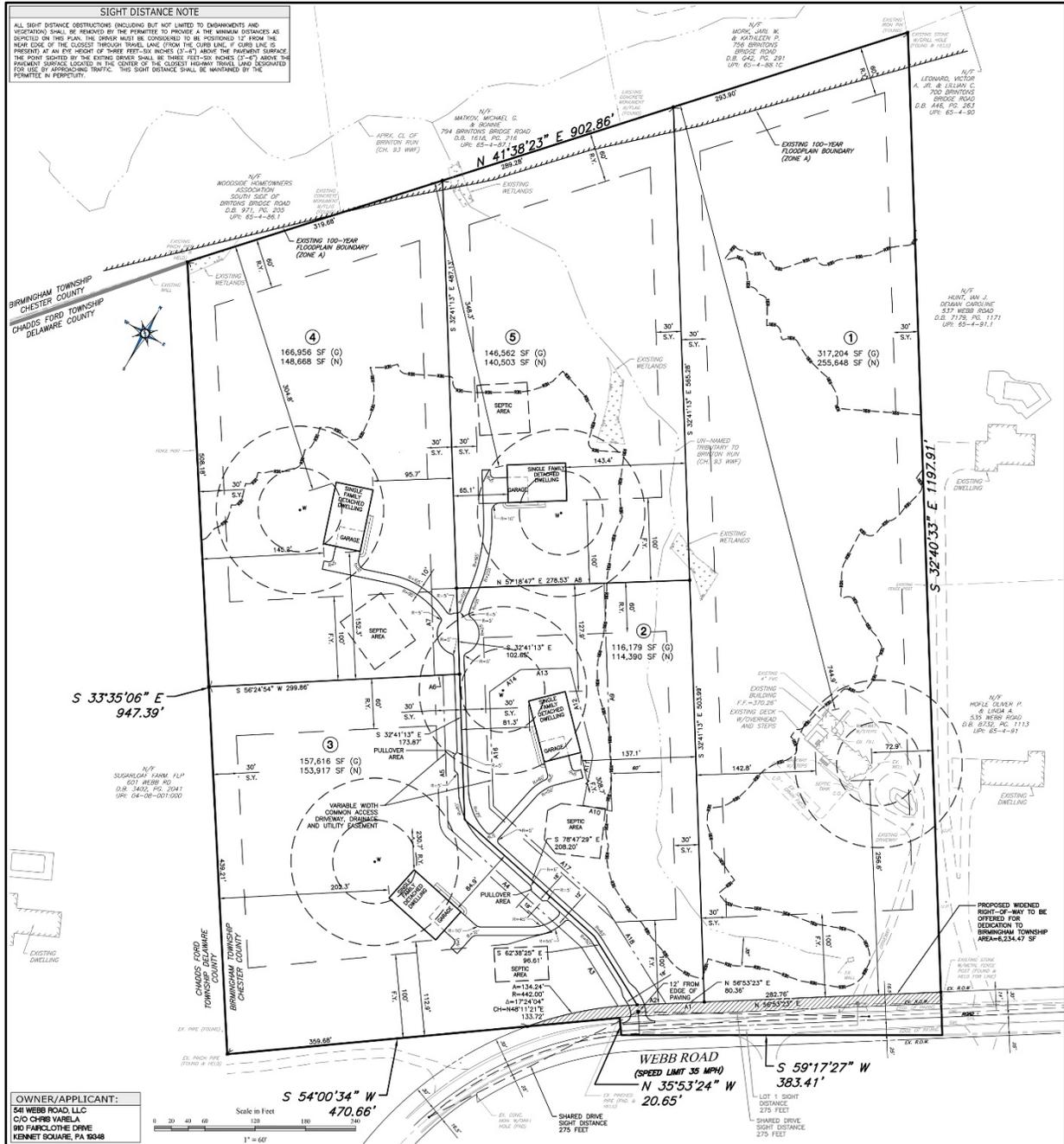
LANDSCAPES:

1. The project site is located within the **Rural Landscape** and **Natural Landscape** designations of [Landscapes3](#), the 2018 County Comprehensive Plan, and the 2010 American Battlefield Protection Program-Brandywine Battlefield area. 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 **Battle of Brandywine** was the largest single-day land battle and one of the largest engagements of the Revolutionary War, spanning portions of today’s Kennett, New Garden, East Marlborough, Newlin, Pocopson, West Bradford, East Bradford, Birmingham, Thornbury, Pennsbury and Westtown Townships and Kennett Square Borough. [Landscapes3](#) recognizes the Brandywine Battlefield as an overlay area on the Landscapes Map. Overlay areas do not replace the underlying landscape categories, but they identify areas where continued preservation of these resources is a high priority. Development within or adjacent to the Brandywine Battlefield should preserve key lands, adaptively reuse historic resources, and apply context-sensitive design to integrate with distinctive cultural features and the nationally significant cultural landscape.

While the proposed subdivision is generally consistent with the objectives of the **Rural Landscape**, careful consideration of the proposed development activity is required due to the existing environmental characteristics of the site.

WATERSHEDS:

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



Site Plan Detail, Sheet 4: Preliminary/Final Subdivision - 541 Webb Road, LLC

PRIMARY ISSUES:

Cluster Development Option:

3. According to our copy of the Township Zoning Ordinance, cluster development for single family-family residential subdivisions, in accordance with the provisions in Article XVI, is permitted by conditional use in the R-1 District for tracts of 15 acres or more in gross area. We suggest that the applicant and Township investigate the feasibility of a revised site plan in accordance with the cluster development standards. *Landscapes3* recommends that new development in Rural landscapes should be clustered residential development screened by open space, woodlands, and natural land form (page 43). Cluster development preserves open space and directs development away from natural, scenic, historic, and agricultural areas by limiting construction to small areas.

Natural Features Protection:

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. If development or earth disturbance is going to encroach upon existing woodlands, the removal of trees should be limited to the minimum area needed for the dwellings and support facilities. The limits of tree removal should be clearly shown on the plan and “limits of disturbance” should be delineated to protect all trees that are intended to remain. Orange construction fencing should be placed at the “limit of disturbance” to prevent unintended intrusion into woodland areas by construction equipment. This fencing should be placed at the drip line of any trees that are intended to remain to limit inadvertent impacts from construction equipment to root zones and long-term tree health. Additional native trees and shrubs should be incorporated into the landscaping plans to replace and mitigate the loss of removed trees.
5. The site contains land within the 100 year flood plain along the northernmost portion of the project site (we note that Brinton Run is located to the immediate north of the project site). 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.
6. The site plan depicts the riparian buffer zone on the project site, particularly along the un-named tributary to Brinton Run located in the central portion of the site. The Township should confirm that the site plan complies with the riparian buffer requirements in the Municipal Code. *Landscapes3* supports the comprehensive protection and restoration of the county’s ecosystems, including riparian corridors (“Protect” Objective B, page 63).
7. The site plan depicts the location of both precautionary (15-25 percent) slope and prohibitive (25+ percent) slope areas, and it appears that development activity will occur within precautionary slope areas. The Township should verify that the design of the slopes is consistent with all ordinance requirements related to permitted grades, the design and specifications of retaining walls and slope stabilization. Areas of steep and moderate slopes should be protected from disturbance that may cause erosion and flooding, as well as negatively impact water quality, wildlife habitat, slope stability, and scenic views.

Page: 5
Re: Preliminary/Final Subdivision - 541 Webb Road, LLC
Birmingham Township – SD-10-23-17870

8. 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.

Historic Preservation:

9. The project site is located within the Brandywine Battlefield National Historic Landmark and the 2010 American Battlefield Protection Program-Brandywine Battlefield area. According to Map 3.8 - 1989 National Landmark Archaeological Potential in the Brandywine Battlefield Preservation Plan, the project site is located within an area having medium/high potential for battle-related archaeology. Care should be taken during any ground disturbance or development activity, and the Township Historical Commission should be immediately notified if any battle-related artifacts are discovered. When planning for this locally regionally, and nationally sensitive and important area, please refer to the Brandywine Preservation Plan and any pertinent Strategic Landscape projects for guidance. The Battlefield Preservation Plan is available online at: www.chescoplanning.org/HisResources/bbpb.cfm.

Access and Circulation:

10. Vehicular access to Lots 2 through 5 will be provided from a shared driveway entrance on Webb Road. The details of this shared driveway arrangement should be incorporated into the deeds of these lots.

ADMINISTRATIVE ISSUES:

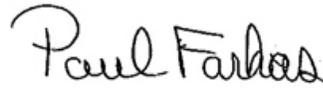
11. Land disturbance and land development activities that occur within Chester County must comply with the *County-wide Act 167 Stormwater Management Plan for Chester County, PA* (August 2022) and the associated Act 167 stormwater management ordinance standards adopted by each municipality.
12. The site plan states that the individual property owner will be responsible for the ownership and maintenance of all stormwater management facilities on their lot. Ongoing efforts by the municipality may be needed to educate the homeowners so that they can fully understand and fulfill the operation and maintenance requirements for these facilities.
13. The Waiver Requests table on Sheet 2 indicates that the applicant is requesting five waivers from the provisions of the Township Subdivision and Land Development Ordinance, along with one from Chapter 101-Stormwater Management of the Township Code. Waiver requests should only be granted following the determination that the proposed project either meets the purpose of these requirements or does not create the impacts that these provisions are intended to manage.
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.

Page: 6
Re: Preliminary/Final Subdivision - 541 Webb Road, LLC
Birmingham Township – SD-10-23-17870

15. 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>.
16. A minimum of five (5) copies of the plan should be presented at the Chester County Planning Commission for endorsement to permit recording of the final plan in accord with the procedures of Act 247, the Pennsylvania Municipalities Planning Code, and to meet the requirements of the Recorder of Deeds, the Assessment Office, and the Health Department.

This report does not review the plan for compliance to all aspects of your ordinance, as this is more appropriately done by agents of Birmingham 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: 541 Webb Road LLC
JMR Engineering, LLC
Cavalier Home LLC
Chester County Health Department
Chester County Conservation District
Chester County Assessment Office
Chadds Ford Township (Attn. Emily Pisano, Interim Township Manager)



THE COUNTY OF CHESTER



COMMISSIONERS
Marian D. Moskowitz
Josh Maxwell
Michelle Kichline

Brian N. O’Leary, AICP
Executive Director

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

November 1, 2023

Denise Miller, Assistant Township Secretary
Caln Township
253 Municipal Drive
Thorndale, PA 19372

Re: Preliminary/Final Subdivision - The Hills at Thorndale Woods
Caln Township – LD-10-23-17877, SD-10-23-17878

Dear Ms. Miller:

A preliminary/final subdivision plan entitled "The Hills at Thorndale Woods", prepared by D. L. Howell and Associates, Inc., dated June 15, 2007 and last revised on August 8, 2023, was received by this office on October 13, 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 South Caln Road, north of the municipal boundary with East Fallowfield Township
Site Acreage: 119.28 acres
Lots: 87 single family dwellings, 175 townhouse dwellings
Proposed Land Use: Single Family Residential
Municipal Land Use Plan Designation: Medium High Density Residential and Medium Low Density Residential
UPI#: 39-4-123.3

PROPOSAL:

The applicant proposes the creation of 87 single family dwelling lots and 175 townhouse dwellings (the plan is titled as a subdivision but the Act 247 referral form that was submitted by the Township indicated that it is a land development plan). The site will be served by public water and public sewer facilities. The plan indicates that the site is located in the Caln Township R-2 Low to Medium Density Residential District and in the R-4 Medium to High Density Residential District. The R-4 portion of the site was zoned C-1 Highway Residential at the time the proposal was submitted to the Township. (We note that Caln Township’s online zoning map appears to show the site within and in the R-2 and R-4 zoning districts).

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 subdivision plan.

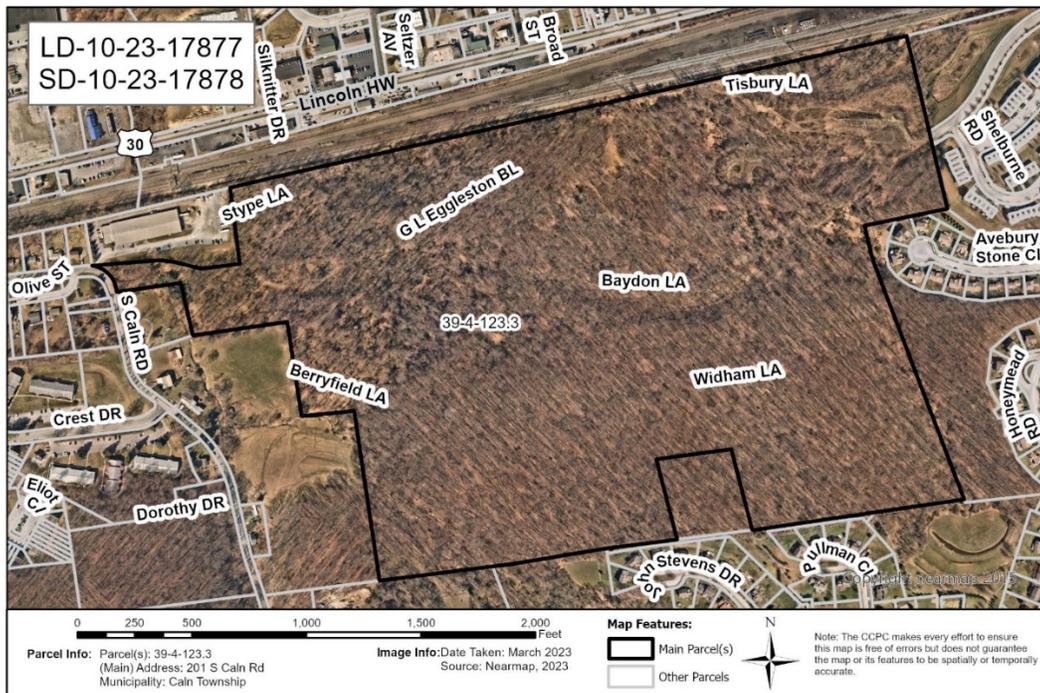
BACKGROUND:

1. The plan indicates that the Caln Township Board of Commissioners issued a conditional use approval for this proposal on December 17, 2003. The site was also the subject of a Caln Township Zoning Hearing Board hearing conducted on January 4, 2007, and a Commonwealth Court decision of August 14, 2008.

COUNTY POLICY:

LANDSCAPES:

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



WATERSHEDS:

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

Page: 4

Re: Preliminary/Final Subdivision - The Hills at Thorndale Woods

Caln Township – LD-10-23-17877, SD-10-23-17878

7. The applicant should consider implementing “traffic calming” designs, such as roundabouts, and curbing bump-outs to reduce excessive vehicle speeds.
8. Caln Township should review the location and design of the proposed trail system. We recommend that all trail corridor location and design details be incorporated into the final plan, and we also recommend that all trails be constructed prior to the Township issuing any building occupancy permits for this development. The applicant should utilize all-weather materials in the construction of this trail corridor, which will accommodate a wider variety of uses and be handicapped-accessible.
9. The proposed extension of the Chester Valley Trail will be constructed in the vicinity of this site. The applicant should coordinate the site’s trail design with the Chester County Parks + Preservation to facilitate a future connection. The Township should also verify that the proposed open space plan meets all applicable municipal ordinance requirements. The applicant should clearly identify how access will be provided to all proposed open space areas, for both the use of residents and for maintenance purposes. In general, the applicant should strive to provide access to the open space from each individual dwelling or lot, without the need for users to travel significant distances or cross an excessive number of streets.
10. The applicant should provide an opportunity for active recreation on the site in addition to the proposed trails, such as a tot lot.
11. The Caln Township Fire Marshal should verify the design and location of all proposed fire-protection facilities as well as the potential means and access locations.
12. The planned stormwater infrastructure can offer opportunities for passive recreational activities. We suggest that the applicant create trails to access areas near the stormwater management basins. The applicant and the Township should also consider “naturalizing” the shapes of the stormwater management basins and provide additional landscaping/vegetative screening to soften the appearances of these facilities.
13. The plan indicates that a Homeowners’ Association (HOA) will be responsible for the proposed common facilities/areas. Ownership, maintenance, use provisions, restrictions, and liability responsibilities associated with any commonly held amenities should be written into the HOA document. The HOA document should include provisions which allow the Township to: intervene and maintain common owned facilities; determine the schedule for Association formation; timing for construction of common facilities; and determine the schedule for transfer of ownership from developer to the HOA of common facilities. The HOA document should be submitted as part of the application to the municipality to be reviewed by an attorney versed in homeowners' association documents to evaluate the document for its completeness and compliance.

We also recommend that the HOA document allow for rooftop solar installations and other energy efficiency and environmental conservation actions.

ADMINISTRATIVE ISSUES:

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

Page: 5

Re: Preliminary/Final Subdivision - The Hills at Thorndale Woods

Caln Township – LD-10-23-17877, SD-10-23-17878

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

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

Sincerely,

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: Chester County Parks + Preservation
Chester County Conservation District
Scott Swichar, East Fallowfield Township Secretary



THE COUNTY OF CHESTER



COMMISSIONERS
Marian D. Moskowitz
Josh Maxwell
Michelle Kichline

Brian N. O’Leary, AICP
Executive Director

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

November 17, 2023

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

Re: Preliminary Subdivision – Timbermill, LLC
East Goshen Township – SD-10-23-17890

Dear Mr. Davis:

A Preliminary Subdivision Plan entitled "Timbermill, LLC", prepared by Commonwealth Engineers, Inc., and dated September 25, 2023, was received by this office on October 23, 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 Reservoir Road, north of East Strasburg Road
Site Acreage:	6.80
Lots/Units:	5 lots
Non-Res. Square Footage:	0
Proposed Land Use:	Single Family Residential
Municipal Land Use Plan Designation:	Low Density Residential
UPI#:	53-4P-129

PROPOSAL:

The applicant proposes the creation of 5 single family residential lots, and 450 feet of private roadway. The existing main house will remain on Lot 3, and an existing barn on Lot 2 will be converted to a single-family dwelling (this issue is further addressed in comment #3). The project site, which will be served by public water and public sewer, is located in the R-2 Low Density Residential zoning district.

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

COUNTY POLICY:

LANDSCAPES:

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

Conditional Use Approval / Historic Preservation:

3. The Historic Resource Impact Study (HRIS) prepared for this project by Architectural Historian Jane E. Dorchester (in association with Sarcinello Planning & GIS Services), dated July 21, 2023, indicates that the entire site (301 Reservoir Road) is classified as a Class II Property of Local Historical Significance on the Historic Resources Map in the Township’s 2015 Comprehensive Plan, and the site plan indicates that conditional use approval is required, per Section 240-38.5.D of the Township Zoning Ordinance, to subdivide and develop a property on which an historic resource is located.

The HRIS indicates that there are five historic resources located on this property, all of which will remain: the main house, a tenant house, a barn, the ruins of a spring house, and a complex of stone walls and lawn retaining stone walls with stone steps. The recommended mitigation measures identified on pages 7-8 of the study include the following:

- Redesign the driveway to the existing dwelling on Lot 3 to enable the two existing stone walls to remain undisturbed;
- Redesign the driveway to the barn on Lot 2 to use the existing entrance in the field stone wall and fence and restore the wall;
- Rehabilitate the barn, wagon shed, and stable yard so they retain as much of their architectural and setting integrity as possible; and
- Retain the existing vegetation, to the extent possible, and install new landscaping, where it will aid in preserving the site’s historic setting by screening the proposed new dwellings, access drive, and cul-de-sac from the existing dwelling and barn.

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. Additionally, the applicant and Township should work to mitigate any negative impacts on the integrity of these historic resources. “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.

Natural Features Protection:

4. The site contains delineated wetlands. Although it does not appear that any development activity will encroach into the delineated wetland area (the site plan indicates that a 50 foot wetland buffer is provided), 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.
5. The plan and 2023 aerial photography indicate that a portion of the site is wooded, and we note that two of the requested waivers identified on Sheet 1 pertain to waivers from Section 205-61.D – Existing Trees of the Township Subdivision and Land Development Ordinance (this issue is further discussed in comment #8).

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 dwellings and support facilities. The limits of tree removal should be clearly shown on the plan and “limits of disturbance” should be delineated to protect all trees that are intended to remain. Orange construction fencing should be placed at the “limit of disturbance” to prevent unintended intrusion into woodland areas by construction equipment. This fencing should be placed at the drip line of any trees that are intended to remain to limit inadvertent impacts from construction equipment to root zones and long-term tree health. Additional native trees and shrubs should be incorporated into the landscaping plans to replace and mitigate the loss of removed trees.

Overall Site Design:

6. While we acknowledge that the project site is under the Township’s 20 acre minimum tract area requirement for single-family cluster developments, as set forth in Section 240-28.C of the Township Zoning Ordinance, we suggest that the applicant and Township consider a cluster subdivision for this site. A cluster subdivision for this site would allow common open space for recreation and greater preservation of existing natural features.

ADMINISTRATIVE ISSUES:

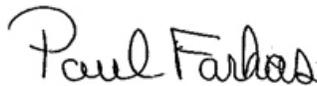
7. Land disturbance and land development activities that occur within Chester County must comply with the *County-wide Act 167 Stormwater Management Plan for Chester County, PA* (August 2022) and the associated Act 167 stormwater management ordinance standards adopted by each municipality.

Page: 5
Re: Preliminary Subdivision – Timbermill, LLC
East Goshen Township – SD-10-23-17890

8. According to the Potential Waiver Requests table on Sheet 1, the applicant is requesting six waivers from the provisions of the Township Subdivision and Land Development Ordinance, along with one waiver from Chapter 195-Stormwater Management of the Township Code. Waiver requests should only be granted following the determination that the proposed project either meets the purpose of these requirements or does not create the impacts that these provisions are intended to manage.
9. 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.
10. 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>.
11. A minimum of four (4) copies of the plan should be presented at the Chester County Planning Commission for endorsement to permit recording of the final plan in accord with the procedures of Act 247, the Pennsylvania Municipalities Planning Code, and to meet the requirements of the Recorder of Deeds and the Assessment Office.

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

Sincerely,



Paul Farkas
Senior Review Planner

cc: Michael Zappitelli
Commonwealth 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

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

November 22, 2023

Robert Zienkowski, Manager
East Vincent Township
262 Ridge Road
Spring City, PA 19475

Re: Preliminary Land Development - Building Additions and Renovations for Spring Ford Area
School District – Spring City Elementary School
East Vincent Township - LD-10-23-17899

Dear Mr. Zienkowski:

A Preliminary Land Development Plan entitled "Building Additions and Renovations for Spring Ford Area School District", prepared by Chester Valley Engineers Inc., and dated September 15, 2023, was received by this office on November 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 Land Development for your consideration.

PROJECT SUMMARY:

Location:	south side of South Wall Street, west of Parkview Boulevard
Site Acreage:	10.00
Lots/Units:	1 lot
Non-Res. Square Footage:	7,088
Proposed Land Use:	Addition to Existing
New Parking Spaces:	13
Municipal Land Use Plan Designation:	Residential Infill
UPI#:	21-6-17.1-E

PROPOSAL:

The applicant proposes the construction of a total of 7,088 square feet of building additions, additional stormwater management facilities, parking and access improvements and 13 additional parking spaces. The project site, which is served by public water and sewer service, is located in the HR-High Density Residential zoning district.

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

COUNTY POLICY:

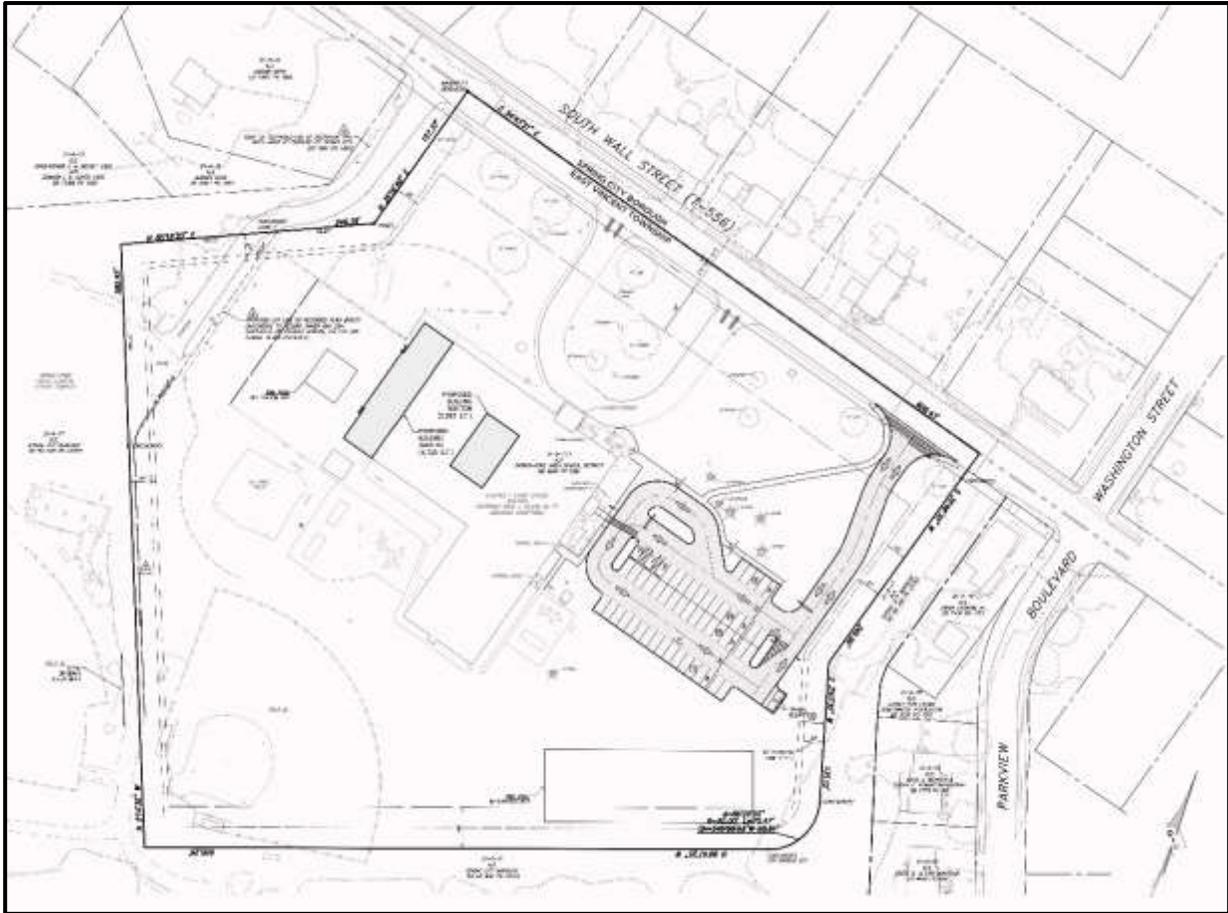
LANDSCAPES:

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 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 Stony Run subbasin of the Schuylkill River watershed. **Watersheds'** highest priority land use objectives within this watershed are: implementation of comprehensive water management, protection of ground water quality and quantity, and protection of vegetated riparian corridors. **Watersheds** can be accessed at www.chesco.org/water.



Detail of the title page of the plan

PRIMARY ISSUES:

3. We recommend that pedestrian crossings be installed across South Wall Street to permit students walking from Spring City Borough to safely cross the road to the school facility. Pedestrian crossing signage and pavement markings should be installed at the existing loop driveway to the school from South Wall Street. We also recommend that a sidewalk be created from South Wall Street to the Spring-Ford Youth Athletic League Complex to improve pedestrian circulation and safety. This sidewalk should also include a connection to the walkway that connects the school property with the neighborhood to the south and the sidewalk located on the north side of Parkview Boulevard.
4. The School District and Spring City Borough should meet to discuss potential issues with the property line where the access drive for the adjoining baseball field complex crosses one corner of the elementary school parcel.
5. We recommend that East Vincent Township and Spring City Borough consider conducting a Walkability Study for the area between the Borough and Route 724. The study would inventory and analyze the existing pedestrian network and identify potential pedestrian links including trails and trail connections. An effective pedestrian network would make walking safer for students and residents and promote increased pedestrian movement between the Township and the Borough for recreation, shopping and community interaction. We understand that there are grants available for

Page: 4
Re: Preliminary Land Development - Building Additions and Renovations for Spring Ford Area
School District
East Vincent Township - LD-10-23-17899

this type of study as part of the multi-modal transportation initiatives from various government and other sources.

6. Sight distances at the new access drive should be shown on the plan and consistent with ordinance requirements.

ADMINISTRATIVE ISSUES:

7. The Township Engineer should review the location of the proposed stormwater infiltration bed in relation to the proposed Geothermal Well Field. While we recognize that these facilities operate at different depths, we suggest that leakage from one could affect the function of the other.
8. The proposed building includes large roof areas that may offer opportunities to improve the facility's long-term sustainability and reduce its reliance on energy from the grid, such as designs that incorporate "green roofs," "white roofs" and solar photovoltaic energy systems. Green roofs can reduce a building's stormwater runoff, improve insulation, increase the longevity of the roof system, and reduce heating and cooling costs. White roofs can help reflect solar radiation and also reduce cooling costs. Photovoltaic energy systems can improve the facility's long-term sustainability and reduce its reliance on energy from the grid. Additional information on green roofs is available at:
<https://www.chescoplanning.org/MuniCorner/eTools/05-GreenRoofs.cfm>.
Additional information on alternative energy systems such as photovoltaic systems is available at:
<https://www.dvrpc.org/EnergyClimate/AEOWG/>.
9. A minimum of four (4) copies of the plan should be presented at the Chester County Planning Commission for endorsement to permit recording of the final plan in accord with the procedures of Act 247, the Pennsylvania Municipalities Planning Code, and to meet the requirements of the Recorder of Deeds and the Assessment Office.

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

Sincerely,



Glenn Bentley
Senior Review Planner

cc: Robert W. Rizzo, Superintendent Spring Ford Area School District
Chester Valley Engineers, Inc.
Spring City Borough



THE COUNTY OF CHESTER



COMMISSIONERS
Marian D. Moskowitz
Josh Maxwell
Michelle Kichline

Brian N. O’Leary, AICP
Executive Director

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

November 1, 2023

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

Re: Preliminary/Final Subdivision and Land Development - Kennett Area Community Service
"KACS"
Kennett and New Garden Townships – SD-10-23-17874 & LD-10-23-17873

Dear Mr. Ratliff:

A Preliminary/Final Subdivision and Land Development Plan entitled "Kennett Area Community Service "KACS" prepared by Hillcrest Associates, Inc., and dated October 3, 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 Land Development for your consideration.

PROJECT SUMMARY:

Location: south side of West Cypress Street, east of Scarlett Road
Site Acreage: 5.61
Lots/Units: 1 lot
Non-Res. Square Footage: 29,527
Proposed Land Use: Office/Food Cupboard
New Parking Spaces: 112
Municipal Land Use Plan Designation: Economic Development in Kennett Twp.
UPI#: 60-2-98.1-E, 62-3-74-E

PROPOSAL:

The applicant proposes the consolidation of both parcels and the construction of a 29,527 square foot institutional building, with 112 parking spaces. The project site, which will be served by public water and public sewer, is located in the C-Commercial zoning district in Kennett Township and the C/I Commercial/Industrial zoning district in New Garden Township. The plan shows a 5,000 square foot Future Addition, which is not part of this submission.

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

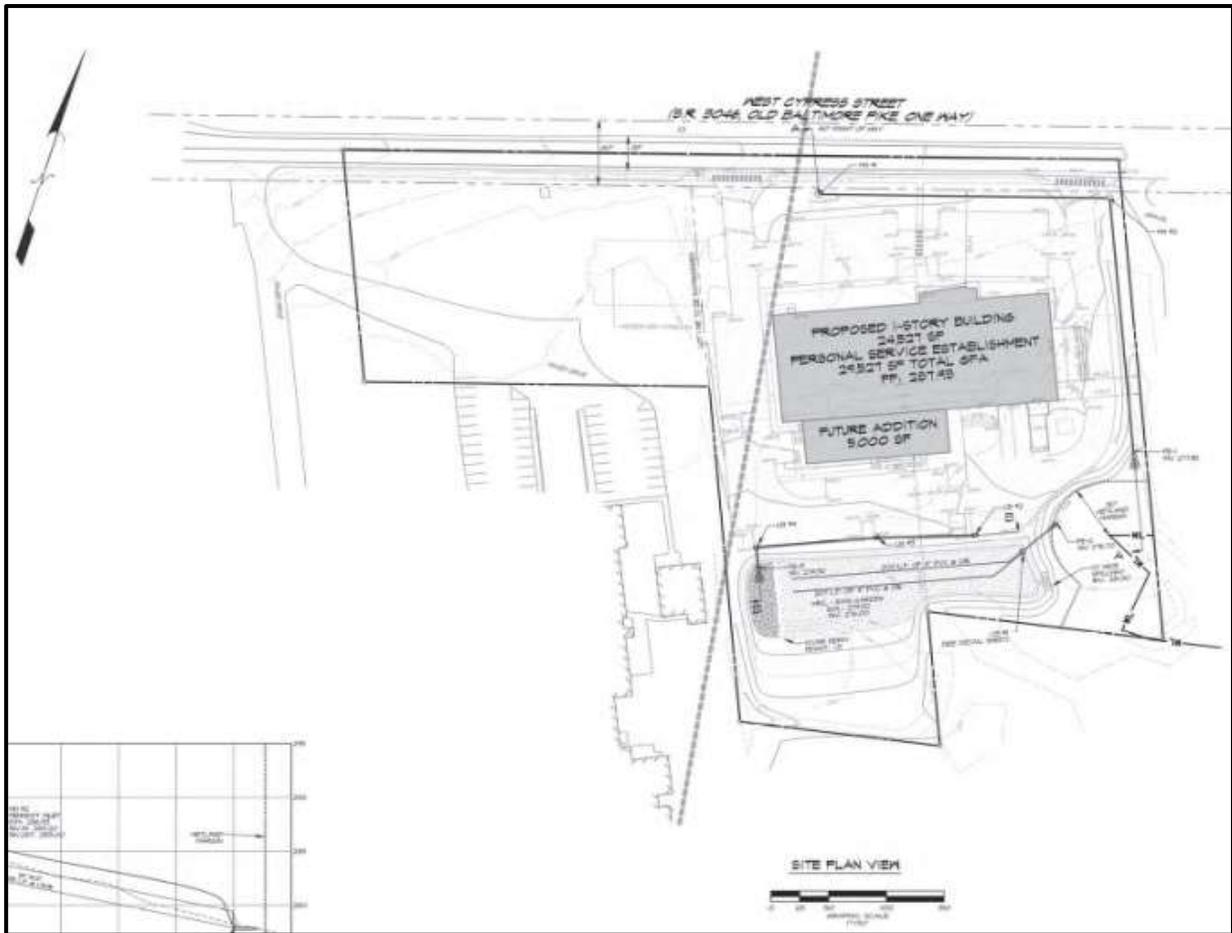


WATERSHEDS:

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

PRIMARY ISSUES:

3. A note on the Sheet 1 of the plan indicates that the submission received Conditional Use approval on July 5, 2023. The Townships should ensure that all conditions imposed as part of this approval have been incorporated into the plan.



Detail of Sheet 3D of the plan

4. We endorse the inclusion of a sidewalk on the south side of West Cypress Street because sidewalks are an essential feature for all new development in the **Suburban Landscape**. We encourage the applicant to consider other multimodal amenities, such as a covered bicycle parking rack and a bus stop and shelter for the SCCOOT Chescobus. The applicant should contact the Transportation Management Association of Chester County (TMACC) to coordinate possible bus service and design of the bus stop.
5. The proposed building includes large roof areas that may offer opportunities to improve the facility's long-term sustainability and reduce its reliance on energy from the grid, such as designs that incorporate "green roofs," "white roofs" and solar photovoltaic energy systems. Green roofs can reduce a building's stormwater runoff, improve insulation, increase the longevity of the roof system, and reduce heating and cooling costs. White roofs can help reflect solar radiation and also reduce cooling costs. Photovoltaic energy systems can improve the facility's long-term sustainability and reduce its reliance on energy from the grid. Additional information on green roofs is available at:
<https://www.chescoplanning.org/MuniCorner/eTools/05-GreenRoofs.cfm>.
Additional information on alternative energy systems such as photovoltaic systems is available at:
<https://www.dvrpc.org/EnergyClimate/AEOWG/>.

Page: 4

Re: Preliminary/Final Subdivision and Land Development - Kennett Area Community Service
"KACS"

Kennett and New Garden Townships – SD-10-23-17874 & LD-10-23-17873

6. The Township should verify that the plantings for the rain garden are appropriate vegetation types. It appears that the listed materials are a turf grass mixture, which is not appropriate for these types of stormwater facilities.
7. We endorse the concept of reserving some of the required parking for future construction if the need for additional parking is demonstrated.

ADMINISTRATIVE ISSUES:

8. 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.
9. The Southern Chester County Trail Feasibility Study proposes a split-mode trail facility along West Cypress Street. Both Kennett and New Garden Townships should ensure that site improvements plan for this future on-road facility. The study is available at: <https://www.chescoplanning.org/transportation/SouthernChesco.cfm> the interactive map is at: <https://chesco.maps.arcgis.com/apps/webappviewer/index.html?id=13655cc2c1bb4ff8b6b2d33d113ca9ee>
10. 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 Kennett & New Garden 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,



Glenn Bentley
Senior Review Planner

cc: Kennett Area Community Service
Hillcrest Associates, Inc.
Anthony Antonelli, District Permits Manager, PennDOT
Francis J. Hanney, PennDOT
Christopher Himes, New Garden Township Manager
Diane Hicks, Director of Planning and Zoning, Kennett Township
Chester County Conservation District
Chester County Water Resources Authority



THE COUNTY OF CHESTER



COMMISSIONERS
Marian D. Moskowitz
Josh Maxwell
Michelle Kichline

Brian N. O’Leary, AICP
Executive Director

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

November 15, 2023

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

Re: Final Subdivision - Wells Real Estate Limited Partnership
London Grove Township - SD-10-23-17892

Dear Mr. Battin,

A Final Subdivision Plan entitled "Wells Real Estate Limited Partnership", prepared by Crossan-Raimato, Inc., and dated October 16, 2023, was received by this office on October 27, 2023. This plan is reviewed by the Chester County Planning Commission in accord with the provisions of Section 502 of the Pennsylvania Municipalities Planning Code. We offer the following comments on the proposed Subdivision for your consideration.

PROJECT SUMMARY:

Location: north side of West Baltimore Pike, south of Paschall Mill Road
Site Acreage: 18.10
Lots/Units: 2 lots
Proposed Land Use: Agricultural
Municipal Land Use Plan Designation: Industrial/Light Industrial/Residential Low Density.
UPI#: 59-7-29, 59-7-30.2A

PROPOSAL:

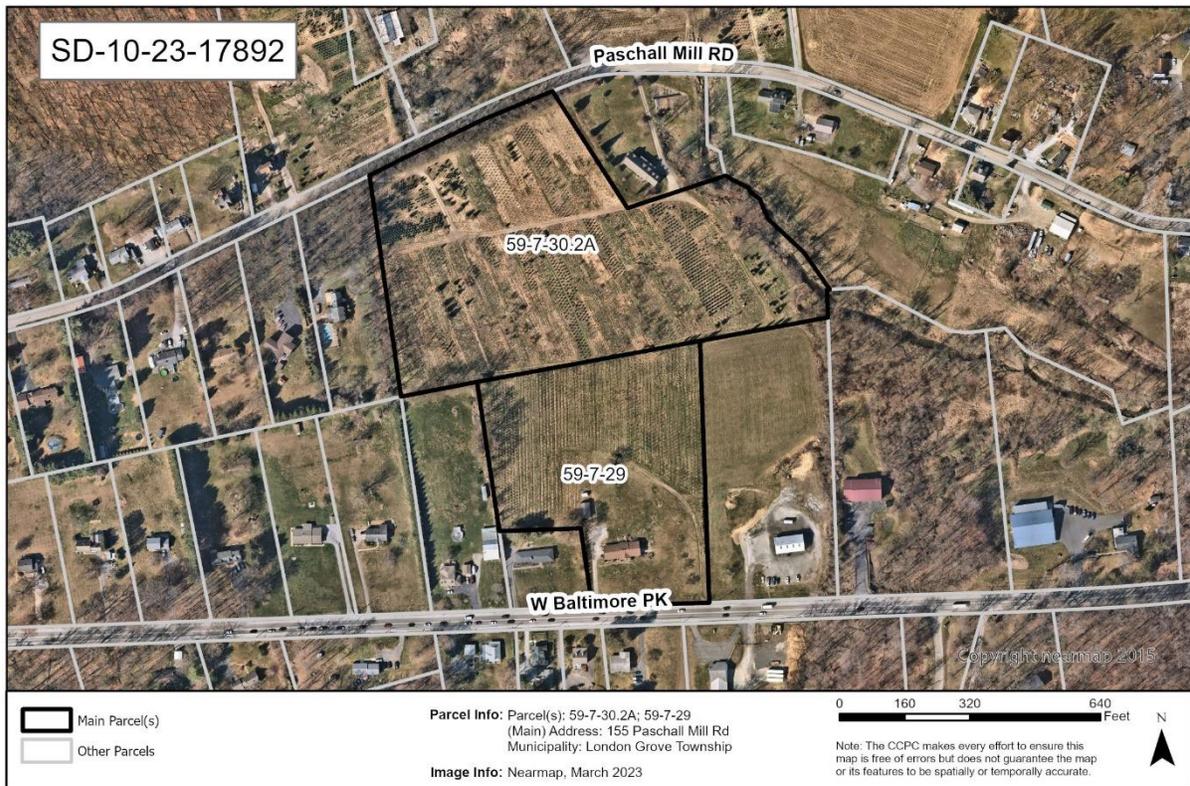
The applicant proposes the reconfiguration of the property line between two existing lots. The project site is in the RR-Rural Residential and I-Industrial zoning districts. No new sewage disposal or water supply is proposed.

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

COUNTY POLICY:

LANDSCAPES:

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

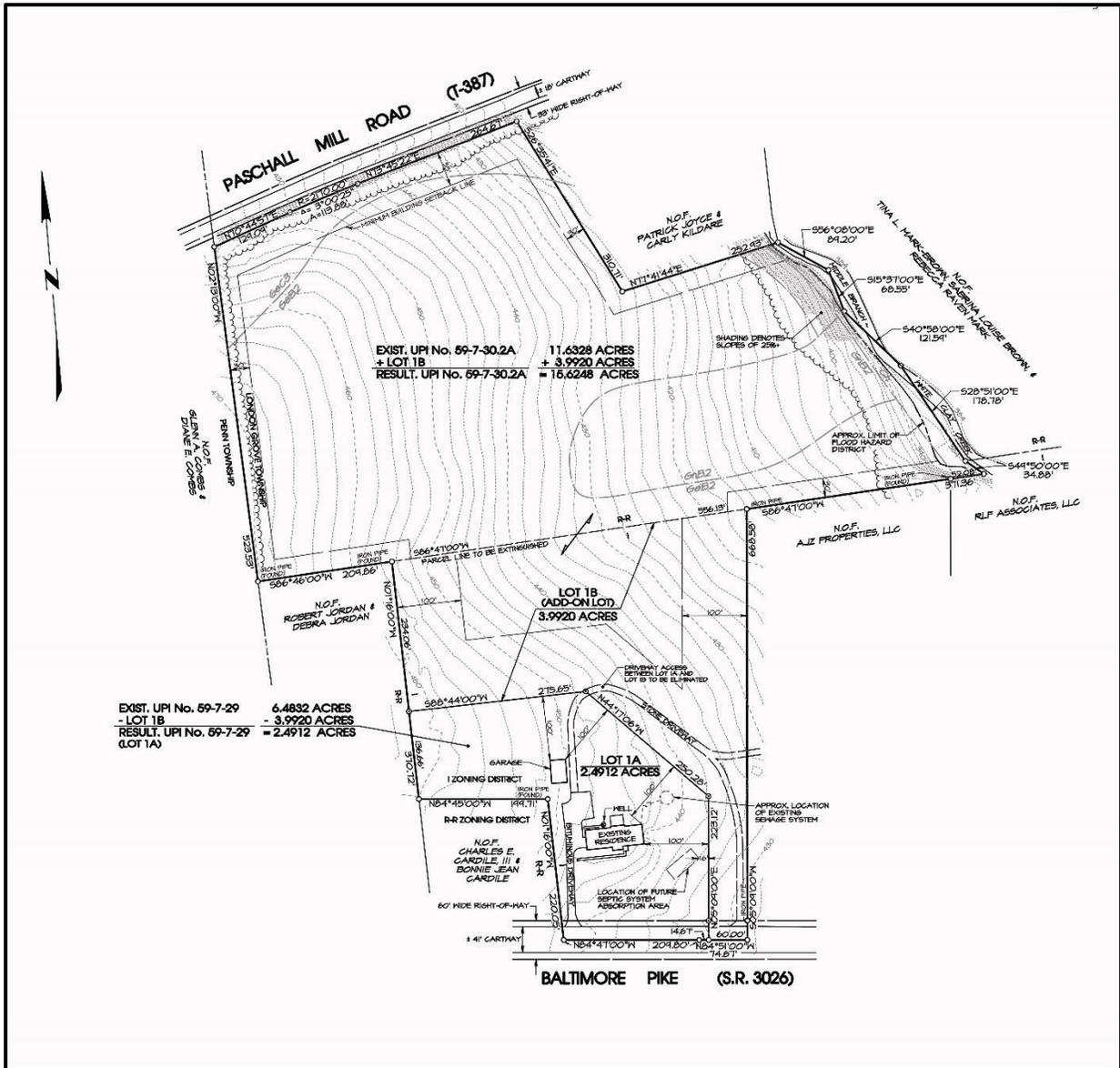


WATERSHEDS:

2. ***Watersheds***, the water resources component of ***Landscapes3***, indicates the proposed development is located within the Middle 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. If development is being considered for the proposed larger parcel, 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.



Detail of Sheet 1 of the plan

- If the applicant wishes to continue agricultural use of this parcel, we recommend that they contact Chester County Parks & Preservation (telephone #610-344-5656) for information on the advantages of being in the County Agricultural Land Preservation Program and how lands under the agricultural conservation easement are protected. We note that the northern parcel (UPI# 59-7-30.2A) is already in the Township's Agricultural Security Area Program, which is a prerequisite to participation in the County Program.

ADMINISTRATIVE ISSUES:

- A Highway Occupancy Permit will be required for all new or revised accesses to Baltimore Pike. We acknowledge the note on the plan that indicates driveway access between lot 1A and 1B to be eliminated. The Township should consider the need for additional right-of-way width on Paschall Mill Road and Baltimore Pike in this vicinity to accommodate future road and utility improvements.

Page: 4
Re: Final Subdivision - Wells Real Estate Limited Partnership
London Grove Township - SD-10-23-17892

6. 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.
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 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: Wells Real Estate, LP
Crossan-Raimato, Inc.
Chester County Health Department
Anthony Antonelli, District Permits Manager, PennDOT
Francis J. Hanney, PennDOT
Chester County Assessment Office
Caitlin A. Ianni, Penn Township Secretary



THE COUNTY OF CHESTER



COMMISSIONERS
Marian D. Moskowitz
Josh Maxwell
Michelle Kichline

Brian N. O'Leary, AICP
Executive Director

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

November 15, 2023

Deborah Kinney, Municipal Secretary
Lower Oxford Township
220 Township Road
Oxford, PA 19363

Re: Final Subdivision - David R. King and Ruth G. King
Lower Oxford Township - SD-09-23-17847

Dear Ms. Kinney:

A Final Subdivision Plan entitled "David R. King and Ruth G. King", prepared by Crossan Raimato, Inc., and dated August 14, 2023, was received by this office on November 1, 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 Bethel Road, north of Street Road
Site Acreage:	54.77
Lots/Units:	2 lots
Proposed Land Use:	Single Family Residential, Farm/Pastureland
Municipal Land Use Plan Designation:	Agricultural
UPI#:	56-7-10

PROPOSAL:

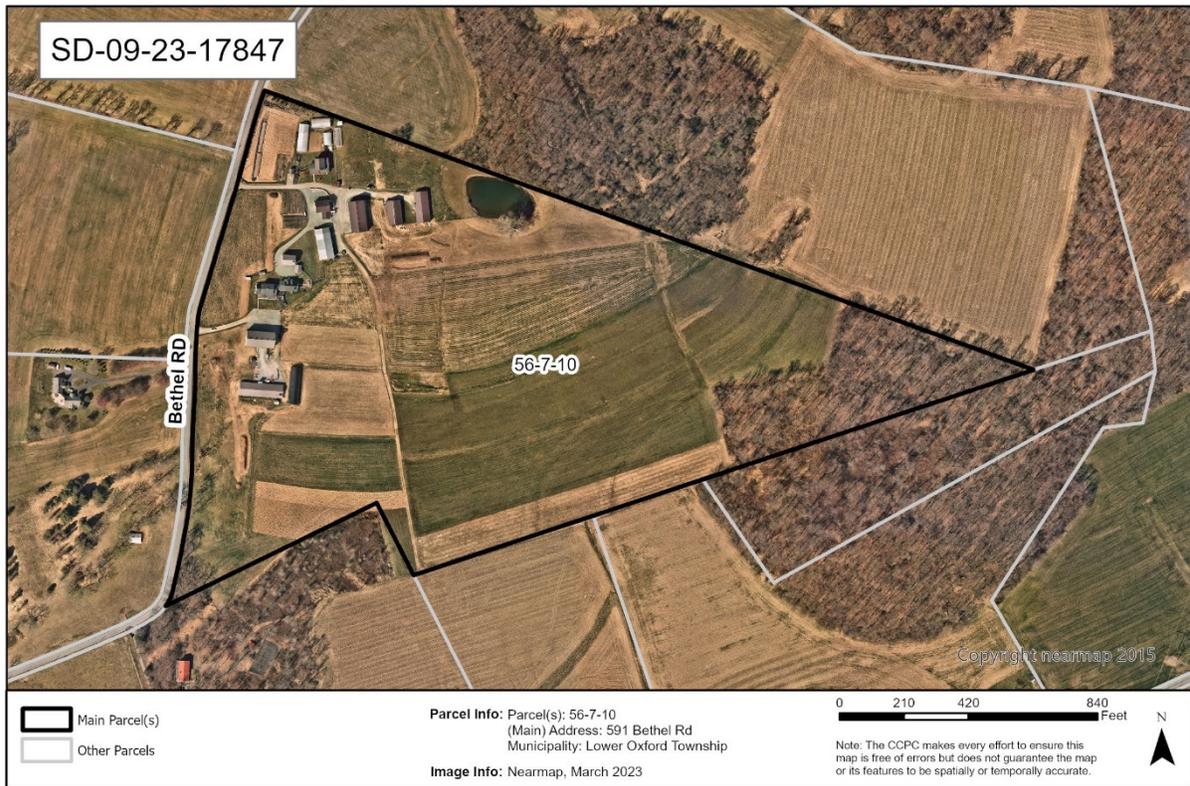
The applicant proposes the creation of 2 lots. The project site is located in the R-1 Agricultural Use zoning district. No new sewage disposal or water supply is proposed.

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

COUNTY POLICY:

LANDSCAPES:

1. The project site is located within the **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**.

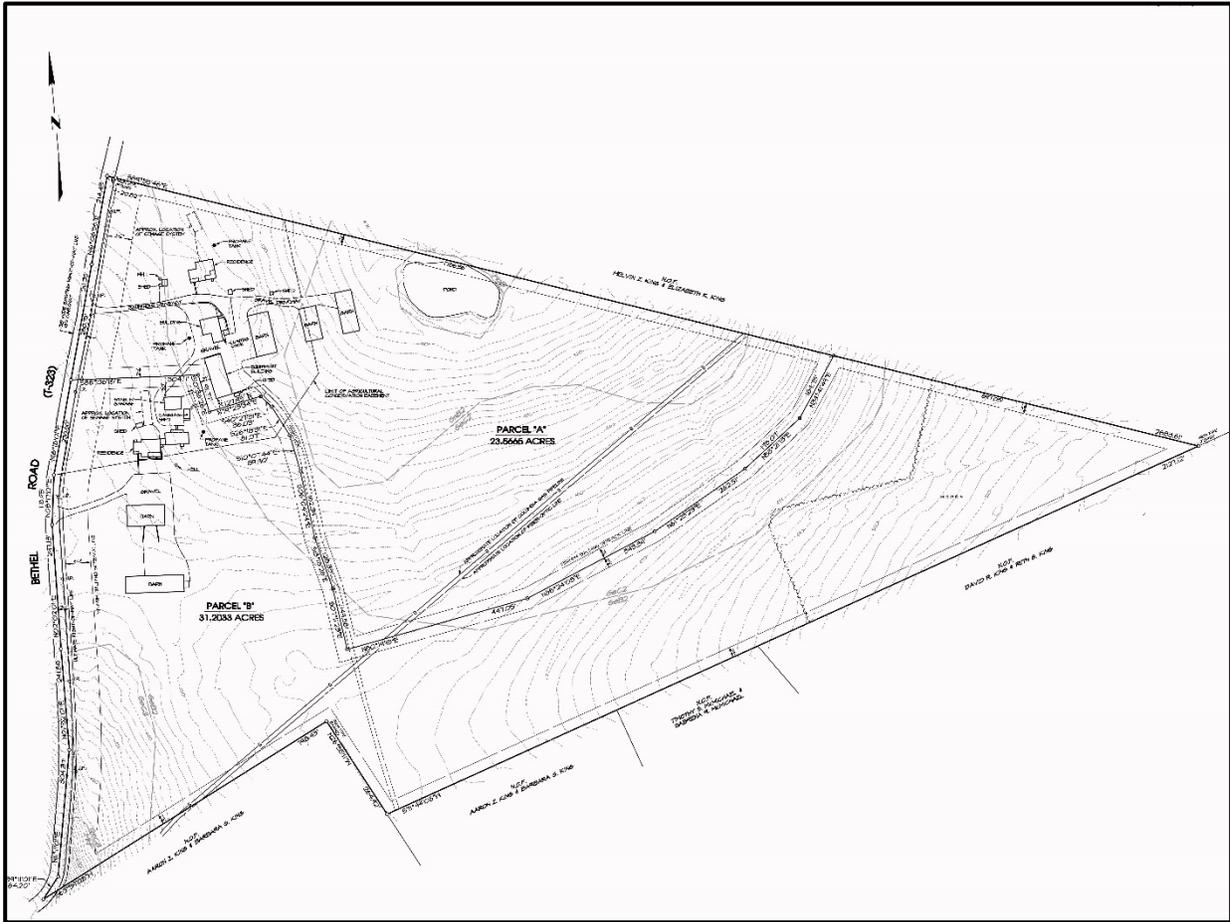


WATERSHEDS:

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

PRIMARY ISSUES:

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



Detail of Sheet 1 of the plan.

4. This parcel is located within an agricultural security area adopted by the Township 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.

ADMINISTRATIVE ISSUES:

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

Page: 4

Re: Final Subdivision - David R. King and Ruth G. King

Lower Oxford Township - SD-09-23-17847

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

Sincerely,

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 R. King and Ruth G. King
Crossan-Raimato, Inc.
Chester County Parks + Preservation
Chester County Assessment Office



THE COUNTY OF CHESTER



COMMISSIONERS
Marian D. Moskowitz
Josh Maxwell
Michelle Kichline

Brian N. O’Leary, AICP
Executive Director

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

November 16, 2023

Tiffany M. Loomis, Manager
Malvern Borough
1 E. First Avenue, Suite 3
Malvern, PA 19355

Re: Preliminary Land Development - Malvern Preparatory School Student Life Center
Malvern Borough – LD-10-23-17888

Dear Ms. Loomis:

A Preliminary Land Development Plan entitled "Malvern Preparatory School Student Life Center", prepared by Terraform Engineering, LLC, and dated October 13, 2023, was received by this office on October 23, 2023. This plan is reviewed by the Chester County Planning Commission in accord with the provisions of Section 502 of the Pennsylvania Municipalities Planning Code. We offer the following comments on the proposed land development for your consideration.

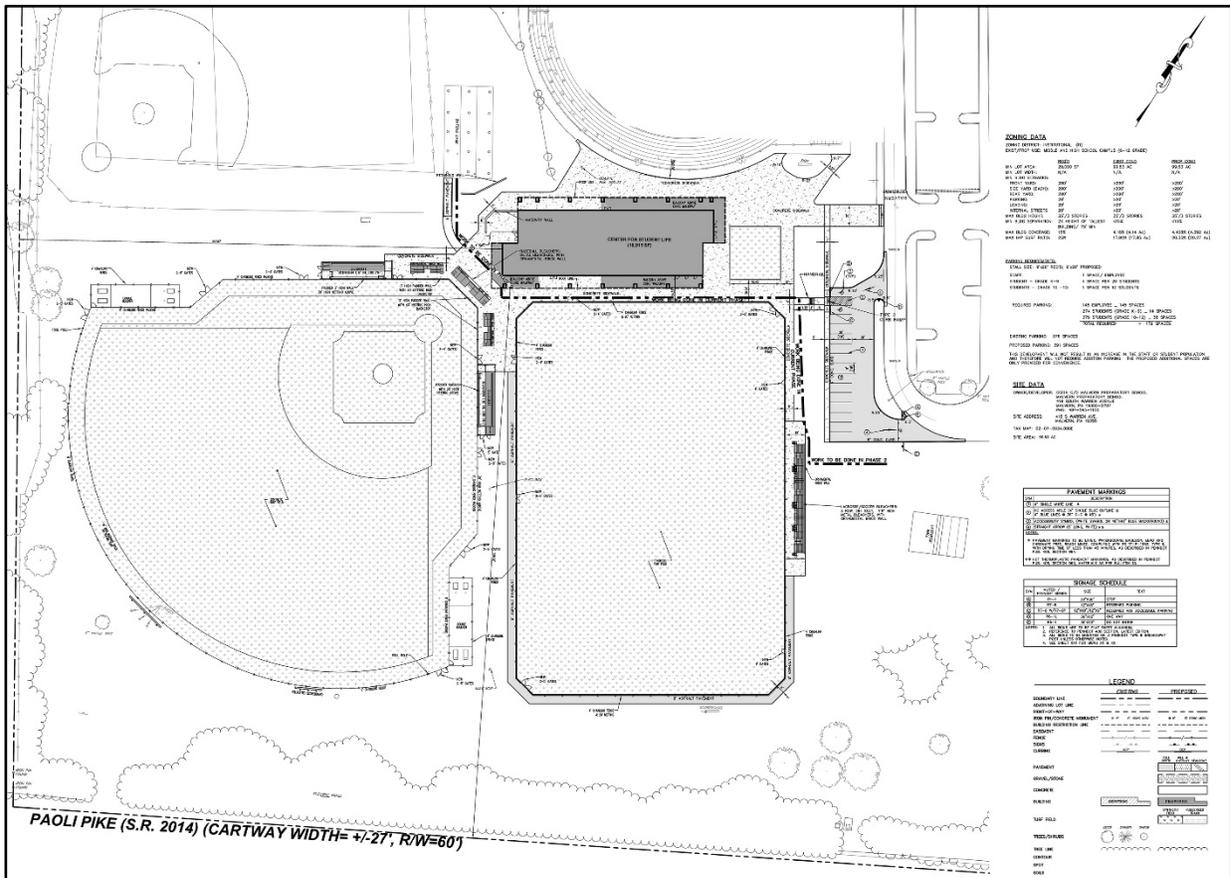
PROJECT SUMMARY:

Location:	the northwest corner of South Warren Avenue and Paoli Pike
Site Acreage:	99.63
Lots/Units:	1 lot
Non-Res. Square Footage:	23,555
Proposed Land Use:	Institutional (School)
New Parking Spaces:	15
Municipal Land Use Plan Designation:	Institutional
UPI#:	2-7-34-E

PROPOSAL:

The applicant proposes the construction of a 23,555 square foot building, and 15 additional parking spaces. The project site, which will be served by public water and public sewer, is located in the I1 Institutional zoning district.

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



Site Plan Detail, Sheet 5: Malvern Preparatory School Student Life Center

BACKGROUND:

1. The Chester County Planning Commission has recently reviewed two land development proposals for this site. CCPC# LD-12-22-17505, dated February 1, 2023, which addressed the construction of a 5,573 square foot building addition to Tolentine Hall, was approved by the Borough on May 2, 2023 (this prior review is further discussed in comment #8).

CCPC# LD-03-23-17579, dated March 17, 2023, which addressed the installation of two new synthetic turf fields and associated improvements for the school's athletic facilities, was approved by the Borough on June 20, 2023. We note that Sheet 5 of the current plan submission identifies these previously approved athletic facilities improvements as "work being done in current phase," while the proposed student life center is identified as "work to be done in Phase 2."

COUNTY POLICY:

LANDSCAPES:

2. The project site is located within the **Urban Center Landscape** and **Natural Landscape** designations of [Landscapes3](#), the 2018 County Comprehensive Plan. The vision for the **Urban Center Landscape** is historic downtown and established neighborhoods serving as civic, economic, and population centers with a traditional town character, accommodating substantial future growth at a medium to high intensity. As an overlay of all other landscapes, the county's **Natural Landscapes** consist of a network of streams, wetlands, floodplains, and forests that are protected by regulations or should be subject to limited disturbance. Conservation practices should protect and restore these natural resources. The proposed 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 Crum Creek watershed. **Watersheds'** highest priority land use objectives within this watershed are: reduce stormwater runoff, restore water quality and channel stability of "impaired" streams, and protect vegetated riparian corridors. **Watersheds** can be accessed at www.chesco.org/water.

PRIMARY ISSUES:

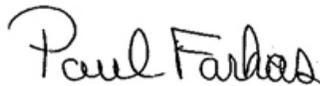
4. The Borough should verify that the design of the proposed outdoor lighting plan (Sheet 11) conforms to Borough ordinance requirements. The illumination should be directed inward from the periphery of the site and be oriented to reduce glare and visual impact on the adjoining roadways and land uses.
5. The site contains land within the 100 year flood plain. Although it does not appear that any development activity will encroach into the floodplain, we note that the County Planning Commission does not support development in the floodplain, and the Federal Emergency Management Agency and Pennsylvania Department of Environmental Protection regulate filling or development in the floodplain. Development within a floodplain can increase the magnitude and frequency of normally minor floods, and present health and safety problems.

ADMINISTRATIVE ISSUES:

6. Land disturbance and land development activities that occur within Chester County must comply with the *County-wide Act 167 Stormwater Management Plan for Chester County, PA* (August 2022) and the associated Act 167 stormwater management ordinance standards adopted by each municipality.
7. The applicant should contact the office of the Chester County Conservation District (telephone #610-455-1360) for information and clarification on erosion control measures. The provisions of the Commonwealth Erosion Control Regulations may apply to the project and may require an Earth Disturbance Permit or a National Pollutant Discharge Elimination System permit for discharge of stormwater from construction activities. Additional information on this topic is provided online at: <https://www.chesco.org/284/ErosionStormwater>.
8. While it is our understanding that the “proposed addition” plan note on Sheet 4 is a reference to the previously approved building addition to Tolentine Hall, we recommend that, for clarity purposes, the final plan be revised to identify the current status of this previously approved addition.
9. For clarity purposes, the applicant should identify the total square footage of the proposed building on the site plan.
10. A minimum of four (4) copies of the plan should be presented at the Chester County Planning Commission for endorsement to permit recording of the final plan in accord with the procedures of Act 247, the Pennsylvania Municipalities Planning Code, and to meet the requirements of the Recorder of Deeds and the Assessment Office.

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

Sincerely,



Paul Farkas
Senior Review Planner

cc: Malvern Preparatory School
Terraform Engineering, 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
Government Services Center, Suite 270
601 Westtown Road
P. O. Box 2747
West Chester, PA 19380-0990
(610) 344-6285 Fax (610) 344-6515

November 20, 2023

Dave Boelker, Director of Planning and Code Enforcement
Phoenixville Borough
351 Bridge Street
Phoenixville, PA 19460

Re: Preliminary/Final Subdivision - St. Mary of the Assumption
Phoenixville Borough - SD-10-23-17893

Dear Mr. Boelker:

A Preliminary/Final Subdivision Plan entitled "St. Mary of the Assumption", prepared by Nave Newell Inc., and dated February 14, 2023, was received by this office on November 1, 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 and south of Saint Mary's Street, east of Dayton Street
Site Acreage: 4.00
Lots/Units: 2 lots
Proposed Land Use: Religious Organization
Municipal Land Use Plan Designation: High Density Residential
UPI#: 15-5-478-E, 15-5-392-E, 15-5-392, 15-5-477-E, 15-6-9.1, 15-6-10-E

PROPOSAL:

The applicant proposes the consolidation of 4 existing lots into 2 lots. The project site, which is served by public water and 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 subdivision 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 subdivision is consistent with the objectives of the **Urban Center Landscape**.

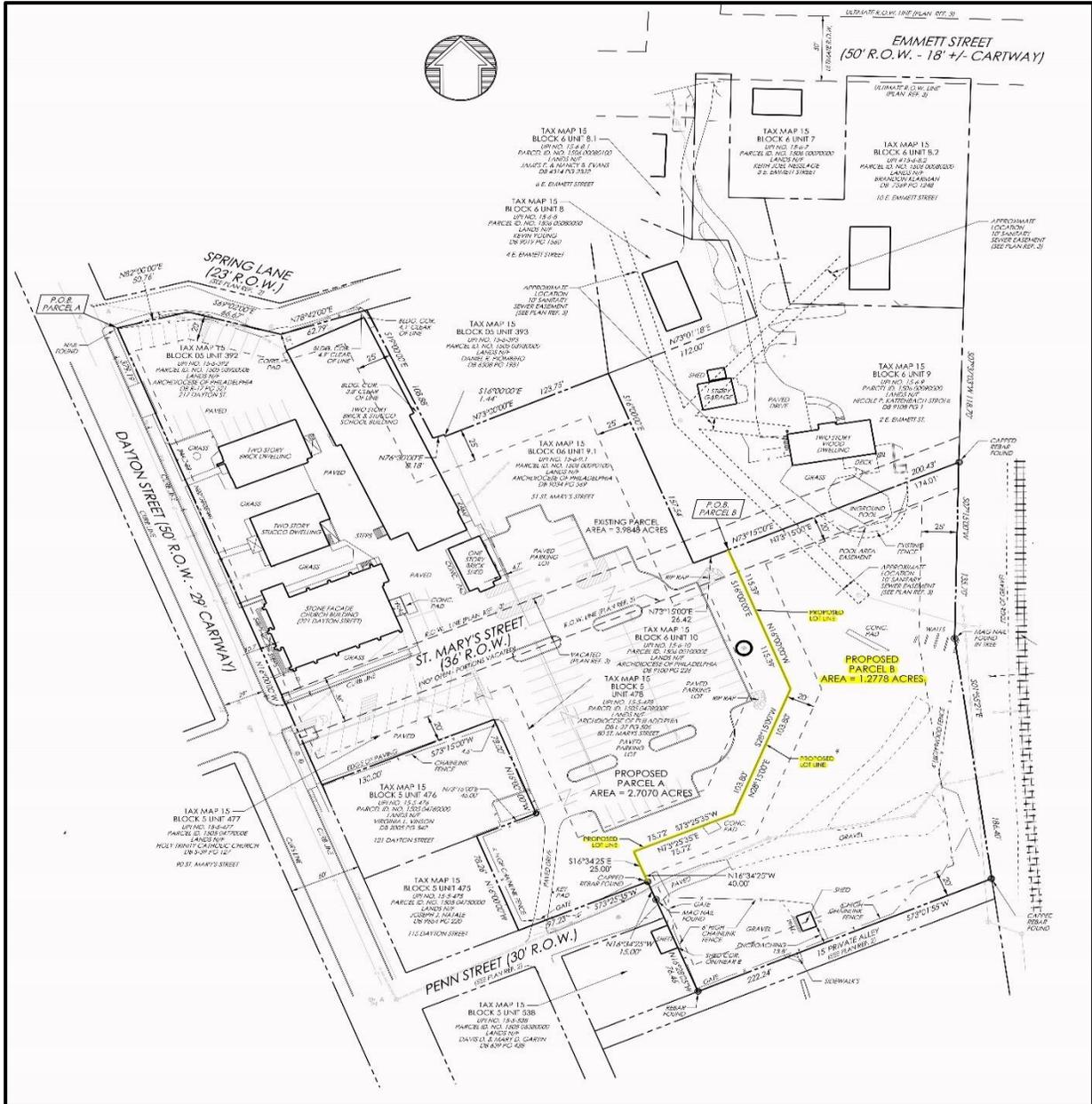


WATERSHEDS:

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.

PRIMARY ISSUES:

3. The ownership of St. Mary's Street should be clarified. The plan indicates that St. Mary's Street is an unopened street with a 36 foot-wide right-of-way that is to be incorporated into Parcel A by this subdivision.



Detail of Sheet 1 of the plan.

- The applicant should verify that the plan is consistent with any trail planning efforts that the Borough is considering in this vicinity.

ADMINISTRATIVE ISSUES:

- 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 Deed and the Assessment Office.

Page: 4

Re: Preliminary/Final Subdivision - St. Mary of the Assumption

Phoenixville Borough - SD-10-23-17893

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

Sincerely,

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

Glenn Bentley
Senior Review Planner

cc: Archdiocese of Philadelphia
Nave Newell, Inc. Attn: Greg Newell, P.E.



THE COUNTY OF CHESTER



COMMISSIONERS
Marian D. Moskowitz
Josh Maxwell
Michelle Kichline

Brian N. O’Leary, AICP
Executive Director

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

November 15, 2023

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

Re: Final Land Development - Kinder Care Learning Center
Tredyffrin Township – LD-10-23-17886

Dear Ms. McPherson:

A Final Land Development Plan entitled "Kinder Care Learning Center", prepared by T & M Associates, and dated September 20, 2023, was received by this office on October 23, 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.

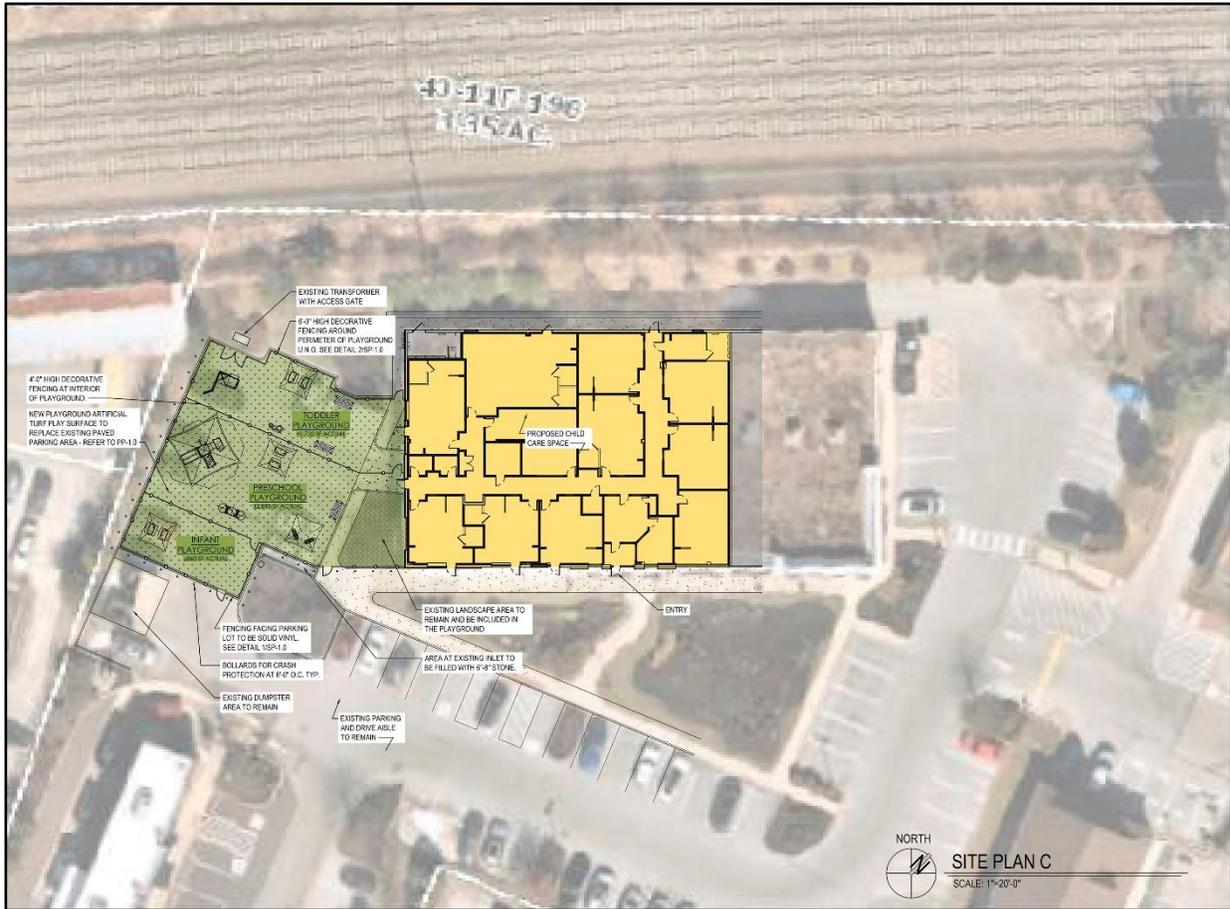
PROJECT SUMMARY:

Location:	the north side of Lancaster Avenue, east of Old Lancaster Road
Site Acreage:	9.02
Lots/Units:	1 lot
Non-Res. Square Footage:	0
Proposed Land Use:	Child Daycare
Municipal Land Use Plan Designation:	Stafford Mixed Use
UPI#:	43-11F-199

PROPOSAL:

The applicant proposes to convert an approximately 8,600 square foot portion of a vacant commercial building into a child daycare center. Twelve existing parking spaces to the immediate west of the building will be removed, and this area will be converted into an outdoor play area that will be separated from the adjacent parking by an enclosed fence, along with bollards provided along the south side and west side of this area. The other buildings on the site will remain. The project site, which is served by public water and public sewer, is located in the C1 Commercial zoning district. A Traffic and Parking Evaluation, prepared by McMahon Associates, and dated September 19, 2023, was included with the plan submission.

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.



Plan Detail, Sheet SP-1.0, prepared by ADA Architects

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 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 Darby Creek watershed. **Watersheds'** highest priority land use objectives within this watershed are: reduce stormwater runoff, restore water quality of "impaired" streams, and increase public access to and recreational use of streams. **Watersheds** can be accessed at www.chesco.org/water.

Page: 4
Re: Final Land Development - Kinder Care Learning Center
Tredyffrin Township – LD-10-23-17886

PRIMARY ISSUES:

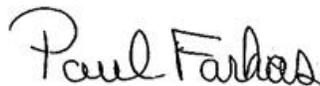
3. The Township should receive written confirmation that the applicant meets all licensing and registration requirements regulated by the PA Department of Public Welfare - Office of Children, Youth and Families, and any other applicable state regulations pertaining to child daycare facilities.
4. The applicant should indicate whether any existing parking spaces will be utilized as a designated drop-off area for the child daycare center. If not, consideration should be provided by the applicant for providing a designated drop-off area and associated signage in front of the building, in order to reduce conflicts between vehicular and pedestrian traffic.

ADMINISTRATIVE ISSUES:

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

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

Sincerely,



Paul Farkas
Senior Review Planner

cc: KinderCare Learning Companies, Inc.
Barry Stingel
T&M Associates
Devon Village 1681 Statutory Trust



THE COUNTY OF CHESTER



COMMISSIONERS
Marian D. Moskowitz
Josh Maxwell
Michelle Kichline

Brian N. O’Leary, AICP
Executive Director

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

November 27, 2023

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

Re: Preliminary/Final Subdivision - David Stoltzfus - Lot Line Change
West Caln Township - SD-11-23-17902

Dear Ms. Milane-Sauro:

A preliminary/final subdivision plan entitled "David Stoltzfus - Lot Line Change", prepared by OTM LLC and dated November 3, 2023, was received by this office on November 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: East of North Sandy Hill Road, north of Coffroath Road
Site Acreage: 17.98 acres
Lots: 2 lots
Proposed Land Use: Agricultural
Municipal Land Use Plan Designation: Agricultural Preservation
UPI#: 28-5-56, 28-5-55.3

PROPOSAL:

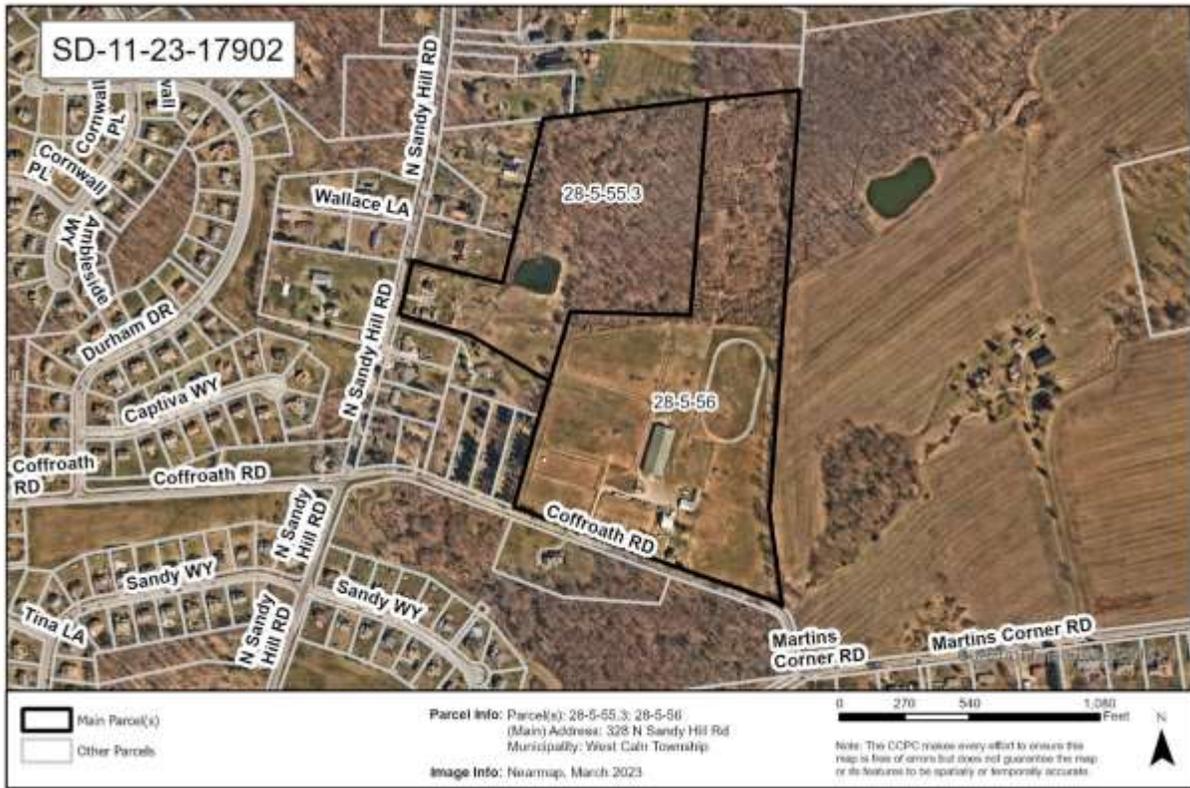
The applicant proposes the adjustment of the lot lines separating two lots. The site, which is served by on-site water and sewer facilities, is located in the West Caln Township Agricultural Preservation zoning district. The parcels contain dwellings and agricultural buildings, but no additional development is proposed by this subdivision.

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

COUNTY POLICY:

LANDSCAPES:

1. The site is located within the **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**.



PRIMARY ISSUE:

2. The site is located in the West Caln Township Agricultural Preservation zoning district and within the [Landscapes3](#) **Agricultural Landscape**, and therefore we suggest that the applicant consider deed-restricting this site from further development. We recommend that the applicant contact Chester County Parks + Preservation (telephone #610-344-5656) for information on the advantages of being in the County Agricultural Land Preservation Program and how lands under the agricultural conservation easement are protected. If the applicant is interested in participating in the County Land Preservation Program, they should initially contact the Township to add the parcel to the Township's Agricultural Security Area Program; this is a prerequisite to participation in the County Program.



THE COUNTY OF CHESTER



COMMISSIONERS
Marian D. Moskowitz
Josh Maxwell
Michelle Kichline

Brian N. O’Leary, AICP
Executive Director

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

November 13, 2023

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

Re: Preliminary/Final Subdivision and Land Development - 943 High Street Redevelopment
West Goshen Township – SD-10-23-17882 and LD-10-23-17881

Dear Mr. Bashore:

A Preliminary/Final Subdivision and Land Development Plan entitled "943 High Street Redevelopment", prepared by Edward B. Walsh & Associates, Inc., and dated October 3, 2023, was received by this office on October 24, 2023. This plan is reviewed by the Chester County Planning Commission in accord with the provisions of Section 502 of the Pennsylvania Municipalities Planning Code. We offer the following comments on the proposed subdivision and land development for your consideration.

PROJECT SUMMARY:

Location:	north side of Stanton Avenue, between Route 202/South High Street and South Walnut Street
Site Acreage:	8.59
Lots/Units:	Four existing lots; three of the existing lots to be consolidated into one lot
Non-Res. Square Footage:	301,000
Proposed Land Use:	Assisted living facility, and self-storage facility
New Parking Spaces:	121
Municipal Land Use Plan Designation:	Commercial, Office, Industrial Infill
UPI#:	52-7-29, 52-7-29.2, 52-7-29.3, and 67-4B-1

PROPOSAL:

The applicant proposes the construction of a four-story 184,000 square foot assisted living facility, and a four-story 117,000 square foot self-storage facility. The applicant also proposes the consolidation of UPI# 52-7-29, 52-7-29.2, and 52-7-29.3 into one lot. The existing Quality Inn hotel on the site will be removed. 121 parking spaces will be provided for this development. The project site, which will be served by public water and public sewer, is located in the C-3 Limited Highway Commercial zoning district. A portion of the site is located in Westtown Township, which is zoned C-1 Neighborhood and Highway Commercial.

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

BACKGROUND:

1. The County Planning Commission previously reviewed two zoning ordinance amendment submissions that proposed to permit, by conditional use, an assisted living facility and a miniwarehouse/self-storage facility in the Township’s C-3 zoning district (CCPC# ZA-11-22-17465, dated December 16, 2022, and CCPC# ZA-12-22-17504, dated January 12, 2023). According to our records, this zoning amendment was adopted by the Township on January 17, 2023.
2. Subsequently, the County Planning Commission reviewed a conditional use application, pertaining to the construction of a four-story 110,000 square foot self-storage facility, a four-story 198,340 square foot (175 unit) assisted living facility, and 66 parking spaces (CCPC# CU-05-23-17679, dated June 16, 2023). It is identified on Sheet 1 that, on August 15, 2023, the Township granted conditional use approval for this project with 21 conditions of approval, which include the following:
 - A. The applicant shall comply with the comments and recommendations of the Fire Marshal in a memo dated July 6, 2023 (condition #2);
 - B. All trucks that access the property shall be required to use the easternmost driveway from Station Avenue onto the Westtown Parcel. The applicant shall widen this easternmost driveway to accommodate WB-62 tractor trailers and the size of fire trucks that will respond to a fire at the property. The applicant shall obtain all required permits as determined by Westtown Township for the reconfiguration of the easternmost driveway and any other improvements that are built within Westtown Township (condition #4);
 - C. The applicant shall install appropriate signage to restrict truck traffic from using the westernmost access driveway (condition #5);
 - D. The applicant shall install appropriate vehicular directional signage to facilitate wayfinding to the proposed facilities, the details of which shall be approved by the Board of Supervisors as part of the land development plan and if necessary, Westtown Township to the extent any signs are erected in Westtown Township (condition #6);
 - E. There should be no outdoor storage or storage of hazardous materials, including flammable liquids and fireworks, at the self-storage facility (condition #7); and
 - F. The use of the Westtown parcel shall be limited to off-street parking for the assisted living facility and the self-storage facility (condition #19).

COUNTY POLICY:

LANDSCAPES:

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

WATERSHEDS:

4. *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:

5. West Goshen Township should continue to coordinate its review of the proposed development activity with Westtown Township. In addition to the transportation improvements to the Westtown Township portion of the site described in the conditional use decision, we note that the site plan (Sheet 2) indicates that separate applications for sign permits shall be submitted to West Goshen and Westtown Townships.
6. We acknowledge, and endorse, that a gated emergency access connection will be provided on Walnut Street. The Township's emergency service providers should be requested to review the plan to ensure that they can safely navigate the proposed development when completed, and access the facilities to address on-site emergencies.
7. The site plan depicts the location of a six-foot wide walking trail around a portion of the assisted living facility, along with sidewalks connecting the parking areas to the facility. Pedestrian access (sidewalks and crosswalk areas) should be provided to the adjoining sidewalk network. Pedestrian connectivity between sidewalks and buildings is an important component of a complete sidewalk system in the Suburban Landscape.
8. The Township should verify that the design of the proposed outdoor lighting plan (Sheet 14) 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.
9. Due to the proximity of the proposed buildings, we recommend that the applicant use similar building materials and/or architectural details to create a cohesive development identity.
10. There is an existing Transportation Improvement Program (TIP) funded project for the Route 202/High Street interchange in West Goshen and Westtown Townships, entitled 'US 202 and High Street Interchange' (MPMS# 118024), also known as the "S.R. 0202, Section CWM (US 202: Oakbourne Rd. to Matlack St.) Highway Improvement Project." One component of the work is to permit both Route 202 northbound lanes to use the right exit to remain on northbound Route 202 with the addition of one lane on the inside of the Route 202 northbound ramp, which would be nearest to the proposed redevelopment. It our understanding that the preliminary engineering and environmental studies for this project have begun. We recommend that the applicant and Township contact PennDOT to determine if any additional right-of-way is required for this project (please contact PennDOT Project Manager Madeleine C. Fausto, telephone # 610-205-6848).
11. As stated in our review of the conditional use application, we suggest that the applicant and West Goshen Township, in consultation with Westtown Township, consider providing additional landscaping/vegetative screening between the existing parking area on UPI# 67-4B-1 and the adjoining residential parcel to the east in Westtown Township.

Page: 6
Re: Preliminary/Final Subdivision and Land Development - 943 High Street Redevelopment
West Goshen Township – SD-10-23-17882 and LD-10-23-17881

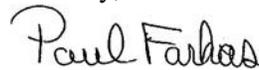
12. We acknowledge that condition #11 of the conditional use decision states that, during land development, the applicant shall investigate if the roof structure of both facilities can support solar panels and that, if the proposed architectural design of the buildings can be designed to support the installation of solar panels, the applicant shall design the roof structure to accommodate such installation. Solar photovoltaic energy systems can improve the facilities long-term sustainability and reduce its reliance on energy from the grid. Additional information on alternative energy systems such as photovoltaic systems is available at: <https://www.dvrpc.org/EnergyClimate/AEOWG/>.

ADMINISTRATIVE ISSUES:

13. 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.
14. According to the Waiver Request table on Sheet 2, the applicant is requesting a waiver from Article IV-Procedure 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.
15. 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>.
16. There are no details provided on Sheet 16 – Construction Details. This should be clarified by the applicant.
17. A minimum of four (4) copies of the plan should be presented at the Chester County Planning Commission for endorsement to permit recording of the final plan in accord with the procedures of Act 247, the Pennsylvania Municipalities Planning Code, and to meet the requirements of the Recorder of Deeds and the Assessment Office.

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

Sincerely,



Paul Farkas
Senior Review Planner

cc: Edward B. Walsh & Associates, Inc.
Branchport Capital LLC
Anthony Antonelli, District Permits Manager, PennDOT
Francis J. Hanney, PennDOT
Chester County Conservation District
Jon Altshul, Manager, Westtown Township



THE COUNTY OF CHESTER



COMMISSIONERS
Marian D. Moskowitz
Josh Maxwell
Michelle Kichline

Brian N. O’Leary, AICP
Executive Director

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

November 16, 2023

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

Re: Preliminary/Final Subdivision and Land Development - O'Rourke Steel
West Goshen Township – SD-10-23-17898 and LD-11-23-17900

Dear Mr. Bashore:

A Preliminary/Final Subdivision Plan entitled "O'Rourke Steel", prepared by Edward B. Walsh and Associates, and dated July 12, 2023, was received by this office on November 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.

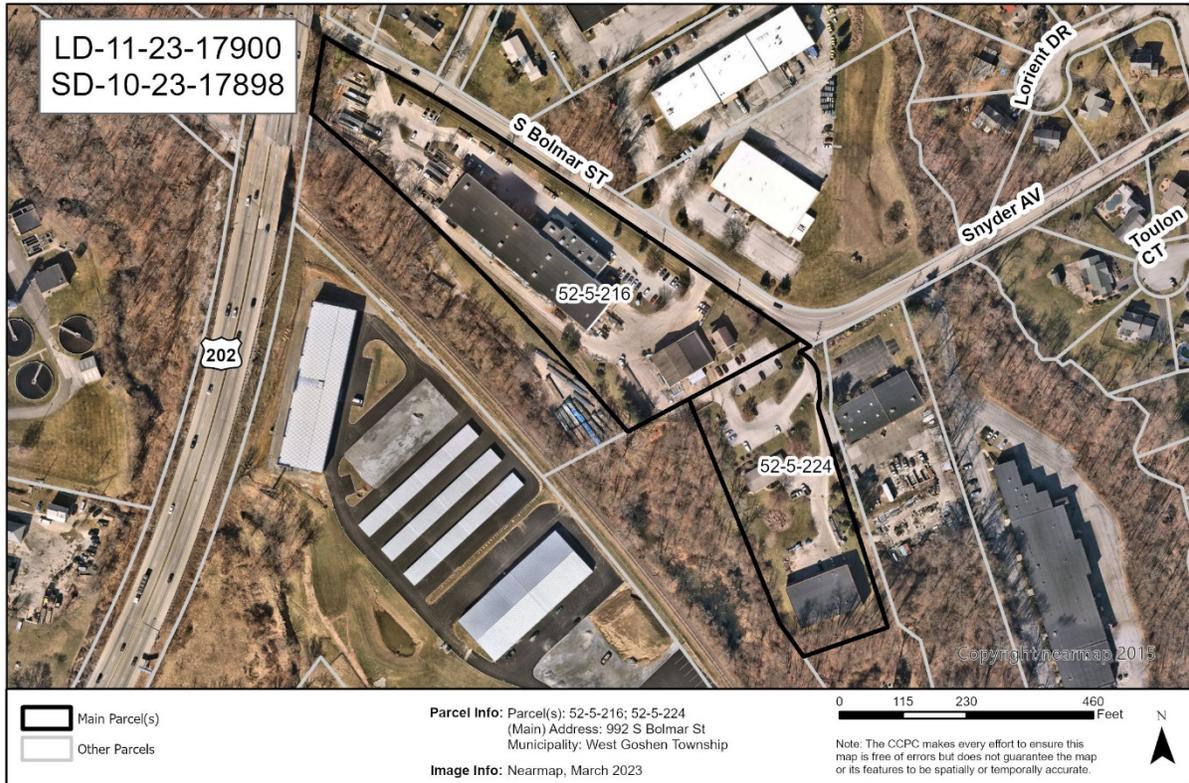
PROJECT SUMMARY:

Location:	the southwest corner of South Bolmar Street and Snyder Avenue
Site Acreage:	6.93
Lots/Units:	2 existing lots; 1 proposed lot
Non-Res. Square Footage:	4,500
Proposed Land Use:	Addition to existing industrial building
New Parking Spaces:	0
Municipal Land Use Plan Designation:	Commercial, Office, Industrial Infill
UPI#:	52-5-224, 52-5-216

PROPOSAL:

The applicant proposes the consolidation of two lots into one lot, along with the construction of a 4,500 square foot addition to an existing industrial building. General Note 9 indicates that, on June 6, 2023, a variance was granted from the side yard setback requirements of the Township zoning ordinance for the proposed building addition. The project site, which is served by public water and public sewer, is located in the I-2 Light Industrial zoning district.

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



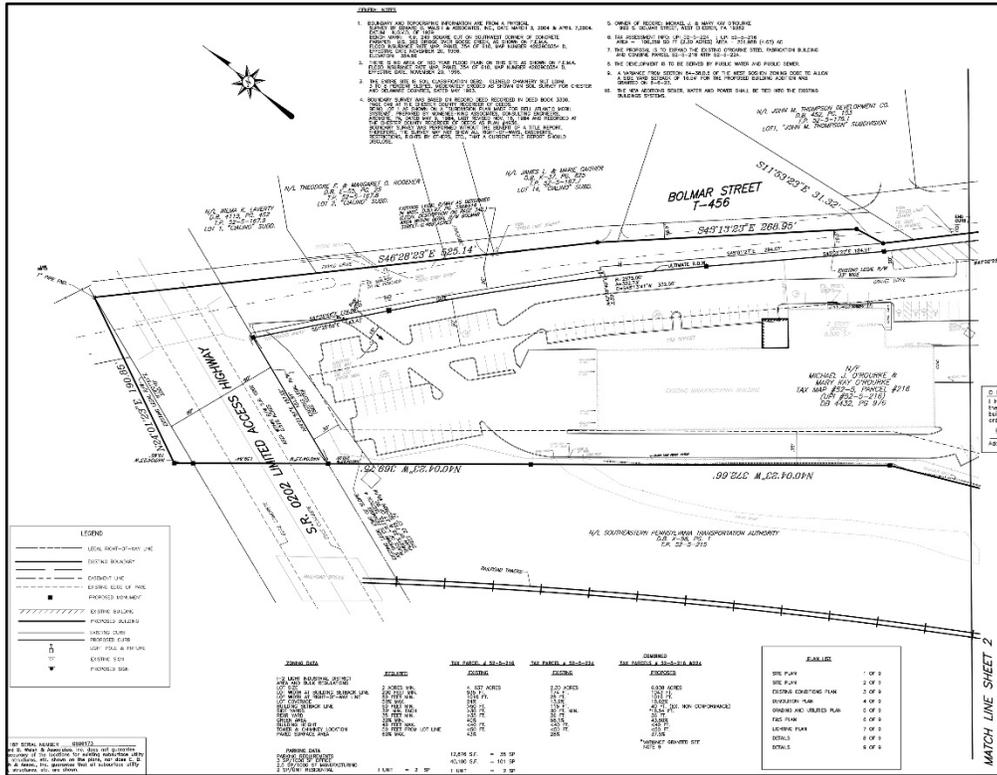
COUNTY POLICY:

LANDSCAPES:

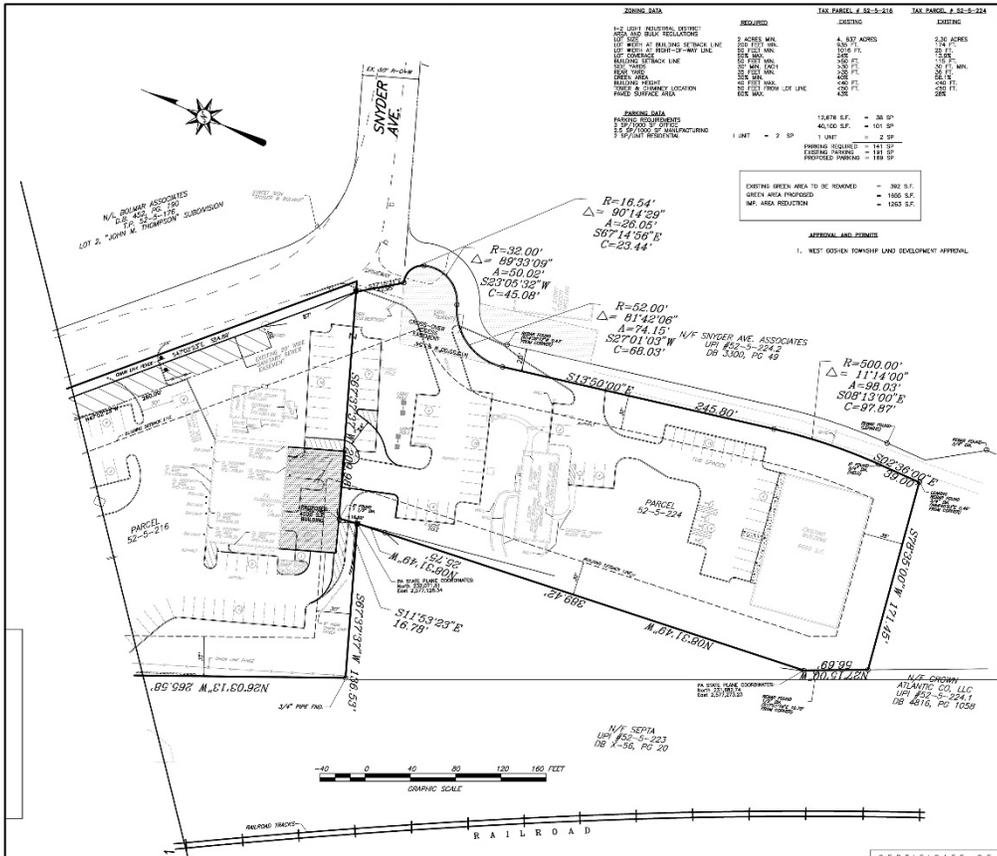
1. The project site is located within the **Suburban Landscape** designation of [Landscapes3](#), the 2018 County Comprehensive Plan. The vision for the **Suburban Landscape** is predominantly residential communities with locally-oriented commercial uses and facilities, accommodating growth at a medium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



Site Plan Detail, Sheet 1: O'Rourke Steel



Site Plan Detail, Sheet 2: O'Rourke Steel

Page: 4
Re: Preliminary/Final Subdivision and Land Development - O'Rourke Steel
West Goshen Township – SD-10-23-17898 and LD-11-23-17900

PRIMARY ISSUES:

3. The Township should verify that the design of the proposed outdoor lighting plan (Sheet 7) conforms to Township ordinance requirements. The illumination should be directed inward from the periphery of the site and be oriented to reduce glare and visual impact on the adjoining roadways and land uses.

ADMINISTRATIVE ISSUES:

4. Land disturbance and land development activities that occur within Chester County must comply with the *County-wide Act 167 Stormwater Management Plan for Chester County, PA* (August 2022) and the associated Act 167 stormwater management ordinance standards adopted by each municipality.
5. A plan note in the bottom left-hand corner of Sheet 1 incorrectly identifies one of the two parcels that comprises the project site is UPI# 52-5-524, rather than 52-5-224. 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.
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 West Goshen Township. However, we appreciate the opportunity to review and comment on this plan. The staff of the Chester County Planning Commission is available to you to discuss this and other matters in more detail.

Sincerely,



Paul Farkas
Senior Review Planner

cc: Michael & Mary Kay O'Rourke
Edward B. Walsh and Associates, Inc.



THE COUNTY OF CHESTER



COMMISSIONERS
Marian D. Moskowitz
Josh Maxwell
Michelle Kichline

Brian N. O’Leary, AICP
Executive Director

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

November 21, 2023

Terri Dugan, Code Enforcement Officer
West Nottingham Township
100 Park Road
Nottingham, PA 19362

Re: Preliminary/Final Land Development - 20 E. Ridge Road
West Nottingham Township - LD-10-23-17896

Dear Ms. Dugan:

A Preliminary/Final Land Development Plan entitled "20 E. Ridge Road", prepared by Hillcrest Associates, Inc., and dated October 6, 2023, was received by this office on November 1, 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 East Ridge Road, east of Route 1 Bypass
Site Acreage:	20.67
Lots/Units:	1 lot
Non-Res. Square Footage:	11,970
Proposed Land Use:	Auto Dismantling and Resale
New Parking Spaces:	15
Municipal Land Use Plan Designation:	Commerce
UPI#:	68-6-145.4

PROPOSAL:

The applicant proposes the construction of a 11,970 square foot industrial building and 15 parking spaces sited on a portion of a 20.67 acre parcel. The project site, which will be served by public water and onsite sewer, is located in the I-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 land development plan.

BACKGROUND:

1. The Chester County Planning Commission has previously reviewed a land development sketch plan for this site. That review, CCPC# LD-03-23-17592, dated April 14, 2023, addressed the construction of a 20,000 square foot industrial building for auto dismantling and recycling with 23 parking spaces.

COUNTY POLICY:

LANDSCAPES:

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

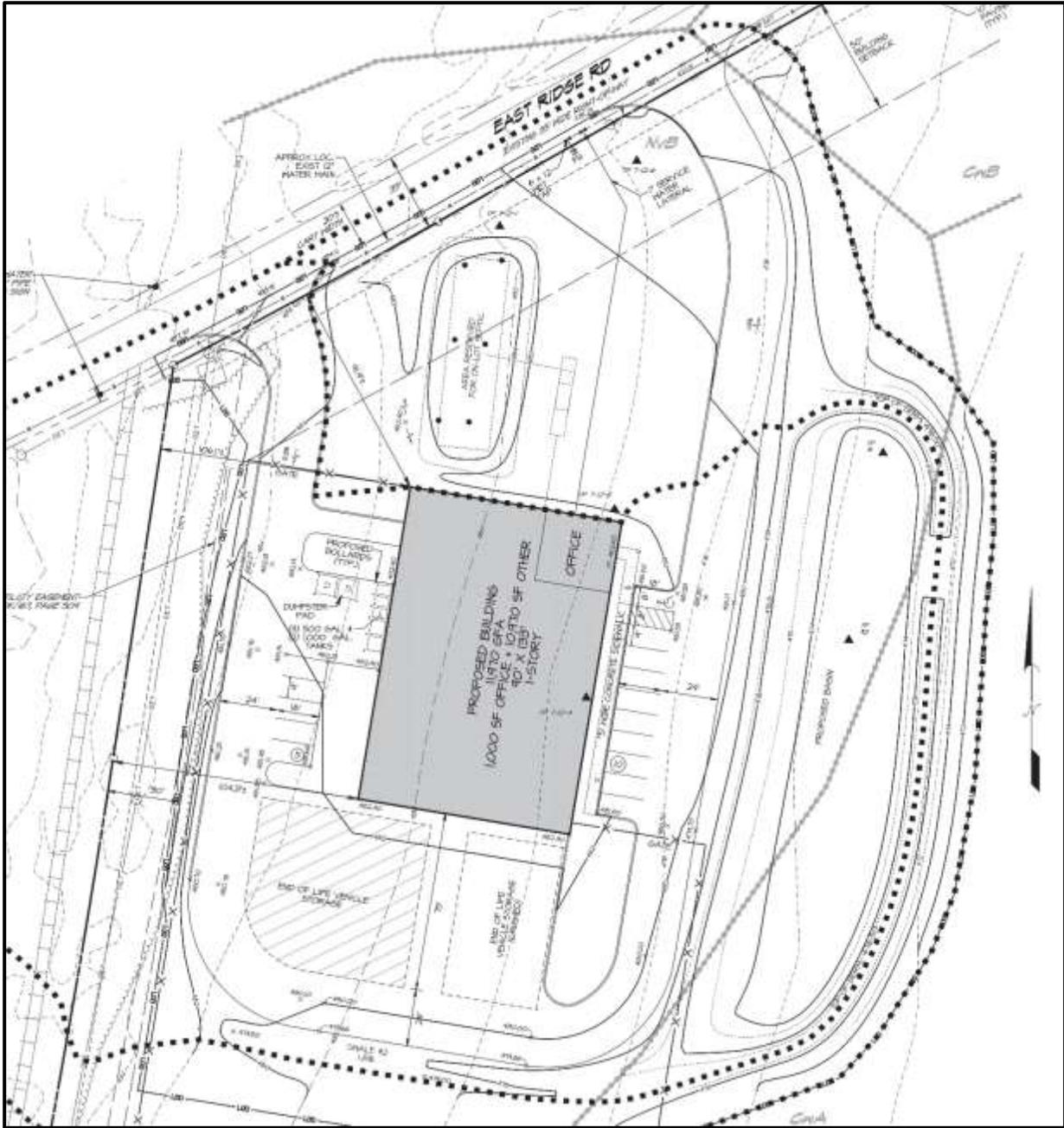


WATERSHEDS:

- Watersheds**, the water resources component of [Landscapes3](#), indicates the proposed development is located within the Northeast Creek subbasin of the Susquehanna River 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:

- We understand that the applicant received conditional use approval for the proposed facility and the attached conditions are listed on Sheet 1B of the plan. Several of the issues raised in our sketch plan review were addressed in the conditional use process. The Township should verify that details related to the attached conditions are shown on the plan and that they are constructed as specified.



Detail of Sheet 2A

5. We note the content of condition #12 of the conditional use approval relates to noise generated by crushing the vehicle remnants. The applicant and the Township should discuss additional measures beyond those listed in Condition #12 that could be installed if noise generated by the crusher continues to be excessive despite the measures listed in Condition #12.
6. We recommend the applicant consider limiting access/egress to the site to a single driveway. Limiting access to one driveway would reduce the potential vehicle turning conflicts on East Ridge Road and reduce potential conflicts with other future drives that may occur on the property. In addition, one driveway would provide space for more landscaping in the frontage area and improve aesthetics from the public right-of-way.

Page: 4
Re: Preliminary/Final Land Development - 20 E. Ridge Road
West Nottingham Township - LD-10-23-17896

7. A comment in our sketch plan review related to future development of the remaining portion of this parcel. This proposal will occupy about 25 percent of the parcel on which it is sited. We encourage the applicant to consider how the rest of the parcel could be developed and prepare a sketch plan to show the layout of any future industrial uses/parcels. Proper planning of the site could reduce the costs and complexity for development of the remaining acreage.

ADMINISTRATIVE ISSUES:

8. The proposed building includes large roof areas that may offer opportunities to improve the facility's long-term sustainability and reduce its reliance on energy from the grid, such as designs that incorporate "green roofs," "white roofs" and solar photovoltaic energy systems. Green roofs can reduce a building's stormwater runoff, improve insulation, increase the longevity of the roof system, and reduce heating and cooling costs. White roofs can help reflect solar radiation and also reduce cooling costs. Photovoltaic energy systems can improve the facility's long-term sustainability and reduce its reliance on energy from the grid. Additional information on green roofs is available at:
<https://www.chescoplanning.org/MuniCorner/eTools/05-GreenRoofs.cfm>.
Additional information on alternative energy systems such as photovoltaic systems is available at: <https://www.dvrpc.org/EnergyClimate/AEOWG/>.
9. This parcel directly abuts the old Octoraro rail corridor (on west side) that was identified in the Southern Chester County Circuit Trail Feasibility study as a potential multi-use trail corridor. While this is a long-term vision it is worth noting the future possibility of a trail along the rail corridor. Also of note, PennDOT is doing a reconstruction project on the US Route 1 Bypass that includes a redesigned intersection at Ridge Road.
10. A minimum of five (5) copies of the plan should be presented at the Chester County Planning Commission for endorsement to permit recording of the final plan in accord with the procedures of Act 247, the Pennsylvania Municipalities Planning Code, and to meet the requirements of the Recorder of Deeds, the Assessment Office, and the Health Department.

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

Sincerely,



Glenn Bentley
Senior Review Planner

cc:
High Vision Management, LLC
Hillcrest Associates, Inc.
Chester County Health Department
Chester County Conservation District
Chester County Assessment Office



THE COUNTY OF CHESTER



COMMISSIONERS
Marian D. Moskowitz
Josh Maxwell
Michelle Kichline

Brian N. O’Leary, AICP
Executive Director

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

November 9, 2023

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

Re: Final Subdivision - 1430 Grove Avenue
West Whiteland Township – SD-10-23-17880

Dear Mr. Weller:

A Final Subdivision Plan entitled "1430 Grove Avenue", prepared by JMR Engineering LLC, and dated October 3, 2023, was received by this office on October 12, 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.

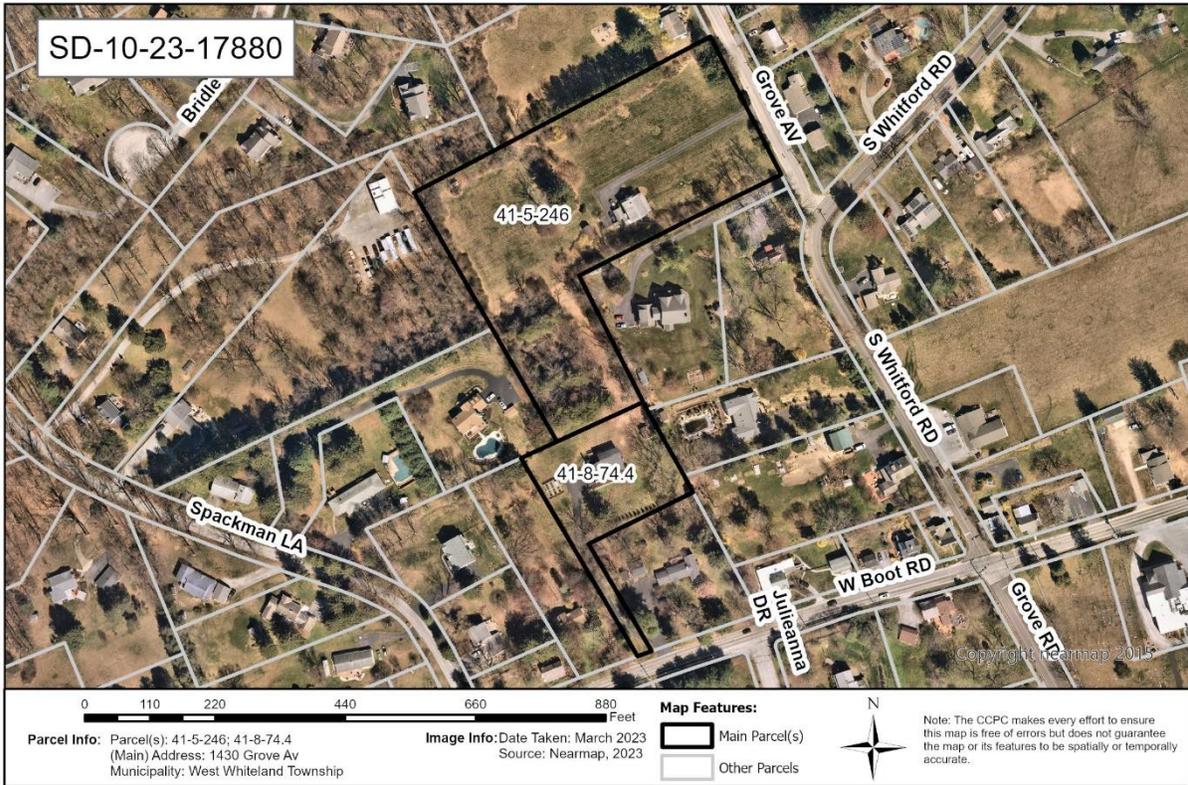
PROJECT SUMMARY:

Location:	the west side of Grove Avenue and the north side of West Boot Road
Site Acreage:	5.43
Lots/Units:	2 existing lots; 4 proposed lots
Non-Res. Square Footage:	0
Proposed Land Use:	Single Family Residential
Municipal Land Use Plan Designation:	LDR Low Density Residential
UPI#:	41-8-74.4, 41-5-246

PROPOSAL:

The applicant proposes the creation of four single family residential lots. The existing buildings will remain on Lots 1 and 4. The project site, which will be 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 subdivision plan.



COUNTY POLICY:

LANDSCAPES:

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

WATERSHEDS:

2. **Watersheds**, the water resources component of [Landscapes3](#), indicates the proposed development is located within the (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. A portion of the project site adjoins the Grove Historic District. The Township should reserve granting final plan approval until the proposal has been reviewed by the Township’s Historical Commission. “Appreciate” Objective A of *Landscapes3*, the 2018 County Comprehensive Plan, is to preserve historic resources in their context while supporting appropriate reuse as a vital part of our community infrastructure and character. Additional information on this issue is available online at: www.chescoplanning.org/Landscapes3/1c-Appreciate.cfm.
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 dwelling(s) and support facilities. The “limits of disturbance” should be delineated to protect all trees that are intended to remain, and orange construction fencing should be placed at the “limit of disturbance” to prevent unintended intrusion into these areas by construction equipment. Additional native trees and shrubs should be incorporated into the landscaping plans to replace and mitigate the loss of removed trees. Additionally, the preservation of the existing trees on the site, along with the planting of additional native trees and shrubs, would provide vegetative screening between the residences that will be constructed on Lots 2 and 3 and the Grove Historic District.

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 site plan depicts the location of a 30 foot wide access and utility easement on Lot 2 that extends to Lot 3. The details of this easement should be incorporated into the deeds of the appropriate lots.
7. According to the Waivers Requested table on Sheet 1, the applicant is requesting two waivers from the provisions of the Township Subdivision and Land Development Ordinance, including a waiver from the plan content provisions for preliminary/final plans set forth in Section 281-16.D(2). 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.
8. A minimum of four (4) copies of the plan should be presented at the Chester County Planning Commission for endorsement to permit recording of the final plan in accord with the procedures of Act 247, the Pennsylvania Municipalities Planning Code, and to meet the requirements of the Recorder of Deeds and the Assessment Office.

Page: 5
Re: Final Subdivision - 1430 Grove Avenue
West Whiteland Township – SD-10-23-17880

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,

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: 1430 Grove Avenue LLC
JMR Engineering LLC



THE COUNTY OF CHESTER



COMMISSIONERS
Marian D. Moskowitz
Josh Maxwell
Michelle Kichline

Brian N. O’Leary, AICP
Executive Director

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

November 16, 2023

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

Re: Preliminary/Final Land Development - Kimberton Whole Foods Malvern
Willistown Township - LD-10-23-17891

Dear Ms. Lodge:

A Preliminary/Final Land Development Plan entitled "Kimberton Whole Foods Malvern", prepared by Andrew Randazzo Architects, and dated October 12, 2023, was received by this office on October 23, 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.

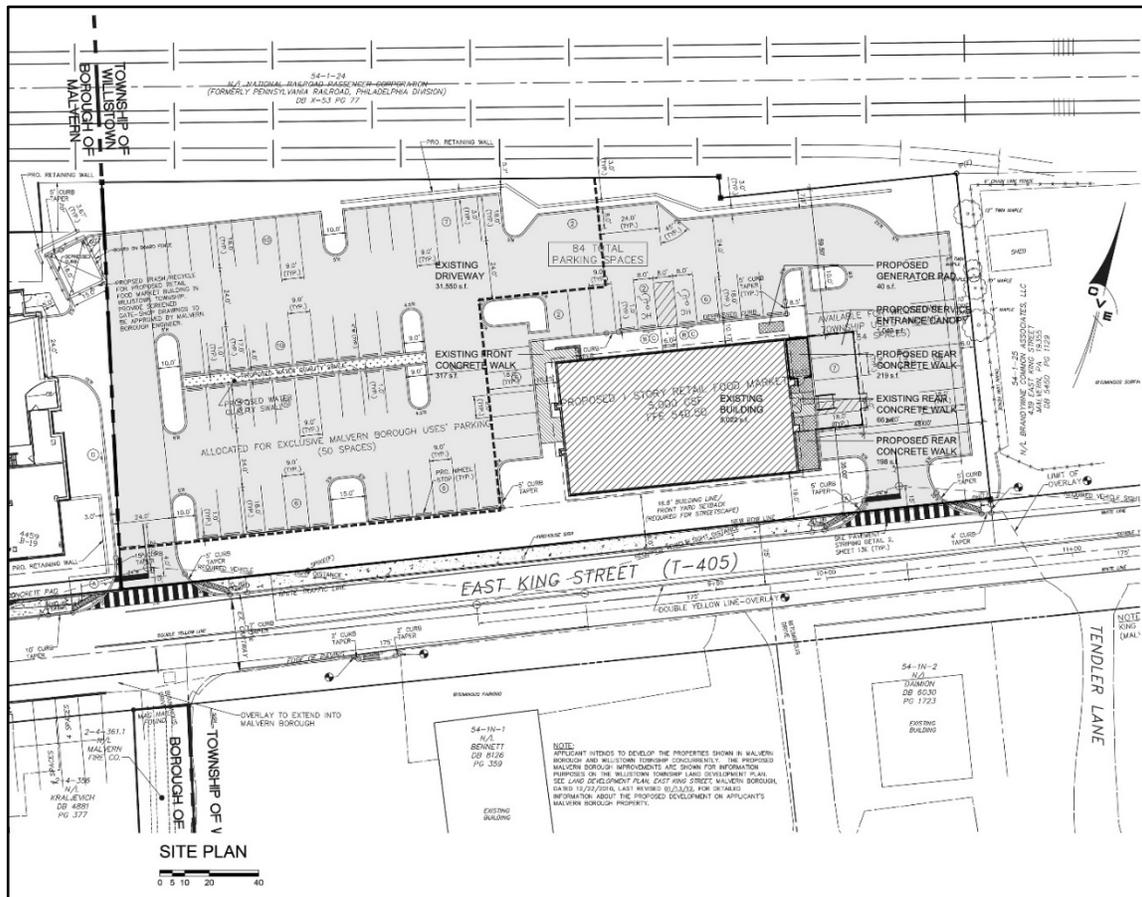
PROJECT SUMMARY:

Location:	north side of King Road, west of Arlington Road
Site Acreage:	1.18
Lots/Units:	1
Non-Res. Square Footage:	1,040
Proposed Land Use:	Addition to existing commercial building
New Parking Spaces:	0
Municipal Land Use Plan Designation:	Suburban (High Density)
UPI#:	54-1-29

PROPOSAL:

The applicant proposes to construct an exterior enclosure to extend the receiving end of the existing food market building. No new sewage disposal or water supply is proposed as part of this project. The project site is located in the OP Office-Professional zoning district. The project site adjoins Malvern Borough to the west.

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 SP1: Kimberton Whole Foods Malvern

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

PRIMARY ISSUES:

3. Prior to granting final plan approval, the Township should verify that the proposal fully complies with the Plan Requirements set forth in Article V of the Township Subdivision and Land Development Ordinance. A plan note indicates that the site plan is based upon a final grading and utilities plan prepared by Chester Valley Engineers, dated December 22, 2010. We also note that the plan does not include municipal approval, and the County Planning Commission Review, signature blocks. This information should be added to the plan.
4. The Zoning Information table does not include any information on the number of existing or proposed parking spaces provided for this site. This should be clarified by the applicant. It appears that four parking spaces will be removed. The site plan also indicates that 50 of the 84 existing parking spaces on this site are allocated to uses situated in Malvern Borough.
5. We recommend that direct pedestrian access (sidewalks and crosswalk areas) be provided from East King Street to the building. Pedestrian connectivity between sidewalks and buildings is an important component of a complete sidewalk system in the Urban Center Landscape.

ADMINISTRATIVE ISSUES:

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

Page: 4

Re: Preliminary/Final Land Development - Kimberton Whole Foods Malvern

Willistown Township - LD-10-23-17891

This report does not review the plan for compliance to all aspects of your ordinance, as this is more appropriately done by agents of Willistown 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: Kimberton Whole Foods
Andrew Randazzo Architects
237 King Partners LLC
Tiffany M. Loomis, Manager, Malvern Borough

Proposed Plan and Ordinance Reviews





ORDINANCE PROPOSALS

11/1/2023 to 11/30/2023

The staff reviewed proposals for:

	Total
Miscellaneous Ordinance (Misc.) Amendments	1
Miscellaneous Ordinance (Misc.) Updates	1
Zoning Ordinance Amendments	7
TOTAL REVIEWS	9

MUNICIPALITY	FILE NO.	REVIEW DATE	TOPIC	LANDSCAPES3 CONSISTENCY
Avondale Borough	ZA-10-23-17887	11/1/2023	<p>Proposed - Zoning Ordinance Amendment</p> <p>The proposed zoning ordinance amendment would remove and replace the Noise Standards of Section 430.75 and relocate the existing Noise Standards to Chapter 281 of the Borough Code entitled "Noise, Peace and Good Order". Chapter 281 also addresses other issues, but these are not regulated by Act 247.</p>	Not Relevant
Avondale Borough	ZA-11-23-17907	11/21/2023	<p>Proposed - Zoning Ordinance Amendment</p> <p>The proposed zoning ordinance amendment would remove the Noise Standards of Section 430.75 and relocate the existing Noise Standards to Chapter 281 of the Borough Code entitled "Noise, Peace and Good Order". Chapter 281 also addresses other issues that are not regulated by Act 247.</p>	Consistent
Birmingham Township	ZA-10-23-17871	11/2/2023	<p>Proposed - Zoning Ordinance Amendment</p> <p>The Township proposes to amend Article VIII A - Historic Preservation of its Zoning Ordinance. New and amended definitions for historic preservation terminology are also provided, along with a list of Township Historic Resources, last updated October 3, 2023. The County Planning Commission reviewed an earlier version of this amendment on April 1, 2022 (CCPC# ZA-03-22-17126).</p>	Consistent
Downingtown Borough	MA-11-23-17901	11/16/2023	<p>Proposed - Misc Amendment</p> <p>Elevation and floodproofing requirements</p>	Consistent

MUNICIPALITY	FILE NO.	REVIEW DATE	TOPIC	LANDSCAPES3 CONSISTENCY
South Coventry Township	MU-11-23-17904	11/16/2023	<p>Proposed - Misc Update</p> <p>The Owen J. Roberts is considering the acquisition of a parcel in South Coventry Township to meet Playground, Athletic Field and Recreational Needs of the School District. The 11.46 acre parcel is located on the north side of Cadmus Road, opposite the school district campus.</p>	Consistent
West Bradford Township	ZA-10-23-17894	11/16/2023	<p>Proposed - Zoning Ordinance Amendment</p> <p>amend the definition of design review committee (DRC) and to add a definition for primary facade; Section 450-45.A to clarify applicability of the TND-2 district provisions; Section 450-48.B(8) to amend the design guideline for the width of the primary facade of a building in the TND-2 district; Section 450-52 related to the procedures for review of development in the TND-2 district; to revise Section 450-48.A-5 of the Manual of General Design Guidelines to update the definition of primary facade; and to delete Section 450-48.A.27.d of the Manual of General Design Guidelines</p>	Consistent
West Bradford Township	ZA-10-23-17895	11/15/2023	<p>Proposed - Zoning Ordinance Amendment</p> <p>definition of municipal use, crosswalk regulations, conditional use procedures, swimming pool setbacks, ZHB procedures</p>	Consistent
West Caln Township	ZA-10-23-17885	11/2/2023	<p>Proposed - Zoning Ordinance Amendment</p> <p>fence height</p>	Consistent
West Caln Township	ZA-11-23-17906	11/27/2023	<p>Proposed - Zoning Ordinance Amendment</p> <p>fence height and related provisions</p>	Not Relevant

TOTAL NUMBER OF ORDINANCE PROPOSALS WITH RELEVANCE TO LANDSCAPES3: 7
TOTAL NUMBER OF ORDINANCE PROPOSALS CONSISTENT WITH LANDSCAPES3: 7

Ordinance Review Letters





THE COUNTY OF CHESTER



COMMISSIONERS
Marian D. Moskowitz
Josh Maxwell
Michelle Kichline

Brian N. O'Leary, AICP
Executive Director

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

November 1, 2023

Sharon Norris, Secretary
Avondale Borough
110 Pomeroy Avenue
Avondale, PA 19311

Re: Zoning Ordinance Amendment - Noise, Peace and Good Order
Avondale Borough - ZA-10-23-17887

Dear Ms. Norris:

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 19, 2023. We offer the following comments to assist in your review of the proposed Zoning Ordinance Amendment.

DESCRIPTION:

1. The Borough proposes the following amendments to its Zoning Ordinance:
 - A. The Noise Standards of Section 430.75 are relocated to another Chapter of the Borough Code and the section is marked as "Reserved".

BACKGROUND:

2. It is the Borough's intent to move the current Noise Standards to a revised Chapter 281 of the Borough Code, which will be entitled Noise, Peace and Good Order and it will address other sources of Noise and a variety of other issues designed to protect the Peace and Good Order of the Borough. While the proposed language of Chapter 281 is not regulated under Act 247, the Pennsylvania Municipalities Planning Code, as amended, we offer the following comments on the proposed language.

COMMENTS:

3. We endorse the removal and relocation of the Borough's Noise Standards to a separate ordinance. This should remove complications associated with having these provisions in the Zoning Ordinance, such as enforcement.
4. Sections 281-8 and 281-13 both contain a definition of the term "Person". Because these definitions are different, the Borough should revise/choose the most appropriate definition and use it in both provisions. The Borough should verify that any other definitions proposed in this amendment are consistent with terms used throughout the Borough Code.

Page: 2

Re: Zoning Ordinance Amendment - Noise, Peace and Good Order
Avondale Borough - ZA-10-23-17887

5. The wording of the final phrase of Section 281-4 should be revised to read "...Pennsylvania Department of Transportation."
6. The Borough should consider revising the language of Section 281-14 Violent assemblies, to also prohibit activities such as cockfighting and dogfighting, if these are not addressed elsewhere in the Borough Code.
7. In Section 281-11.C.1 the listing of vehicles with horns or signaling devices should also include trucks.
8. In Section 281-11.D, the final sentence should include Pennsylvania State vehicles performing emergency work on roads.

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

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

Sincerely,

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

Glenn Bentley
Senior Review Planner



THE COUNTY OF CHESTER



COMMISSIONERS
Marian D. Moskowitz
Josh Maxwell
Michelle Kichline

Brian N. O’Leary, AICP
Executive Director

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

November 21, 2023

Sharon Norris, Secretary
Avondale Borough
110 Pomeroy Avenue
Avondale, PA 19311

Re: Zoning Ordinance Amendment – Relocation of Noise Ordinance and other amendments
Avondale Borough - ZA-11-23-17907

Dear Ms. Norris:

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 November 6, 2023. We offer the following comments to assist in your review of the proposed Zoning Ordinance Amendment.

DESCRIPTION:

1. The Borough proposes the following amendments to its Zoning Ordinance:
 - A. The Noise Standards of Section 430.75 are relocated to another Chapter of the Borough Code and the section is marked as “Reserved”.

BACKGROUND:

2. We recently reviewed a previous version of this amendment. In that review we suggested several revisions to the proposed language of Chapter 281 of the Borough Code, entitled Noise, Peace and Good Order. This submission includes those suggested revisions.

COMMENTS:

3. We endorse the removal and relocation of the Borough’s Noise Standards to a separate ordinance. This should remove complications associated with having these provisions in the Zoning Ordinance, such as enforcement.
4. We endorse the addition of the suggested revisions to Chapter 281, Noise, Peace and Good Order of the Borough Code.

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

Page: 2

Re: Zoning Ordinance Amendment – Relocation of Noise Ordinance and other amendments

Avondale Borough - ZA-11-23-17907

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

Sincerely,

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

Glenn Bentley
Senior Review Planner

cc: Kim Venzie, Borough Solicitor, Buckley, Brion, McGuire & Morris, LLP



THE COUNTY OF CHESTER



COMMISSIONERS
Marian D. Moskowitz
Josh Maxwell
Michelle Kichline

Brian N. O'Leary, AICP
Executive Director

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

November 2, 2023

Quina Nelling, Secretary
Birmingham Township
1040 W. Street Road
West Chester, PA 19382-8012

Re: Zoning Ordinance Amendment - Historic Preservation
Birmingham Township – ZA-10-23-17871

Dear Ms. Nelling:

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 3, 2023. We offer the following comments to assist in your review of the proposed amendment.

DESCRIPTION:

1. The Township proposes the following amendments to its Zoning Ordinance:
 - A. Delete the existing definition of the following terms in Section 122-6: Class I Historic Resource; Class II Historic Resource; Class III Historic Resource; and Historical Significance;
 - B. Amend the definitions of the following terms in Section 122-6: Historic Resource; and Inventory of Historic Resources;
 - C. Add a definition for the term “site” to Section 122-6; and
 - D. Article VIIIA – Historic Preservation will be replaced with a new Article VIIIA. Based on our comparison between the existing and proposed standards, the proposed changes to Article VIIIA include the following:
 - (1) Amend the specific purposes of this article, now provided in Section 122-36.1.F;
 - (2) Amend the functions and duties of the Township Historical Commission set forth in Section 122-36.3.E;
 - (3) Section 122-36.4, which currently addresses the demolition, alteration or modification of historic resources, is being revised to solely address the demolition of historic resources;
 - (4) Existing Section 122-36.6, Landscaping and screening, will be renumbered as Section 122-36.5;
 - (5) Existing Section 122-36.5, Violations, and penalties; enforcement, will be renumbered as Section 122-36.9; and
 - (6) A new Section 122-36.6, Minimum Building Setbacks, will be added (the existing building setback requirements currently provided within Section 122-36.6 will be removed).
2. The amendment submission included a list of Township historic resources, last updated 10/3/2023.

BACKGROUND:

3. The County Planning Commission reviewed an earlier version of this amendment on April 1, 2022 (CCPC# ZA-03-22-17126). We acknowledge, and endorse, that several of the comments from the Commission’s previous review have been addressed by the Township. In particular, we note that the Historic Resource Impact Study (HRIS) standards, which were not included with the prior submission, have been retained and updated in the latest submission, and we also note that that these standards include a provision for the Board of Supervisors to forward land development or subdivision plans to the Township Historical Commission for its review and recommendations. Additionally, the landscaping and screening standards in Section 122-36.5 have been revised to include a provision for the Board of Supervisors to seek input from the Historical Commission on landscape plans for those applications noted in Section 122-36.5.A.

COMMENTS:

4. As stated in comment #3 of our previous review, we recommend that the definition of historic resource include references to “district” and “object” (e.g., “Buildings, sites, districts, structures, or objects...”).
5. We recommend, as stated in comment #5 of our previous review, that the definition of the term “site” include language pertaining to archaeological resources. We note that the definition of site set forth in the National Register Bulletin How to Apply the National Register Criteria for Evaluation is “the location of a significant event, a prehistoric or historic occupation or activity, or a building or structure, whether standing, ruined, or vanished, where the location itself possesses historic, cultural, or archeological value regardless of the value of any existing structure.”
This document is available online at: <https://www.nrc.gov/docs/ML1912/ML19120A529.pdf>.
6. We suggest that the Township consider incorporating references to other historic time periods, in addition to the Colonial Period, such as the Greek Revival Period or the Victorian Period, to Section 122-36.1.C.
7. We suggest that the phrase “if possible and financially viable” be removed from the end of Section 122-36.1.F(5).
8. While Sections 122-36.4.C(2) and 122-36.7.B(2) of the draft Ordinance contains references to a “Cultural Resources Map,” there was no such map included in the zoning amendment submission received by the County Planning Commission on October 3, 2023. The specific map being referenced should be clarified by the Township. The Township’s Inventory of Historic Resources appears to be the appropriate document to reference in these instances.
9. We suggest, as stated in comment #13 of our previous review, that the list of practical alternatives to demolition provided in Section 122-36.4.F(3) that the Historical Commission can consider in its review of a demolition permit application could include the sale of the property.
10. The Township should clarify their rationale for providing such a narrow view of the Brandywine Battlefield in Section 122-36.8.A(3), particularly given the statement in Section 122-36.1.B about the Township being nationally significant as one of the primary locations of the Battle of Brandywine. For example, Osborne Hill and nearby area is located in the Township, as are other Battlefield sites. We suggest that the Township consider broadening the areas to which this provision applies.

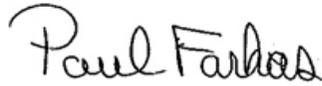
Page: 3
Re: Zoning Ordinance Amendment - Historic Preservation
Birmingham Township – ZA-10-23-17871

11. For clarity purposes, the Township should verify whether the term “classification” provided in Section 122-36.8.B(1)(b) is the correct word, or is this meant to be another term, such as date, period, style, etc.

RECOMMENDATION: While we acknowledge and support several important revisions the Township has made to the previously proposed amendment, we recommend that the Township consider the comments in this letter before acting on the proposed zoning ordinance amendment.

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

Sincerely,



Paul Farkas
Senior Review Planner



THE COUNTY OF CHESTER



COMMISSIONERS
Marian D. Moskowitz
Josh Maxwell
Michelle Kichline

Brian N. O'Leary, AICP
Executive Director

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

November 15, 2023

Millie Byerly, Assistant Borough Secretary
Downingtown Borough
4 West Lancaster Avenue
Downingtown, PA 19335

Re: Miscellaneous Ordinance – Floodplain Management
Downingtown Borough – MA-11-23-17901

Dear Ms. Byerly:

The Chester County Planning Commission has reviewed the proposal as submitted by Downingtown Borough. The referral for review was received by this office on October 26, 2023. While we have no official review comments under the provisions of the Pennsylvania Municipalities Planning Code (MPC), we offer the following comments to assist in your review of the submission.

DESCRIPTION:

Downingtown Borough proposes to amend Chapter 150, "Floodplain Management; Elevation and Floodproofing Requirements" to permit "substantial improvements, storage sheds and open decks without the requirement to obtain a variance, subject to compliance with specific floodproofing measures." Chapter 150, "Floodplain Management" of the Downingtown Borough Code is not adopted under the provisions of the MPC, although the Borough may wish to consider the comments in this letter.

COMMENTS:

The following comments were developed with input from the Chester County Water Resources Authority.

Section 150-6.02 – Amended Section E:

1. Storage sheds should still be required to be floodproofed. Floodplain regulations may permit storage sheds that are small and are of "low damage potential" in the floodplain with "wet" floodproofing (e.g., flood openings, anchored, flood resistant materials, etc.). See *Floodplain Management Requirements for Agricultural Structures and Accessory Structures*, FEMA Floodplain Management Bulletin P-2140, July 2020 (https://www.fema.gov/sites/default/files/2020-09/fema_agricultural_structures_policy_guidance_08-20-20.pdf). Designs should still be required to be certified by a registered professional engineer.
2. While FEMA does not have a definition for "low damage potential," to minimize subjectivity the Borough should consider including at least these elements that determine "damage potential," as described in FEMA Bulletin P-2140 (same link as document referenced above):

- **Physical Damage.** In general, the amount of physical damage incurred by a structure

increases as the depth of floodwater increases. Similarly, the amount and type of damage incurred increases when floodwater is fast moving (high velocity) or has waves. Flooding also saturates building materials, which may mean materials have to be replaced. Inundated mechanical and electrical equipment may not be easily repaired. Another component of physical damage is caused by floodborne debris impacts, which also increase as velocity increases and when waves are breaking waves. A damaged wet-floodproofed building might contribute debris to floodwater, which could damage nearby buildings. In general, the greater the replacement cost of the portion of a structure that is exposed to flooding, the greater the cost to repair or replace damaged elements.

- **Contents Damage.** The value/type of content is another element to consider when evaluating damage potential. Structures permitted to be wet floodproofed are designed to flood, which means contents of those structures will get wet unless owners take action to relocate the contents before the onset of flooding.
- **Loss of Function.** Two additional elements to consider when evaluating damage potential is how a structure is used and how long it may be out of service if damaged by flooding.

Definition for Accessory Structures:

3. 44 CFR § 59.1 defines an accessory structure as “a structure that is on the same parcel of property as a principal structure and the use of which is incidental to the use of the principal structure; an accessory structure specifically excludes structures used for human habitation.” We recommend that the Borough consider adding language such as: “Accessory structures are considered walled and roofed where the structure includes at least two outside rigid walls and a fully secured roof.”
4. The Borough should also consider including language with examples of accessory structures, such as: “Examples of accessory structures include but are not necessarily limited to detached garages, carports, storage and tool sheds, gazebos, patios, and decks.”
5. Also, the Borough should consider including language with examples that are not accessory structures, such as: “The following may have uses that are incidental or accessory to the principal structure on a parcel but are generally not considered to be accessory structures by the NFIP: structures in which any portion is used for human habitation, whether as a permanent residence or as temporary or seasonal living quarters, such as a detached garage or carriage house that includes an apartment or guest quarters, or a detached guest house on the same parcel as a principal residence; structures used by the public, such as a place of employment or entertainment; and development that does not meet the NFIP definition of a structure for floodplain management purposes. Examples includes, but are not necessarily limited to, a gazebo, pavilion, picnic shelter, or carport that is open on all sides (roofed but not walled).”

Decks:

6. The Borough should consider including provisions that require decks to be compliant with building codes related to the following:
 - Compliant foundations, e.g. concrete slabs
 - Elevation requirements
 - Enclosures
 - Breakaway walls
 - Designed to minimize debris

Page: 3
Re: Miscellaneous Ordinance – Floodplain Management
Downingtown Borough – MA-11-23-17901

See FEMA guidance https://www.fema.gov/sites/default/files/documents/fema_free-of-obstruction-technical-bulletin_2021052721.pdf. While this Bulletin is for coastal high hazard areas, the guidance for decks may be relevant considering the flooding impacts in the Borough.

RECOMMENDATION: Downingtown Borough should consider the comments contained in this review prior to taking action on this ordinance.

We request an official copy of the decision made by Downingtown Borough Council. This will allow us to maintain a current file copy of your ordinance.

Sincerely,

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

Wes Bruckno, AICP
Senior Review Planner

cc: Chester County Water Resources Authority



THE COUNTY OF CHESTER



COMMISSIONERS
Marian D. Moskowitz
Josh Maxwell
Michelle Kichline

Brian N. O’Leary, AICP
Executive Director

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

November 16, 2023

Ellen Enters, Esquire
Fox Rothschild, LLP
980 Jolly Road, Suite 110
Blue Bell, PA 19422-3001

Re: Owen J. Roberts School District Potential Acquisition of Property
South Coventry Township - MU-11-23-17904

Dear Ms. Enters:

The Chester County Planning Commission has reviewed the proposed acquisition of an 11.46 acre property as submitted by the Owen J. Roberts School District Solicitor as required by Section 305 of Act 247, the Pennsylvania Municipalities Planning Code as amended. The referral for review was received by this office on November 3, 2023.

PROJECT SUMMARY:

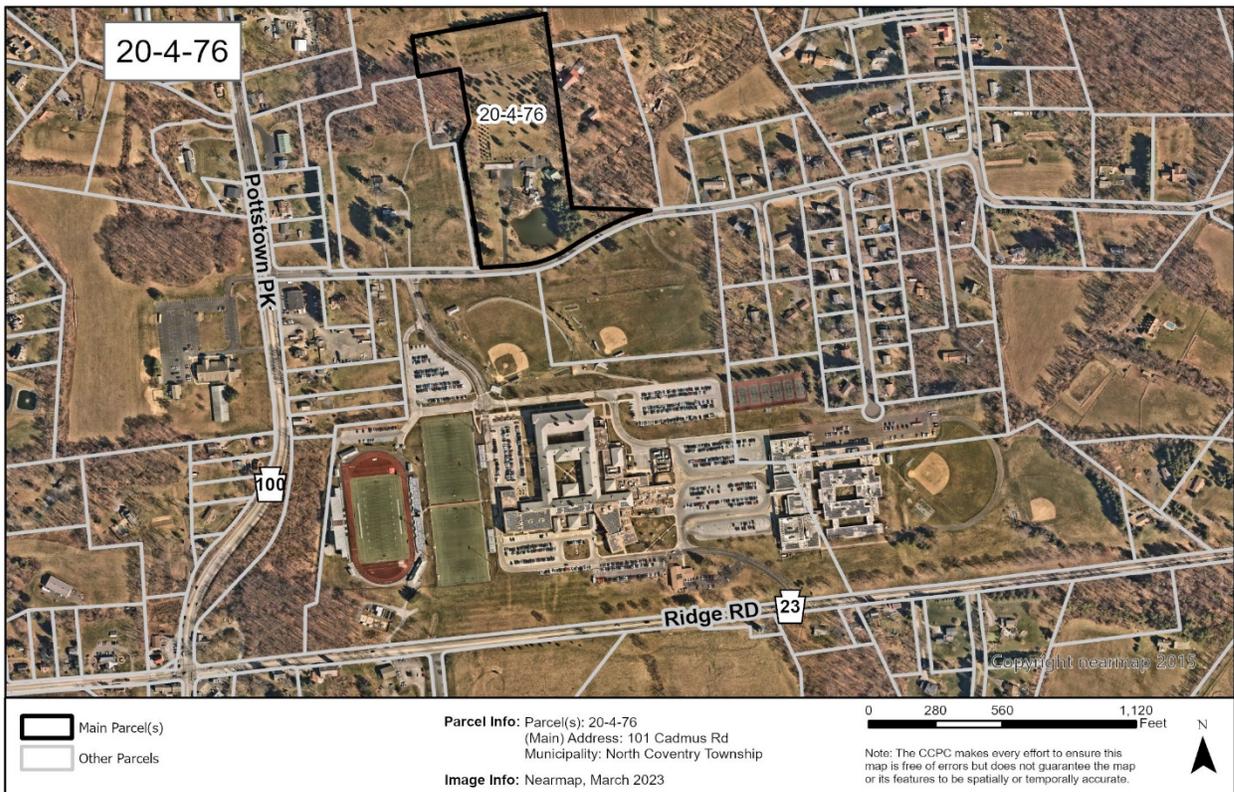
Location:	North side of Cadmus Road, east of PA Route 100
Site Acreage:	11.46
Lots/Units	1 lot
Proposed Use:	Playground, Athletic Field and Recreation
Site Zoning:	MR-Medium Density Residential
Municipal Land Use Plan Designation:	RR-Rural Residential
UPI#	20-4-76

PROPOSAL:

The Owen J. Roberts School District proposes acquiring an 11.46 acre property, identified as Chester County Tax Parcel 20-4-76, currently owned by The Estate of Samuel A. Kutz. The site is located on the north side of Cadmus Road, east of Route 100, opposite the Owen J. Roberts School District campus and is to be used for Playgrounds, Athletic Fields and Recreational Uses. We offer the following comments to assist in your review of the proposal.

LANDSCAPES:

The parcel of interest is located within the **Rural Landscape** designation of [Landscapes3](#), the 2018 County Comprehensive Plan. The vision for the **Rural Landscape** is the preservation of significant areas of open space, critical natural areas, and cultural resources with a limited amount of context sensitive development permitted to accommodate residential and farm needs. The proposed use of this site is consistent with the objectives of the **Rural Landscape**. We note that the OJR Campus located on the south side of Cadmus Road is located in the **Rural Center Landscape**.



Location of parcel in relation to OJR High School/ Middle School campus

COMMENTS:

1. The parcel has a large pond at the south end that is fed and drained by a stream that runs roughly parallel to Cadmus Road. The parcel also contains a significant dwelling complex and out-buildings. While the northern portion of this parcel has fewer natural features than the southern portion, we note that the existing grade along the northern property line falls by approximately 30 feet from west to east. Because of this slope the parcel may not be suitable for the construction of athletic fields without major grading to create a level area. The School District should also consider the attractive nuisance aspect of the pond and attendant safety issues.
2. The School District should contact the Township Historic Review Board and Commission to determine if the dwelling and out-buildings are considered historic. We note that this property and adjoining parcel on the southern side of Cadmus Road are listed in the 1883 Breous Farm Atlas as lands of Joshua Burgoyne. Historic Preservation is one of the major themes of *Landscapes3*, the 2018 Chester County Comprehensive Plan. The Goal of the **Appreciate** chapter is to: "Preserve the historic resources and landscapes that define our cultural heritage to inspire the future through tangible connections to our shared past."
3. According to County Tax Assessment records, this parcel appears to be subject to an Act 319 (Clean and Green) covenant. We advise the School District 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: 3

Re: Owen J. Roberts School District Potential Acquisition of Property
South Coventry Township - MU-11-23-17904

4. Because of the location of this parcel, the School District should consider how to best protect students, teachers and maintenance staff when crossing Cadmus Road.
5. We note that residences on the adjoining parcels, to the east and west are located close to the property lines of the parcel of interest, which could result in future land use conflicts.

RECOMMENDATION: The School District should consider the comments contained in this review prior to taking action on this proposal.

We appreciate the opportunity to comment on this proposal. This review does not imply approval of any proposed subdivision and/or land development, nor release the requirement of the applicant to submit a land development plan under other Township ordinances and the Pennsylvania Municipalities Planning Code. We request an official copy of the decision made by the School District. This will allow us to maintain a current file of School District property.

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: Colleen Frens, County Solicitor
Sean O'Neal, South Coventry Township Solicitor
Jaclin B. Krumrine, CFO/School Board Secretary Owen J. Roberts School 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
P. O. Box 2747
West Chester, PA 19380-0990
(610) 344-6285 Fax (610) 344-6515

November 16, 2023

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

Re: Zoning Ordinance Amendment - Design Review Committee, TND-2 Design Guidelines and Provisions, Manual of General Design Guidelines
West Bradford Township - ZA-10-23-17894

Dear Mr. Antonelli:

The Chester County Planning Commission has reviewed the proposed West Bradford Township Zoning Ordinance amendment as submitted pursuant to the provisions of the Pennsylvania Municipalities Planning Code, Section 609(e). The referral for review was received by this office on October 24, 2023. We offer the following comments to assist in your review of the proposed Zoning Ordinance amendment.

DESCRIPTION:

1. West Bradford Township proposes the following amendments to its Zoning Ordinance:
 - A. Amending the definition of Design Review Committee (DRC);
 - B. Adding a definition for Primary Façade;
 - C. Clarification of the applicability of the Traditional Neighborhood Development (TND-2) District provisions;
 - D. Amending the design guidelines regarding the width of the primary façade of a building in the TND-2 District (i.e., a minimum width of 20 feet and a maximum width of 40 feet, and all portions of the primary façade that are stepped back);
 - E. Revision to the procedures for review of development in the TND-2 District;
 - F. Revision to a section of the Manual of General Design Guidelines to reflect the updated definition of Primary Façade, and
 - G. Deletion of a portion of the Manual of General Design Guidelines for consistency with the other parts of the amendment.

LANDSCAPES:

2. The Traditional Neighborhood Development (TND-2) District in West Bradford Township is located in 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 Village of Marshallton is also designated as a National Historic District. The proposed West Bradford Township Zoning Ordinance amendment is consistent with the objectives of the **Rural Landscape**.

Page: 2

Re: Zoning Ordinance Amendment - Design Review Committee, TND-2 Design Guidelines and Provisions, Manual of General Design Guidelines
West Bradford Township - ZA-10-23-17894

COMMENTS:

3. It appears that Section 450-52 will give the Board of Supervisors the authority to waive zoning ordinance standards. This Township Solicitor should determine if such an action would constitute a variance which falls under the jurisdiction of a zoning hearing board pursuant to the provisions of Pennsylvania Municipalities Planning Code Section 909.1. Alternatively, the Township may wish to consider allowing the Board of Supervisors to adjust some provisions of the Traditional Neighborhood Development District when specified and objective conditions are present.
4. The amended definition of the Design Review Committee's membership is changed to include one resident who is a licensed architect or has experience with architecture, building design or building construction (instead of specifying an Architectural Consultant as in the current Ordinance), and one resident member at large (instead of specifying the Town Planner in the current Ordinance). Other administrative changes are included in the definition and in other parts of the Ordinance to reflect the amended membership requirements. The change will add flexibility to the membership requirements and increase opportunities for additional members of varied backgrounds to contribute.
5. The definition of Primary Façade is appropriately descriptive.
6. The TND-2 review procedures are clarified to specify applicability to the Village of Marshallton, including the removal of a provision that appears to require the Board of Supervisors to accept the Design Review Committee's recommendations. This change gives the Board of Supervisors more authority to act independently from the Committee's recommendations, but we recommend that the Board of Supervisors continue to give full and appropriate consideration to the Committee's recommendations.
7. This amendment also clarifies that the Design Review Committee is authorized to review applications for the demolition of a historic building or structure, which is changed from requiring the Committee's review of the proposed demolition of any structure. Also, the Committee will not review proposed alterations that only affect the interior of a historic building or structure, or exterior alterations that are not visible from the public right of way. These changes are appropriate.
8. The amendment narrows the range and extent of the review authority that was granted to the Design Review Committee, while still specifying the need for applications to be consistent with the ... "traditional diversity apparent in the Village of Marshallton relative to: (a) The TND-2 District provisions and the Manual of General Design Guidelines; and (b) Diversity of the massing, proportion, scale, height, color, texture, and detailing of buildings; and (c) Diversity in streetscape and neighborhood design." As suggested in Comment 5 above, we recommend that the Board of Supervisors continue to give full and appropriate consideration to the DRC's recommendations.

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

Page: 3

Re: Zoning Ordinance Amendment - Design Review Committee, TND-2 Design Guidelines and Provisions, Manual of General Design Guidelines

West Bradford Township - ZA-10-23-17894

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

Sincerely,

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

Wes Bruckno, AICP
Senior Review Planner



THE COUNTY OF CHESTER



COMMISSIONERS
Marian D. Moskowitz
Josh Maxwell
Michelle Kichline

Brian N. O'Leary, AICP
Executive Director

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

November 15, 2023

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

Re: Zoning Ordinance Amendment - Definition of Municipal Use, Crosswalk Regulations,
Conditional Use Procedures, Swimming Pool Setbacks, ZHB Procedures, etc.
West Bradford Township - ZA-10-23-17895

Dear Mr. Antonelli:

The Chester County Planning Commission has reviewed the proposed West Bradford Township Zoning Ordinance amendment as submitted pursuant to the provisions of the Pennsylvania Municipalities Planning Code, Section 609(e). The referral for review was received by this office on October 25, 2023. We offer the following comments to assist in your review of the proposed Zoning Township Ordinance amendment.

DESCRIPTION:

1. West Bradford Township proposes the following amendments to its Zoning Ordinance:
 - A. Replace the definition of Municipal Use(s);
 - B. Replace regulations requiring the provision and design of crosswalks;
 - C. Replace the section relating to conditional use regulations;
 - D. Revise the setback regulations for swimming pools;
 - E. Revise the regulations relating to amending the Township Zoning Map, and
 - F. Revise the Zoning Hearing Board's notification procedures.

BACKGROUND:

2. The submission to the County Planning Commission also included an amendment to Chapter 315. Property Maintenance of the Township Code. This amendment to the Township Code is not required to be submitted for review to the County Planning Commission, and we have no comments on it.

COMMENTS:

3. The revised definition of MUNICIPAL USE(S) expands the uses by the Township to include such uses as "...a public recreation area, park, swimming pool, municipal offices, police station, water and sewage facilities, utilities, community centers, solid waste disposal areas, recycling centers, composting facilities, road materials and equipment storage and similar governmental or municipal uses." This list is sufficiently inclusive.

Page: 2

Re: Zoning Ordinance Amendment - Definition of Municipal Use, Crosswalk Regulations, Conditional Use Procedures, Swimming Pool Setbacks, ZHB Procedures, etc.
West Bradford Township - ZA-10-23-17895

4. The requirement for crosswalk design is revised to reference a PennDOT Publication 111, Traffic Control – Pavement Markings and Signing Standards. This is appropriate.

The amendment also states that: “Crosswalks shall be provided across new streets at intersections.” This is also appropriate, but there may be occasions where a land development is proposed that does not involve a new street, but a crosswalk may still be appropriate to increase safety or provide opportunities for pedestrian circulation. We suggest that the Township expand this requirement to include such circumstances.

5. Section 450-64. Conditional use regulations, Subsection C. requires that: “The applicant shall send written notification of the filing of a conditional use application with the Board of Supervisors to all property owners within 250 feet of the subject property.” Section 913.2 of the Pennsylvania Municipalities Planning Code allows municipal governing bodies to establish standards and criteria for holding public hearings, and presumably the ability to require applicants to provide such notice as required above. However, such notice is not specifically required by the Municipalities Planning Code.

It is important that proposed conditional use hearings be properly advertised and allow affected persons to comment on such applications. However, the requirement that the applicant notify all property owners within 250 feet of the subject property may lead to instances when a person claims that such notice was not provided, provided late, or was otherwise not received, which could result in claims that the provisions of the Ordinance were not followed. Such claims could result in delays. Some municipalities add a provision stating that an applicant’s good-faith attempt to comply with the notification requirement is adequate, and the Township should consider adding this provision. This same consideration should also apply to the proposed change to Section 450-81.A.(5), relating to applicants before the Zoning Hearing Board.

6. Section 450-64. Conditional Use Regulations Subsections A. through E. are to be amended. The current Section 450-64.E. (as found in ecode360.com) includes conditional use regulations for sanitary landfills and subsequent Sections include regulations for other conditional uses. The Township should determine if these subsequent Sections should be renumbered.
7. Section 450-81.A., relating to hearings of the Zoning Hearing Board, includes provisions requiring that the Board mail notice to specified parties. Note that Pennsylvania Municipalities Planning Code, Section 908.(1) requires that “Public notice shall be given and written notice shall be given to the applicant, the zoning officer, such other persons as the governing body shall designate...” (emphasis added; we note that this provision appears in the current Township Zoning Ordinance). The Township Solicitor should determine if this is a significant difference from the requirements of the Municipalities Planning Code.
8. The remaining portions of the amendment generally ensure consistency with the provisions of the Municipalities Planning Code and contain minor changes, and we have no comments on the remainder of the amendments.

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

Page: 3

Re: Zoning Ordinance Amendment - Definition of Municipal Use, Crosswalk Regulations,
Conditional Use Procedures, Swimming Pool Setbacks, ZHB Procedures, etc.

West Bradford Township - ZA-10-23-17895

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

Sincerely,

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

Wes Bruckno, AICP
Senior Review Planne



THE COUNTY OF CHESTER



COMMISSIONERS
Marian D. Moskowitz
Josh Maxwell
Michelle Kichline

Brian N. O'Leary, AICP
Executive Director

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

November 2, 2023

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

Re: Zoning Ordinance Amendment - Fences, Hedges and Walls
West Caln Township - ZA-10-23-17885

Dear Ms. Milane-Sauro:

The Chester County Planning Commission has reviewed the proposed West Caln Township Zoning Ordinance amendment as submitted pursuant to the provisions of the Pennsylvania Municipalities Planning Code, Section 609(e). The referral for review was received by this office on October 18, 2023. We offer the following comments to assist in your review of the proposed Zoning Ordinance amendment.

DESCRIPTION:

1. West Caln Township proposes to amend its Zoning Ordinance regarding Fences, Hedges and Walls to regulate location, height, design and other supporting provisions.

COMMENTS:

2. **SECTION 2.** of the amendment reads:
"Section 350-1101.A.(2) shall be entirely removed and replaced to read as follows:
"(2) Accessory uses, inclusive of buildings and structures, in Section 350-1101C through G and Section 350-1101B(6) shall meet the following:"

(We note that Section 350-1101.A.(2) currently includes subsections **a.**, **b.** and **c.**)

- SECTION 3.** of the amendment then reads:
"Section 350-1101.A.(2)(c) shall be entirely removed and replaced to read as follows:
"(c) Located no further forward on the tract or lot than the front line of the principal building, except for garages and post & rail fencing or a similar type of non-opaque fencing that does not restrict views into the tract or lot. No fencing in the front yard shall exceed four (4) feet in height."

The content of this amended Section is appropriate. However, it appears that Section 350-1101.A.(2)(c) is to be included as written above, but this change apparently would not include subsections **a.** and **b.** which would ordinarily appear before subsection **c.** The Township should clarify the organization of this Section.

Page: 2

Re: Zoning Ordinance Amendment - Fences, Hedges and Walls

West Caln Township - ZA-10-23-17885

3. The remaining provisions of the amendment are also appropriate. We additionally suggest that the Township consider the following provisions, which may make the administration and enforcement of the regulations more equitable:
- Fences and walls should be set back from property lines at least one foot, to permit the owner of the fence or wall to maintain the outside surfaces without entering abutting property.
 - The decorative or architecturally-finished sides of fences and walls should face towards the abutting property.

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

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

Sincerely,

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



THE COUNTY OF CHESTER



COMMISSIONERS
Marian D. Moskowitz
Josh Maxwell
Michelle Kichline

Brian N. O'Leary, AICP
Executive Director

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

November 27, 2023

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

Re: Zoning Ordinance Amendment - Fences, Hedges and Walls
West Caln Township - ZA-11-23-17906

Dear Ms. Milane-Sauro:

The Chester County Planning Commission has reviewed the proposed West Caln Township Zoning Ordinance amendment as submitted pursuant to the provisions of the Pennsylvania Municipalities Planning Code, Section 609(e). The referral for review was received by this office on November 6, 2023. We offer the following comments to assist in your review of the proposed Zoning Ordinance amendment.

DESCRIPTION:

1. West Caln Township proposes to amend its Zoning Ordinance regarding Fences, Hedges and Walls to regulate location, height, design and other supporting provisions.

BACKGROUND:

2. The Chester County Planning Commission reviewed an earlier version of this amendment, and our comments were forwarded to the Township in a letter dated November 2, 2023 (refer to ZA-10-23-17885). We commend the Township for addressing the comments in that letter.

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

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

Sincerely,

Wes Bruckno, AICP
Senior Review Planner

Act 537 Reviews

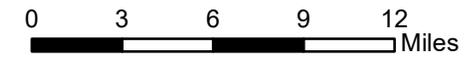
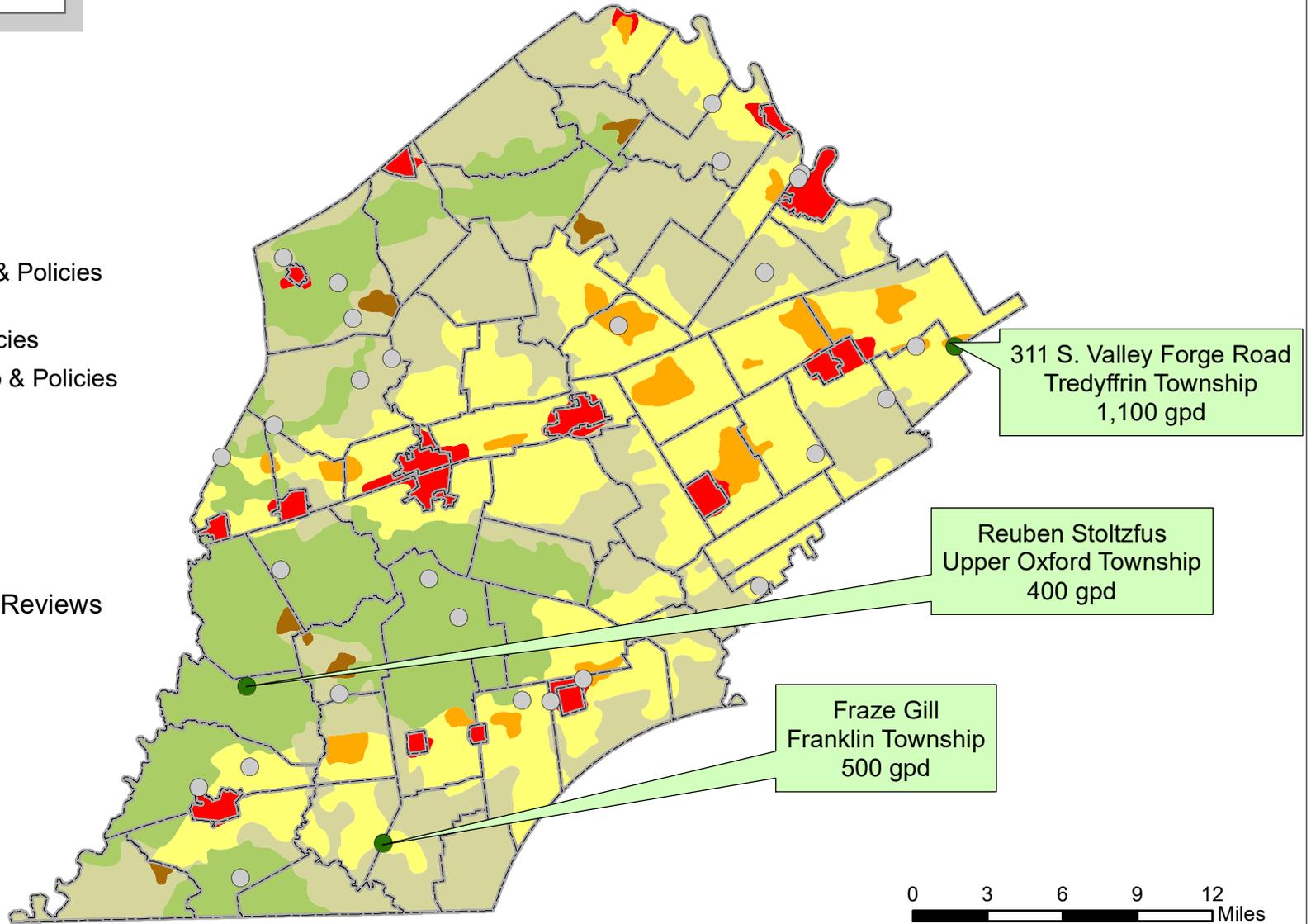
Act 537 Reviews for Chester County November 2023



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

Legend

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



Map prepared December 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
December 13, 2023

ENVIRONMENTAL PLANNING ACTIVITIES

Sewage Facilities Planning

MAJOR REVISIONS TO MUNICIPAL PLANS:

None

MINOR REVISIONS TO MUNICIPAL PLANS:

Franklin Township, Frazee Gill

The applicant is proposing a residential development of one lot on 18 acres. The site is located on Walnut Glen Road. The amount of wastewater for the project is 500 gpd. The project is to be served by an on-lot sewage disposal system. This project is designated as a Suburban Landscape and is consistent with *Landscapes3*.

Tredyffrin Township, 311 South Valley Forge Road

The applicant is proposing a residential development of 5 units on 0.43 acres. The site is located on S. Valley Forge Road. The amount of wastewater for the project is 1,100 gpd. The project is to be served by a public sewage disposal system, managed by DELCORA. This project is designated as a Suburban Center Landscape and is consistent with *Landscapes3*.

Upper Oxford Township, Reuben Stoltzfus

The applicant is proposing a residential development of one lot on 67.57 acres. The site is located on Newark Road. The amount of wastewater for the project is 400 gpd. The project is to be served by an on-lot disposal system. This project is designated as an Agricultural Landscape and is consistent with *Landscapes3*.

Action Requested

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

12/13/2023

Minor Revisions



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

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

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

Project Name & Municipality Fraze Gill, Franklin Township

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

1. Date plan received by county planning agency. October 02, 2023
2. Date plan received by planning agency with areawide jurisdiction N/A Agency name N/A
3. Date review completed by agency November 09, 2023

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

Yes	No	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	1. Is there a county or areawide comprehensive plan adopted under the Municipalities Planning Code (53 P.S. 10101 et seq.)? <u>Landscapes3, the Chester County Comprehensive Plan, was adopted in 2018. Watersheds, the Chester County Comprehensive Plan Integrated Water Resources Element, was adopted in 2002.</u>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	2. Is this proposal consistent with the comprehensive plan for land use? <u>According to the Landscapes map adopted in 2018, the proposed subdivision/land development includes land designated as the 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 <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, Big Elk 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? <u>N/A</u>

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

- | | | |
|-------------------------------------|-------------------------------------|--|
| <input type="checkbox"/> | <input type="checkbox"/> | 11. Have all applicable zoning approvals been obtained? N/A |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 12. Is there a county or areawide subdivision and land development ordinance? No |
| <input type="checkbox"/> | <input type="checkbox"/> | 13. Does this proposal meet the requirements of the ordinance? N/A
If no, describe which requirements are not met |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 14. Is this proposal consistent with the municipal Act 537 Official Sewage Facilities Plan?
If no, describe inconsistency |
| <input type="checkbox"/> | <input type="checkbox"/> | 15. Are there any wastewater disposal needs in the area adjacent to this proposal that should be considered by the municipality? Not known If yes, describe |
| <input type="checkbox"/> | <input type="checkbox"/> | 16. Has a waiver of the sewage facilities planning requirements been requested for the residual tract of this subdivision?
If yes, is the proposed waiver consistent with applicable ordinances. Not Known
If no, describe inconsistencies |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 17. Does the county have a stormwater management plan as required by the Stormwater Management Act? If yes, will this project plan require the implementation of storm water management measures? <u>We note that on August 17, 2022, the Chester County Board of Commissioners adopted a resolution to amend the County-wide Act 167 Stormwater Management Plan for Chester County, PA 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, AICP

Title: Senior Environmental Planner

Date: 11/9/2023

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

Address: Government Services Center, Suite 270

601 Westtown Road

P.O. Box 2747

West Chester, PA 19380-0990

Telephone Number: (610) 344-6285

Signature: 

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.

PC53-11-23-17910

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
Gary Frazee, Site Contact
Melissa Ortega, Franklin Township
Jeff Miller, Evans Mill Environmental LLC



**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 311 South Valley Forge Road, Tredyffrin Township

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

1. Date plan received by county planning agency. October 05, 2023
2. Date plan received by planning agency with areawide jurisdiction N/A Agency name N/A
3. Date review completed by agency November 14, 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 Center Landscape. The vision for the Suburban Center Landscape is regional economic, population and transportation centers with varying land uses, accommodating substantial future growth of medium to high intensity. Public sewer systems are supported in this landscape when available.</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 Crum Creek. These streams are given high priority when considering watershed protection measures. The applicant may need to conduct further coordination with DEP or other agencies in order to comply with the water quality standards set forth in this regulation.</u>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	5. Is this proposal consistent with the county or areawide comprehensive land use planning relative to Prime Agricultural Land Preservation? If no, describe inconsistencies:
<input type="checkbox"/>	<input checked="" type="checkbox"/>	6. Does this project propose encroachments, obstructions, or dams that will affect wetlands? If yes, describe impact:
<input type="checkbox"/>	<input type="checkbox"/>	7. Will any known historical or archaeological resources be impacted by this project? Not Known. If yes, describe impacts
<input type="checkbox"/>	<input checked="" type="checkbox"/>	8. Will any known endangered or threatened species of plant or animal be impacted by the development project?
<input type="checkbox"/>	<input checked="" type="checkbox"/>	9. Is there a county or areawide zoning ordinance?
<input type="checkbox"/>	<input type="checkbox"/>	10. Does this proposal meet the zoning requirements of the ordinance? N/A

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

- | | | |
|-------------------------------------|-------------------------------------|--|
| <input type="checkbox"/> | <input type="checkbox"/> | 11. Have all applicable zoning approvals been obtained? N/A |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 12. Is there a county or areawide subdivision and land development ordinance? No |
| <input type="checkbox"/> | <input type="checkbox"/> | 13. Does this proposal meet the requirements of the ordinance? N/A
If no, describe which requirements are not met |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 14. Is this proposal consistent with the municipal Act 537 Official Sewage Facilities Plan?
If no, describe inconsistency |
| <input type="checkbox"/> | <input type="checkbox"/> | 15. Are there any wastewater disposal needs in the area adjacent to this proposal that should be considered by the municipality? Not known If yes, describe |
| <input type="checkbox"/> | <input type="checkbox"/> | 16. Has a waiver of the sewage facilities planning requirements been requested for the residual tract of this subdivision?
If yes, is the proposed waiver consistent with applicable ordinances. Not Known
If no, describe inconsistencies |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 17. Does the county have a stormwater management plan as required by the Stormwater Management Act? If yes, will this project plan require the implementation of storm water management measures? <u>We note that on August 17, 2022, the Chester County Board of Commissioners adopted a resolution to amend the County-wide Act 167 Stormwater Management Plan for Chester County, PA 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: 11/13/2023Name 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 previously reviewed under Act 247 as Case Number LD-5-13-7880 and was consistent with the Suburban Center Landscape.

PC53-11-23-17913

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
 Matthew Lombardi, Site Contact
 Steve Burgo, Tredyffrin Township
 Linda Layer, Inland Design



**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 STOLTZFUS, REUBEN, Upper Oxford Township

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

1. Date plan received by county planning agency. September 28, 2023
2. Date plan received by planning agency with areawide jurisdiction N/A Agency name N/A
3. Date review completed by agency November 09, 2023

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

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

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

- | | | |
|-------------------------------------|-------------------------------------|--|
| <input type="checkbox"/> | <input type="checkbox"/> | 11. Have all applicable zoning approvals been obtained? N/A |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 12. Is there a county or areawide subdivision and land development ordinance? No |
| <input type="checkbox"/> | <input type="checkbox"/> | 13. Does this proposal meet the requirements of the ordinance? N/A
If no, describe which requirements are not met |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 14. Is this proposal consistent with the municipal Act 537 Official Sewage Facilities Plan?
If no, describe inconsistency |
| <input type="checkbox"/> | <input type="checkbox"/> | 15. Are there any wastewater disposal needs in the area adjacent to this proposal that should be considered by the municipality? Not known If yes, describe |
| <input type="checkbox"/> | <input type="checkbox"/> | 16. Has a waiver of the sewage facilities planning requirements been requested for the residual tract of this subdivision?
If yes, is the proposed waiver consistent with applicable ordinances. Not Known
If no, describe inconsistencies |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 17. Does the county have a stormwater management plan as required by the Stormwater Management Act? If yes, will this project plan require the implementation of storm water management measures? <u>We note that on August 17, 2022, the Chester County Board of Commissioners adopted a resolution to amend the County-wide Act 167 Stormwater Management Plan for Chester County, PA 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, AICP

Title: Senior Environmental Planner

Date: 11/9/2023

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

Address: Government Services Center, Suite 270

601 Westtown Road

P.O. Box 2747

West Chester, PA 19380-0990

Telephone Number: (610) 344-6285

Signature: 

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.

PC53-11-23-17911

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
Reuben Stoltzfus, Site Contact
Jane Daggett, Upper Oxford Township
Edward Beideman, Willow Run Consulting, Inc

Agricultural Security Area Reviews





THE COUNTY OF CHESTER



COMMISSIONERS
Marian D. Moskowitz
Josh Maxwell
Michelle Kichline

Brian N. O’Leary, AICP
Executive Director

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

REVIEW OF A PROPOSED ADDITION TO AN AGRICULTURAL SECURITY AREA (ASA)

TO:

Wilson T. Lambert, Jr., Chairman
East Fallowfield Township
Board of Supervisors
2264 Strasburg Road
East Fallowfield, PA 19320

Date:

November 20, 2023

Parcel:

47-9-7

Acreage*:

18.3

Owner(s)*:

Brandywine Outfitters, Inc.

*According to County Tax Assessment Records

Review Timetable

On, the Chester County Planning Commission received a request from your municipality to review the above listed parcel for addition to your municipality’s existing ASA. This proposal was submitted by , representing your municipality. Following Act 43, the CCPC has 45 days to review this submission, which means that our review must be completed by .

Soils

1. Will the existing ASA continue to contain 50 percent soils in NRCS Capability Classes 1 through 4 if this parcel is added to the ASA? Yes No

Comments:

Local Planning

1. Does the municipal zoning for the parcel allow agriculture? Yes No
Comments: **The parcel is located in the R-1 Low Density Residential zoning district, which permits non-intensive agricultural uses by right.**

2. Does the proposed agricultural use of the parcel comply with the future land use of the parcel, as mapped in the municipal comprehensive plan? Yes No
Comments: **The parcel is designated Residential Development on the Future Land Use map in the Township’s 2015 Comprehensive Plan. The parcels proximity to the Brandywine Creek would preclude significant residential development.**

3. Does the proposed agricultural use of the parcel comply with *Landscapes3*, the Chester County Comprehensive Plan? Yes No
Comments: **The parcel is located in the Rural Landscape.**

Agricultural Lands

1. Is the parcel enrolled in a farmland protection program? Act 515 Act 319 None

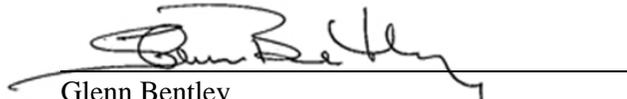
2. What is the Chester County Real Estate System land use code?

3. Is the parcel “viable farmland” as defined by Act 43? Yes No

Comments:

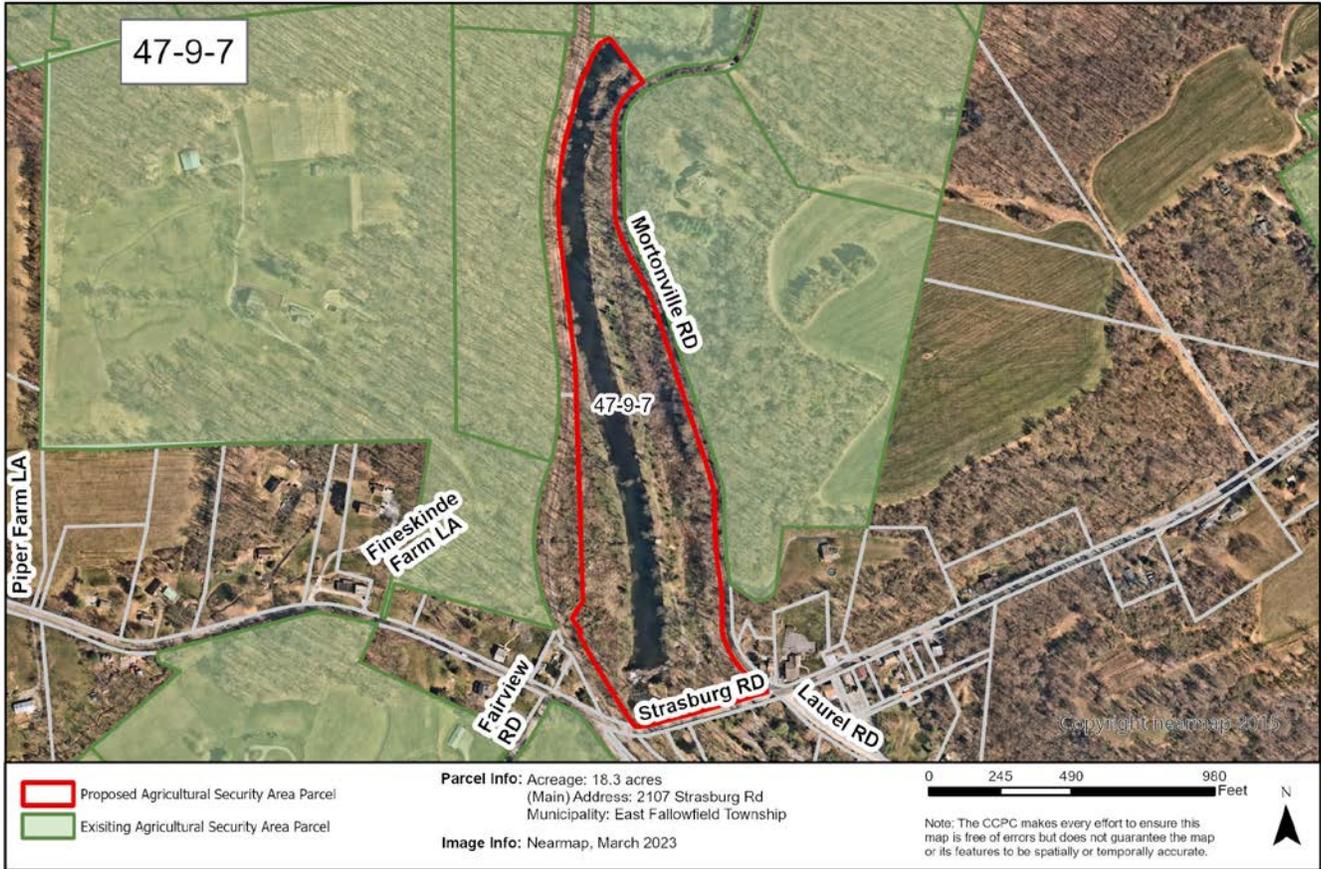
The CCPC finds that the proposed addition of this parcel consistent with the criteria of Act 43. The above comments are provided to assist in your decision toward adding this parcel to your ASA. If you have any questions, please call the CCPC at 610-344-6285.

Thank you for helping to preserve Chester County’s farmlands.


Glenn Bentley
Senior Review Planner

GPB

cc: Michael Domboski, Township P.C. Chair
Jake Michael, CCPC
Geoff Shellington, Chester County Open Space Preservation Department





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

REVIEW OF A PROPOSED ADDITION TO AN AGRICULTURAL SECURITY AREA (ASA)

TO:

Wilson T. Lambert, Jr., Chairman
East Fallowfield Township
Board of Supervisors
2264 Strasburg Road
East Fallowfield, PA 19320

Date:

November 20, 2023

Parcel:

47-9-8

Acreage*:

0.39

Owner(s)*:

Richard A. Rasmussen

*According to County Tax Assessment Records

Review Timetable

On, the Chester County Planning Commission received a request from your municipality to review the above listed parcel for addition to your municipality's existing ASA. This proposal was submitted by , representing your municipality. Following Act 43, the CCPC has 45 days to review this submission, which means that our review must be completed by .

Soils

1. Will the existing ASA continue to contain 50 percent soils in NRCS Capability Classes 1 through 4 if this parcel is added to the ASA? Yes No

Comments:

Local Planning

1. Does the municipal zoning for the parcel allow agriculture? Yes No
Comments: **The parcel is located in the R-1 Low Density Residential zoning district, which permits non-intensive agricultural uses by right.**

2. Does the proposed agricultural use of the parcel comply with the future land use of the parcel, as mapped in the municipal comprehensive plan? Yes No
Comments: **The parcel is designated Residential Development on the Future Land Use map in the Township’s 2015 Comprehensive Plan. The parcels proximity to the Brandywine Creek would preclude significant residential development.**

3. Does the proposed agricultural use of the parcel comply with *Landscapes3*, the Chester County Comprehensive Plan? Yes No
Comments: **The parcel is located in the Rural Landscape.**

Agricultural Lands

1. Is the parcel enrolled in a farmland protection program? Act 515 Act 319 None

2. What is the Chester County Real Estate System land use code?

3. Is the parcel “viable farmland” as defined by Act 43? Yes No
Comments: **While this parcel is less than the 10 acre minimum lot size, if the applicant can demonstrate that it generates at least \$2,000 in agricultural production it is viable agricultural land.**

The CCPC finds that the proposed addition of this parcel consistent with the criteria of Act 43. The above comments are provided to assist in your decision toward adding this parcel to your ASA. If you have any questions, please call the CCPC at 610-344-6285.

Thank you for helping to preserve Chester County’s farmlands.


Glenn Bentley
Senior Review Planner

GPB

cc: Michael Domboski, Township P.C. Chair
Jake Michael, CCPC
Geoff Shellington, Chester County Open Space Preservation Department



-  Proposed Agricultural Security Area Parcel
-  Existing Agricultural Security Area Parcel

Parcel Info: Acreage: 0.391
(Main) Address: 505 Mortonville Rd
Municipality: East Fallowfield Township

Image Info: Nearemap, March 2023

0 55 110 220 Feet

Note: The CCPC makes every effort to ensure this map is free of errors but does not guarantee the map or its features to be spatially or temporally accurate.





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

REVIEW OF A PROPOSED ADDITION TO AN AGRICULTURAL SECURITY AREA (ASA)

TO:

Wilson T. Lambert, Jr., Chairman
East Fallowfield Township
Board of Supervisors
2264 Strasburg Road
East Fallowfield, PA 19320

Date:

November 20, 2023

Parcel:

47-9-13

Acreage*:

2.5

Owner(s)*:

Brandywine Outfitters, Inc.

*According to County Tax Assessment Records

Review Timetable

On, the Chester County Planning Commission received a request from your municipality to review the above listed parcel for addition to your municipality's existing ASA. This proposal was submitted by , representing your municipality. Following Act 43, the CCPC has 45 days to review this submission, which means that our review must be completed by .

Soils

- Will the existing ASA continue to contain 50 percent soils in NRCS Capability Classes 1 through 4 if this parcel is added to the ASA? Yes No

Comments:

Local Planning

1. Does the municipal zoning for the parcel allow agriculture? Yes No
Comments: **The parcel is located in the R-1 Low Density Residential zoning district, which permits non-intensive agricultural uses by right.**

2. Does the proposed agricultural use of the parcel comply with the future land use of the parcel, as mapped in the municipal comprehensive plan? Yes No
Comments: **The parcel is designated Residential Development on the Future Land Use map in the Township’s 2015 Comprehensive Plan. The parcels proximity to the Brandywine Creek would preclude significant residential development.**

3. Does the proposed agricultural use of the parcel comply with *Landscapes3*, the Chester County Comprehensive Plan? Yes No
Comments: **The parcel is located in the Rural Landscape.**

Agricultural Lands

1. Is the parcel enrolled in a farmland protection program? Act 515 Act 319 None

2. What is the Chester County Real Estate System land use code?

3. Is the parcel “viable farmland” as defined by Act 43? Yes No
Comments: **While this parcel is less than the 10 acre minimum lot size, if the applicant can demonstrate that it generates at least \$2,000 in agricultural production it is viable agricultural land.**

The CCPC finds that the proposed addition of this parcel consistent with the criteria of Act 43. The above comments are provided to assist in your decision toward adding this parcel to your ASA. If you have any questions, please call the CCPC at 610-344-6285.

Thank you for helping to preserve Chester County’s farmlands.


Glenn Bentley
Senior Review Planner

GPB

cc: Michael Domboski, Township P.C. Chair
Jake Michael, CCPC
Geoff Shellington, Chester County Open Space Preservation Department



-  Proposed Agricultural Security Area Parcel
-  Existing Agricultural Security Area Parcel

Parcel Info: Acreage: 2.5 acres
(Main) Address: 2100 Strasburg Rd
Municipality: East Fallowfield Township

Image Info: Nearnmap, March 2023

0 55 110 220 Feet

Note: The CCPC makes every effort to ensure this map is free of errors but does not guarantee the map or its features to be spatially or temporally accurate.





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

REVIEW OF A PROPOSED ADDITION TO AN AGRICULTURAL SECURITY AREA (ASA)

TO:

William J. Kelsall, Chairman
Newlin Township
Board of Supervisors
1751 Embreeville Road
Coatesville, PA 19320

Date:

November 20, 2023

Parcel:

49-1-11

Acreage*:

0.50

Owner(s)*:

Richard A. Rasmussen, Jr.

*According to County Tax Assessment Records

Review Timetable

On, the Chester County Planning Commission received a request from your municipality to review the above listed parcel for addition to your municipality's existing ASA. This proposal was submitted by representing your municipality. Following Act 43, the CCPC has 45 days to review this submission, which means that our review must be completed by .

Soils

1. Will the existing ASA continue to contain 50 percent soils in NRCS Capability Classes 1 through 4 if this parcel is added to the ASA? Yes No

Comments:

Local Planning

1. Does the municipal zoning for the parcel allow agriculture? Yes No

Comments: **The parcel is located in the FRD-Flexible Rural Development zoning district, which permits Agricultural uses by right use.**

2. Does the proposed agricultural use of the parcel comply with the future land use of the parcel, as mapped in the municipal comprehensive plan? Yes No

Comments: **The parcel is designated a Historic Village in the region’s 2011 Comprehensive Plan; agriculture in and around is consistent with Mortonville’s historic context.**

3. Does the proposed agricultural use of the parcel comply with *Landscapes3*, the Chester County Comprehensive Plan? Yes No

Comments: **The parcel is located in the Rural Landscape.**

Agricultural Lands

1. Is the parcel enrolled in a farmland protection program? Act 515 Act 319 None

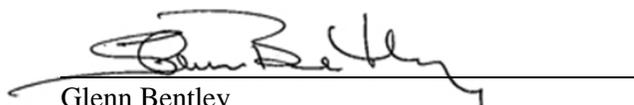
2. What is the Chester County Real Estate System land use code?

3. Is the parcel “viable farmland” as defined by Act 43? Yes No

Comments: **While this parcel is less than the 10 acre minimum lot size, if the applicant can demonstrate that it generates at least \$2,000 in agricultural production it is viable agricultural land.**

The CCPC finds that the proposed addition of this parcel consistent with the criteria of Act 43. The above comments are provided to assist in your decision toward adding this parcel to your ASA. If you have any questions, please call the CCPC at 610-344-6285.

Thank you for helping to preserve Chester County’s farmlands.


Glenn Bentley
Senior Review Planner

GPB
cc: Robert Shippee, Township P.C. Chair
Jake Michael, CCPC
Geoff Shellington, Chester County Open Space Preservation Department



- Proposed Agricultural Security Area Parcel
- Existing Agricultural Security Area Parcel

Parcel Info: Acreage: 0.5 acres
 (Main) Address: 2096 Strasburg Rd
 Municipality: Newlin Township

Image Info: Nearmap, March 2023

0 40 80 160 Feet

Note: The CCPC makes every effort to ensure this map is free of errors but does not guarantee the map or its features to be spatially or temporally accurate.





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

REVIEW OF A PROPOSED ADDITION TO AN AGRICULTURAL SECURITY AREA (ASA)

TO:

William J. Kelsall, Chairman
Newlin Township
Board of Supervisors
1751 Embreeville Road
Coatesville, PA 19320

Date:

November 20, 2023

Parcel:

49-1-12.1

Acreage*:

1.55

Owner(s)*:

Richard A. Rasmussen, Jr.

*According to County Tax Assessment Records

Review Timetable

On, the Chester County Planning Commission received a request from your municipality to review the above listed parcel for addition to your municipality's existing ASA. This proposal was submitted by , representing your municipality. Following Act 43, the CCPC has 45 days to review this submission, which means that our review must be completed by .

Soils

1. Will the existing ASA continue to contain 50 percent soils in NRCS Capability Classes 1 through 4 if this parcel is added to the ASA? Yes No

Comments:

Local Planning

1. Does the municipal zoning for the parcel allow agriculture? Yes No

Comments: **The parcel is located in the FRD-Flexible Rural Development zoning district, which permits Agricultural uses by right use.**

2. Does the proposed agricultural use of the parcel comply with the future land use of the parcel, as mapped in the municipal comprehensive plan? Yes No

Comments: **The parcel is designated a Historic Village in the region’s 2011 Comprehensive Plan; agriculture in and around is consistent with Mortonville’s historic context.**

3. Does the proposed agricultural use of the parcel comply with *Landscapes3*, the Chester County Comprehensive Plan? Yes No

Comments: **The parcel is located in the Rural Landscape.**

Agricultural Lands

1. Is the parcel enrolled in a farmland protection program? Act 515 Act 319 None

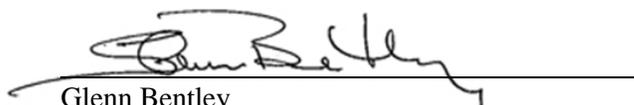
2. What is the Chester County Real Estate System land use code?

3. Is the parcel “viable farmland” as defined by Act 43? Yes No

Comments: **While this parcel is less than the 10 acre minimum lot size, if the applicant can demonstrate that it generates at least \$2,000 in agricultural production it is viable agricultural land.**

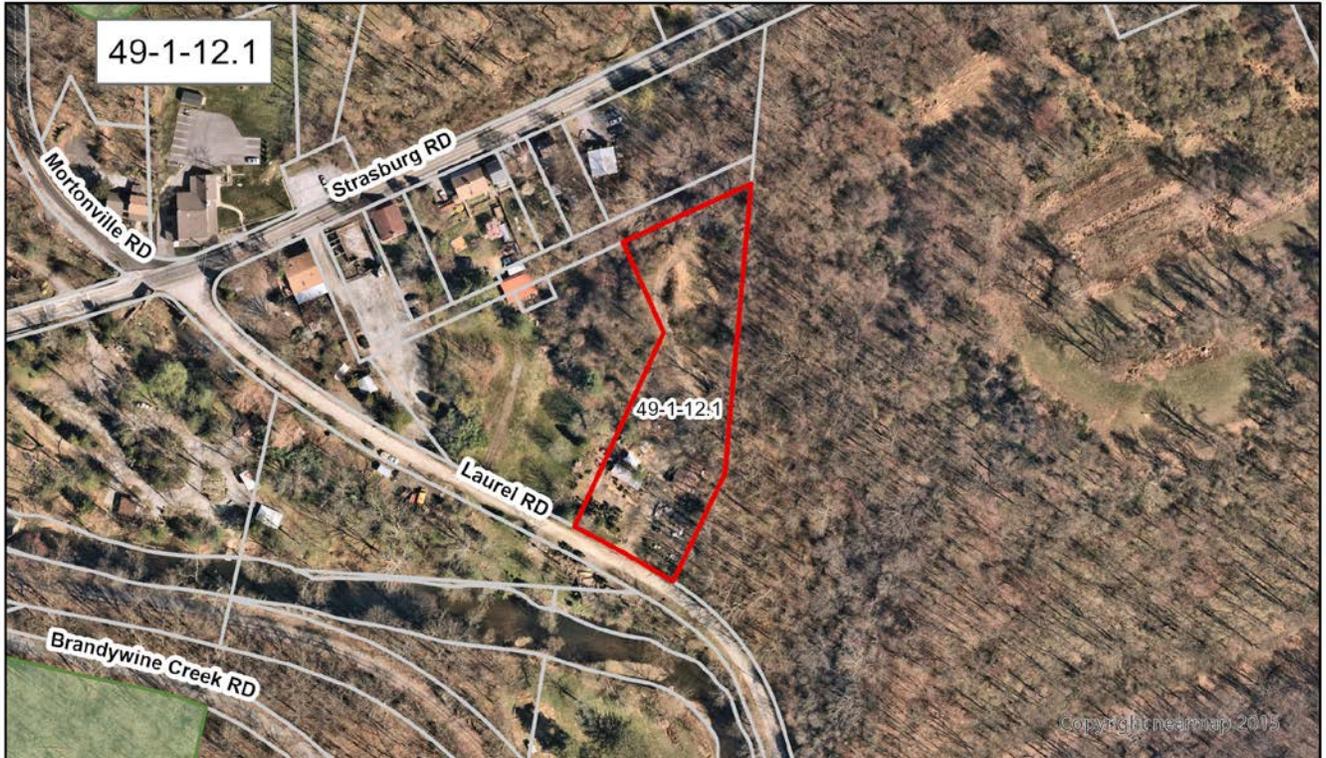
The CCPC finds that the proposed addition of this parcel consistent with the criteria of Act 43. The above comments are provided to assist in your decision toward adding this parcel to your ASA. If you have any questions, please call the CCPC at 610-344-6285.

Thank you for helping to preserve Chester County’s farmlands.


Glenn Bentley
Senior Review Planner

GPB/ncs

cc: Robert Shippee, Township P.C. Chair
Jake Michael, CCPC
Geoff Shellington, Chester County Open Space Preservation Department



- Proposed Agricultural Security Area Parcel
- Existing Agricultural Security Area Parcel

Parcel Info: Acreage: 1.5 acres
 (Main) Address: 457 Laurel Rd
 Municipality: Newlin Township

Image Info: Nearmap, March 2023

0 87.5 175 350 Feet

Note: The CCPC makes every effort to ensure this map is free of errors but does not guarantee the map or its features to be spatially or temporally accurate.





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

REVIEW OF A PROPOSED ADDITION TO AN AGRICULTURAL SECURITY AREA (ASA)

TO:

William J. Kelsall, Chairman
Newlin Township
Board of Supervisors
1751 Embreeville Road
Coatesville, PA 19320

Date:

November 20, 2023

Parcel:

49-2-26.2

Acreage*:

1.1

Owner(s)*:

Brandywine Outfitters, Inc.

*According to County Tax Assessment Records

Review Timetable

On, the Chester County Planning Commission received a request from your municipality to review the above listed parcel for addition to your municipality's existing ASA. This proposal was submitted by representing your municipality. Following Act 43, the CCPC has 45 days to review this submission, which means that our review must be completed by .

Soils

1. Will the existing ASA continue to contain 50 percent soils in NRCS Capability Classes 1 through 4 if this parcel is added to the ASA? Yes No

Comments:

Local Planning

1. Does the municipal zoning for the parcel allow agriculture? Yes No

Comments: **The parcel is located in the FRD-Flexible Rural Development zoning district, which permits Agricultural uses by right use.**

2. Does the proposed agricultural use of the parcel comply with the future land use of the parcel, as mapped in the municipal comprehensive plan? Yes No

Comments: **The parcel is designated a Historic Village in the region's 2011 Comprehensive Plan; agriculture in and around is consistent with Mortonville's historic context.**

3. Does the proposed agricultural use of the parcel comply with *Landscapes3*, the Chester County Comprehensive Plan? Yes No

Comments: **The parcel is located in the Rural Landscape.**

Agricultural Lands

1. Is the parcel enrolled in a farmland protection program? Act 515 Act 319 None

2. What is the Chester County Real Estate System land use code?

3. Is the parcel "viable farmland" as defined by Act 43? Yes No

Comments: : **While this parcel is less than the 10 acre minimum lot size, if the applicant can demonstrate that it generates at least \$2,000 in agricultural production it is viable agricultural land.**

The CCPC finds that the proposed addition of this parcel consistent with the criteria of Act 43. The above comments are provided to assist in your decision toward adding this parcel to your ASA. If you have any questions, please call the CCPC at 610-344-6285.

Thank you for helping to preserve Chester County's farmlands.


Glenn Bentley
Senior Review Planner

GPB/ncs

cc: Robert Shippee, Township P.C. Chair
Jake Michael, CCPC
Geoff Shellington, Chester County Open Space Preservation Department



-  Proposed Agricultural Security Area Parcel
-  Existing Agricultural Security Area Parcel

Parcel Info: Acreage: 1.1 Acres
(Main) Address: 600 Laurel Rd
Municipality: Newlin Township

Image Info: Nearmap, March 2023

0 60 120 240 Feet

Note: The CCPC makes every effort to ensure this map is free of errors but does not guarantee the map or its features to be spatially or temporally accurate.





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

REVIEW OF A PROPOSED ADDITION TO AN AGRICULTURAL SECURITY AREA (ASA)

TO:

William J. Kelsall, Chairman
Newlin Township
Board of Supervisors
1751 Embreeville Road
Coatesville, PA 19320

Date:

November 20, 2023

Parcel:

49-1-26

Acreage*:

1.2 acres

Owner(s)*:

Richard A. Rasmussen

*According to County Tax Assessment Records

Review Timetable

On, the Chester County Planning Commission received a request from your municipality to review the above listed parcel for addition to your municipality's existing ASA. This proposal was submitted by , representing your municipality. Following Act 43, the CCPC has 45 days to review this submission, which means that our review must be completed by .

Soils

1. Will the existing ASA continue to contain 50 percent soils in NRCS Capability Classes 1 through 4 if this parcel is added to the ASA? Yes No

Comments:

Local Planning

1. Does the municipal zoning for the parcel allow agriculture? Yes No
Comments: **The parcel is located in the FRD-Flexible Rural Development zoning district, which permits Agricultural uses by right use.**
2. Does the proposed agricultural use of the parcel comply with the future land use of the parcel, as mapped in the municipal comprehensive plan? Yes No
Comments: **The parcel is designated a Historic Village in the region’s 2011 Comprehensive Plan; agriculture in and around is consistent with Mortonville’s historic context.**
3. Does the proposed agricultural use of the parcel comply with *Landscape3*, the Chester County Comprehensive Plan? Yes No
Comments: **The parcel is located in the Rural Landscape.**

Agricultural Lands

1. Is the parcel enrolled in a farmland protection program? Act 515 Act 319 None
2. What is the Chester County Real Estate System land use code?
3. Is the parcel “viable farmland” as defined by Act 43? Yes No
Comments: **While this parcel is less than the 10 acre minimum lot size, if the applicant can demonstrate that it generates at least \$2,000 in agricultural production it is viable agricultural land.**

The CCPC finds that the proposed addition of this parcel consistent with the criteria of Act 43. The above comments are provided to assist in your decision toward adding this parcel to your ASA. If you have any questions, please call the CCPC at 610-344-6285.

Thank you for helping to preserve Chester County’s farmlands.


Glenn Bentley
Senior Review Planner

GPB/ncs

cc: Robert Shippee, Township P.C. Chair
Jake Michael, CCPC
Geoff Shellington, Chester County Open Space Preservation Department





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

REVIEW OF A PROPOSED ADDITION TO AN AGRICULTURAL SECURITY AREA (ASA)

TO:

Molly H.B. Perrin, Chair
Willistown Township
Board of Supervisors
688 Sugartown Road
Malvern, PA 19355

Date:

November 20, 2023

Parcel:

54-3-158

Acreage*:

2.7

Owner(s)*:

Margaret M. Schwartz

*According to County Tax Assessment Records

Review Timetable

On, the Chester County Planning Commission received a request from your municipality to review the above listed parcel for addition to your municipality's existing ASA. This proposal was submitted by , representing your municipality. Following Act 43, the CCPC has 45 days to review this submission, which means that our review must be completed by .

Soils

1. Will the existing ASA continue to contain 50 percent soils in NRCS Capability Classes 1 through 4 if this parcel is added to the ASA? Yes No

Comments:

Local Planning

1. Does the municipal zoning for the parcel allow agriculture? Yes No
Comments: **The parcel is zoned RA-Residence, which permits Agriculture as a by-right use with certain locational standards.**

2. Does the proposed agricultural use of the parcel comply with the future land use of the parcel, as mapped in the municipal comprehensive plan? Yes No
Comments: **While the parcel is designated Suburban Low-Medium Density it is the adopted policy of the Township to preserve and protect agricultural land and open space.**

3. Does the proposed agricultural use of the parcel comply with *Landscapes3*, the Chester County Comprehensive Plan? Yes No
Comments: **The parcel is located in the Suburban Landscape in close proximity to the boundary with the Rural Landscape.**

Agricultural Lands

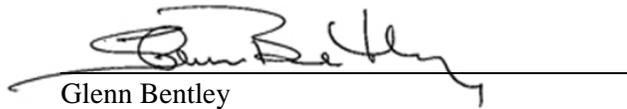
1. Is the parcel enrolled in a farmland protection program? Act 515 Act 319 None

2. What is the Chester County Real Estate System land use code?

3. Is the parcel “viable farmland” as defined by Act 43? Yes No
Comments: **While this parcel is less than the 10 acre minimum lot size, if the applicant can demonstrate that it generates at least \$2,000 in agricultural production it is viable agricultural land.**

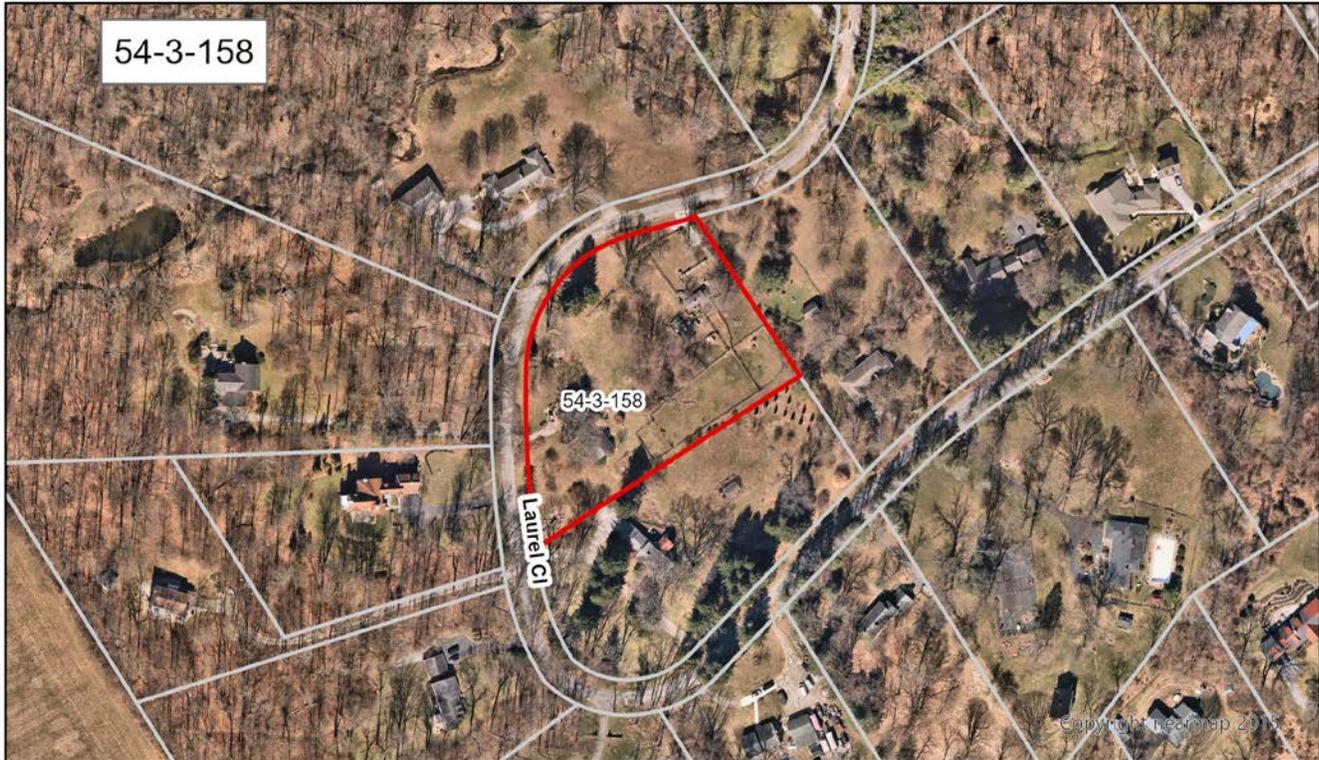
The CCPC finds that the proposed addition of this parcel consistent with the criteria of Act 43. The above comments are provided to assist in your decision toward adding this parcel to your ASA. If you have any questions, please call the CCPC at 610-344-6285.

Thank you for helping to preserve Chester County’s farmlands.


Glenn Bentley
Senior Review Planner

GPB/ncs

cc: Catherine Rubenstone, Township P.C. Chair
Jake Michael, CCPC
Geoff Shellington, Chester County Open Space Preservation Department



- Proposed Agricultural Security Area Parcel
- Existing Agricultural Security Area Parcel

Parcel Info: Acreage: 2.7 Acres
 (Main) Address: 17 Laurel Cir
 Municipality: Willistown Township

Image Info: Nearnmap, March 2023

0 100 200 400 Feet



Note: The CCPC makes every effort to ensure this map is free of errors but does not guarantee the map or its features to be spatially or temporally accurate.

Discussion and Information Items



Multimodal Transportation Planning Division



Multimodal Transportation Planning Division

November 2023

'Streets For All' Ribbon Cuttings with GVFTMA

The Greater Valley Forge (GVF) Transportation Management Association celebrated accomplishments of their current 'Streets For All' project with ribbon cuttings for new active transportation facilities in both Phoenixville Borough and North Coventry Township this November.

On Tuesday November 14th, Multimodal Transportation Planning Division staff Patty Quinn and Alex Sankaran attended a ribbon cutting ceremony to celebrate the installation of a mid-block crossing on the 100 block of Bridge Street in Phoenixville, which included remarks by Chester County Commissioner Marian Moskowitz as well as Donnell Sheppard, Deputy District Director for US Congresswoman Chrissy Houlahan. The second ribbon cutting took place Thursday November 16th at the intersection of West Main and Hanover Street nearest Riverside Park in North Coventry Township with the installation of a much needed crosswalk. In addition to hearing from Mr. Sheppard, remarks were provided by State Representative Paul Friel, Stacy Bartels from DVRPC, Brian Styche/CCPC, and officials from North Coventry including Township Manager Erica Batdorf and their Chief of Police.

Both improvements were identified in resident surveys that GVF performed as part of their federally funded DVRPC Travel Options Program (TOP) project toward advancing the Chester County Complete Streets Policy and encouraging municipalities to act upon the recommendations of CCPC's Active Transportation Inventory toward building more active transportation infrastructure in their communities. The improvements themselves were installed by each municipality.



Phoenixville.



North Coventry.

Moving the Needle Forward

On Thursday, November 30th, CCPC Director Brian O’Leary and all members of the Multimodal Transportation Planning Division delivered the fourth and final installment of the TMACC Breakfast Briefings in 2023 at the Desmond Hotel in Malvern. Following up on previous briefings by DVRPC, SEPTA, and PennDOT, CCPC’s presentation focused on not only on our projects and services, but how municipalities may take advantage of both available funding opportunities and the land development process to advance the development of active and other transportation infrastructure in Chester County.

Director O’Leary kicked off the presentation with opening remarks followed by Brian Styche who served as MC and led the audience through a series of intermittent trivia questions throughout the show. Planners Patty Quinn, Alex Sankaran, and Steve Buck all delivered excellent presentations of their particular niches offering many great examples of municipal planning and implementation that ‘moves the needle forward’. TMACC Executive Director Tim Phelps stated in his Monday Morning Memo that CCPC staff ‘knocked it out of the park’.



Trails & Transit Public Meeting 12/12

A public meeting to present the DRAFT recommendations for both the **Chester County Public Transportation Plan Update** and **Trails Master Plan** is scheduled for Tuesday, December 12th at the Downingtown Borough Hall Annex from 5:30-7:30pm. Pizza and light refreshments will be provided.

Design & Technology Division Update





THE COUNTY OF CHESTER



COMMISSIONERS
Marian D. Moskowitz
Josh Maxwell
Michelle Kichline

Brian N. O'Leary, AICP
Executive Director

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

MEMORANDUM

To: Chester County Planning Commission
From: Paul Fritz, Director, Design & Technology Division
Date: November 30, 2023
Re: Planning Commission Board Meeting Monthly Report

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

The 247 planners reviewed and processed plan and ordinance submittals. 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 interactive figures for the Economy Report.

The Graphics team assisted with various products, including a road safety rack card, missing middle housing analysis memos, and PowerPoint layouts for upcoming events.

Community Planning

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

Community Planning Municipal Assistance Projects

December 2023

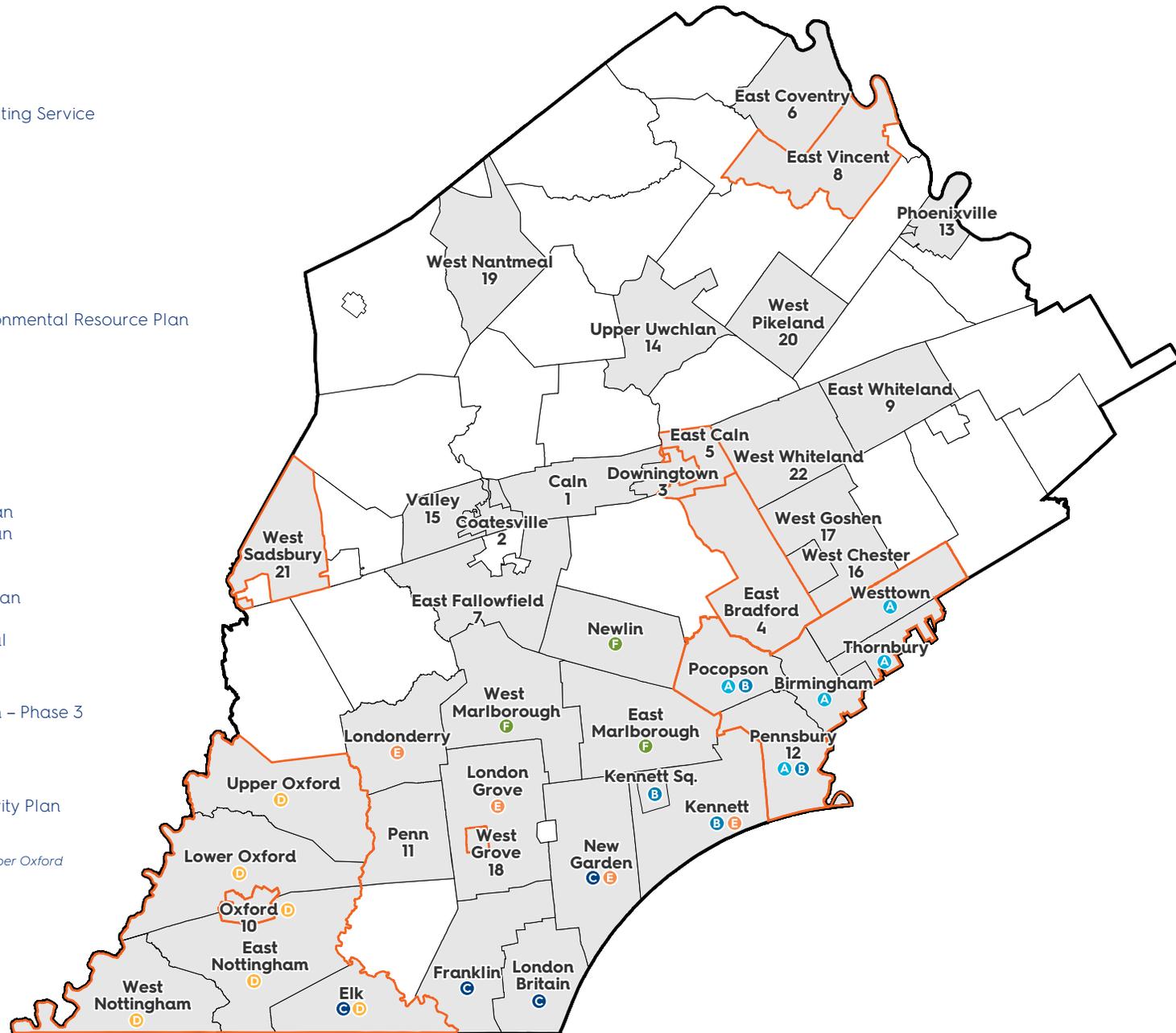
- Municipality with Ongoing VPP Project
- Municipality with Planning Commission Consulting Service

Single-Municipality Projects

1. Caln Zoning Ordinance
2. Coatesville Zoning Ordinance
3. Downingtown Comprehensive Plan
4. East Bradford Zoning Ordinance
5. East Caln Comprehensive Plan
6. East Coventry Land Use Assumptions Report
7. East Fallowfield Open Space, Recreation, & Environmental Resource Plan
8. East Vincent Zoning Ordinance
9. East Whiteland Zoning Ordinance
10. Oxford Comprehensive Plan
11. Penn Comprehensive Plan
12. Pennsbury Ordinance Update
13. Phoenixville Zoning Ordinance
14. Upper Uwchlan Active Transportation Plan
15. Valley – W. Lincoln Highway Corridor Master Plan
16. West Chester Parks, Recreation, & Open Space Plan
17. West Goshen Parks, Recreation, & Open Space Plan
18. West Grove Zoning Ordinance
19. West Nantmeal Comprehensive Plan
20. West Pikeland Parks, Recreation, & Open Space Plan
21. West Sadsbury Comprehensive Plan
22. West Whiteland Parks Wayfinding Signage Manual

Multi-Municipal Projects

- A** Brandywine Battlefield Strategic Landscapes Plan – Phase 3
Birmingham, Pocopson, Pennsbury, Thornbury, Westtown
- B** Harriett Tubman Heritage Interpretation Plan
Kennett, Pennsbury, Pocopson, Kennett Square
- C** Mason-Dixon Line/
Arc Corner Heritage Interpretation and Connectivity Plan
Elk, Franklin, London Britain, New Garden
- D** Oxford Region Comprehensive Plan
Oxford, East Nottingham, West Nottingham, Elk, Lower Oxford, Upper Oxford
- E** Route 41 Corridor Improvement Study
Kennett, Londonderry, London Grove, New Garden
- F** Unionville Area Regional Comprehensive Plan
East Marlborough, Newlin, West Marlborough



COMMUNITY PLANNING REPORT

December 2023 (Activities as of 11/30/23)

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

MUNICIPAL ASSISTANCE

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

SINGLE MUNICIPALITY

1. Caln Township – Zoning Ordinance Update

Percent Completed: - %

Contract Term: 1/24-12/25

Consultant: Nanci Sarcinello Planning & GIS

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 – 5/24

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. *The consultant is working to schedule a kickoff meeting in December 2023.*

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

Percent Completed: 35% 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 December 7th.

8. East Vincent – Zoning Ordinance

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

The November meeting focused on reviewing supplemental uses and *the Agricultural Preservation and Rural Conservation zoning districts*. The next meeting is scheduled for December 20th.

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 – 3/24 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 hearing draft will be distributed in December followed by the submittal for Act 247 Review. Adoption is anticipated in the 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 – Ordinance Updates

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

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.

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. *The adoption process is anticipated to begin by the end of 2023.*

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

Percent Completed: 80% Contract Term: 8/21 – 1/24 Consultant: Pennoni and Thomas Comitta Assoc. Monitor: Mark Gallant

Valley Township will be conducting a corridor master plan for West Lincoln Highway, a high priority recommendation from their recently adopted comprehensive plan. The plan would work to create a more cohesive corridor, addressing streetscaping, multi-modal network, mixed uses, access management, and stormwater management infrastructure from the perspective of both new development and redevelopment. The Task Force met 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 was revised and distributed to the Planning Commission and Task Force in December and will be submitted for Act 247 Review in mid-December. *Adoption is anticipated for the end of January/early February 2024.*

16. West Chester Borough – Park, Recreation and Open Space Master Plan Update

Percent Completed: 0% Contract Term: TBD Consultant: Johnson, Mirmiran & Thompson/ Toole Rec. Monitor: TBD

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

17. 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.

18. 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 December 4th will cover Off-street Parking, Natural Resources, and Signs.

19. West Nantmeal Township – Comprehensive Plan Update

Percent Completed: 0 % Contract Term: TBD Consultant: Castle Valley Consultants Monitor: TBD

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.

20. 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.

21. West Sadsbury Township – Comprehensive Plan

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

A public open house is scheduled for December 5th to review draft plan goals, objectives, and recommendations.

22. 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. *Consultant is working on final draft design.*

MULTI-MUNICIPAL

23. Brandywine Battlefield Strategic Landscapes Plans – Phase 3

Percent Completed: 70 % Contract Term: N/A (contract work completed) Consultant: CCPC 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.

- 24. London Britain, Franklin, Elk, and New Garden Townships – Mason-Dixon Line/Arc Corner Heritage Interpretation and Connectivity Plan**
Percent Completed: 5% 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. *Consultant is working to put background information together.*

- 25. 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.

- 26. Harriet Tubman Underground Railroad – Path to Freedom Heritage Interpretation Plan**
Percent Completed: 0% Contract Term: TBD Consultant: National Travel Center Monitor: TBD

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.

- 27. Oxford Region Comprehensive Plan Update**
Percent Completed: 0% Contract Term: 1/24 – 12/26 Consultant: Chester County Planning Commission Lead Planner: Mark Gallant

Upper Oxford, Lower Oxford, Oxford, West Nottingham, East Nottingham, and Elk will undertake an update to the 2012 ORCP.

- 28. Unionville Area Region – Comprehensive Plan Update**
Percent Completed: 70% Contract Term: 4/22 – 3/24 Consultant: Brandywine Conservancy Monitor: Kate Clark

The consultant team is finalizing a full draft plan and is expected to schedule a meeting in early December to review the plan.

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. Spring City (comprehensive plan)
3. Kennett Square Borough (comprehensive plan)
4. South Coatesville Borough (general planning assistance)
5. West Whiteland Township (comprehensive plan)

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)
- New Garden – Zoning (November 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. *The CCHPN fall hybrid workshop took place on Saturday, November 11th at the GSC and focused on involvement of municipalities in planning for the upcoming semiquincentennial of the nation on July 4, 2026 as well as the County Heritage Tourism Plan and Brandywine Battlefield Task Force coordination. The new County Heritage Preservation Coordinator was also introduced.*
- **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. *DCD indicated no additional input is needed for now.*
 - 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 which should be completing soon. 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. *Cultural resource mitigation for Keim Street #220 is underway.*
 - 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 have been organized a meeting took place with a follow up meeting likely. 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 nearly complete for Schuylkill River 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, *Ship Road over Valley Creek*, *Art School Rd over Pickering Creek*, *Pickering Dam Rd over Pickering Creek*, *E Reeceville Rd culvert*, *Parkesburg train station*, and *Conestoga Road bridge replacement over Pickering Creek*.
 - 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 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 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. 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 had a celebration event October 26, with speakers from American Battlefield Trust in D.C., PA Senate Kane, and Chester County Commissioners. BBTF was given citations state and county citation. BBTF gave awards to three founding members and Jeannine for her regional Battlefield work. County Commissioners gave Jeannine a citation for her regional Battlefield work. It was a well attended and successful event. BBTF provided a summary of 30yrs of its partnership and accomplishments as well as projects for the hopefully next 30yrs.

New Preservation Coordinator – With the departure of Laura DeMatteo, David Blackburn was hired as the new Heritage Preservation Coordinator, starting on 13 November. David has a BA in Anthropology from the University of Arizona and a MA in Cultural Resource Management from Sonoma State University. David spent 34 years with the National Park Service at a variety of historic sites and parks across the system and three years with the Pennsylvania Historical and Musuem Commission as the Site Administrator of the Landis Valley Village & Farm Museum. David lives in Exton.

ECONOMIC

- **CCEDC Coordination** – Regular contact regarding ongoing projects.
- **Reinvestment Opportunities Map** – Online presentation for municipalities complete. Initiating outreach efforts for project.
- **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 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** – Initial data collection and analysis for housing needs study complete. *Researching trends affecting housing and drafting text. Developing projection methods to identify future trends.* 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. *Currently finalizing zoning recommendations and example site plans for municipalities.* 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, next meeting Dec. 19th; 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; attended S Coatesville Council meeting on Oct. 24th to discuss comprehensive plan update, council expressed support for updating the 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 2023 urban centers forum was held November 2, 2023 with a focus on historic resources and adaptive reuse at the Downingtown STEM Academy. PHMC staff presented along with the Garage Youth Center and 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 was 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.

Agricultural Development Council Update



Sustainability Division Update



Sustainability Division

Monthly Activities Report – December 2023

Summary:

- Held Advisory Committee kickoff meeting for ‘Advancing Sustainability in Chester County’s Agricultural Industry’ initiative. Attendees, which included primarily ag service organizations and representatives from State agencies, were enthusiastic about the initiative and discussed the need for local asset mapping, more clarity around funding opportunities and application support, more information and outreach around solar development for on-farm use, and more opportunities for farmers to learn from their peers about newer/less common sustainable practices.
- Two solar-related webinars held:
 - Best Practices for Permitting and Inspecting Solar PV Systems- hosted by DVRPC and SolSmart, ChesCo was a co-host. Geared toward zoning officers and code officials.
 - Best Practices for Zoning for Accessory Use and Principal Use Solar PV Systems- hosted by CCPC. Geared toward municipal staff, elected officials, planning commission members, and EAC members. Approx. 70 registrants and 40 attendees.
- Keep Chester County Beautiful had its quarterly steering committee meeting. The group discussed the work plan for 2024, which includes:
 - **Host two events per year:**
 - Partner with an organization to support an event (could include a beautification event, planting event, etc.)
 - “Host your first clean up” event- provide support and assistance to an organization to teach them to execute a litter pick-up event
 - **Conduct outreach to schools** to share Keep PA Beautiful curriculum (<https://www.keppabeautiful.org/programs/education/>),
 - Offer to assist in learning activity
 - Goal of three lessons in 2024 at TCHS Pickering head start (Steering Committee leads, KCCB supports)
 - **Community Outreach** - develop content for a KCCB table and exhibit at at least two community events
 - **County Initiative** - Investigate a pilot project for political sign recycling at Recycling Services Inc. in North Coventry

Environmental and Energy Advisory Board

- The Clean Energy Subcommittee continues to plan for their Solar Adopters Conference, which will be held on 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. Several organizations have agreed to co-host the event and promote it to their audiences, including CCEDC/SEI and the Exton and Western Chester County Chambers.

Director's Report