



THE COUNTY OF CHESTER



COMMISSIONERS
Josh Maxwell
Marian D. Moskowitz
Eric M. Roe

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
April 10, 2024

AGENDA

2:00 p.m. 1. CALL TO ORDER

A. Chair’s Welcome *Chair*

2. PUBLIC COMMENT *Chair*

2:10 p.m. 3. ACTION ITEMS

B. Approval of Commission Meeting Minutes – March 13, 2024 *Commission*

C. Act 247 Reviews – March 2024 Applications *Act 247 Team*

1) Subdivision and Land Development Plan Reviews (16)

- 1. Downingtown Borough LD-02-24-17993
- 2. East Marlborough Township LD-03-24-18014
- 3. East Nantmeal Township LD-02-24-18003
- 4. East Nottingham Township SD-02-24-17989
- 5. East Vincent Township SD-02-24-18004
- 6. Kennett Township LD-03-24-18021
- 7. Kennett Township SD-03-24-18027
- 8. Oxford Borough SD-02-24-17991
- 9. Parkesburg Borough LD-02-24-18008
- 10. Sadsbury Township LD-02-24-18000
- 11. Tredyffrin Township LD-02-24-17988
- 12. Valley Township LD-02-24-17990
- 13. West Marlborough Township SD-03-24-18041
- 14. West Nantmeal Township SD-02-24-18005
- 15. West Whiteland Township SD-02-24-17987
- 16. Willistown Township SD-02-24-17984

2) Comprehensive Plan, Zoning and Subdivision Ordinance Amendment, Miscellaneous Reviews (9)

- 1. City of Coatesville ZA-02-24-17994
- 2. East Brandywine Township MA-03-24-18026
- 3. East Brandywine Township ZA-03-24-18017
- 4. Easttown Township ZA-02-24-18002
- 5. Upper Uwchlan Township ZA-02-24-18007
- 6. West Goshen Township ZA-03-24-18010
- 7. West Nantmeal Township ZA-02-24-17992
- 8. West Whiteland Township ZA-02-24-17999
- 9. West Whiteland Township ZA-02-24-18001

- D. Act 537 Reviews- March 2024 Applications *Carrie Conwell*
 - 1) Major Applications (2)
 - 1. Valley Forge Sewer Authority Special Study, consistent
 - 2. East Marlborough Township Draft Act 537 Plan Update, consistent
 - 2) Minor Applications (2)
 - 1. West Nantmeal Township, Ford Property, 23-7-2, consistent
 - 2. Warwick Township, 61 Morningside Drive, 19-5-58, consistent

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

- E. Sustainability Division Update *Rachael Griffith*
- F. Multimodal Transportation Planning Division Update *Brian Styche*
 - 1) 2023 Protected Open Space Tracking *Jake Michael*
- G. Design & Technology Division Update *Paul Fritz*
- H. Community Planning Division Update *Kevin Myers*
 - 1) 2023 Housing Report *Libby Horwitz*
- I. Director’s Report *Brian O’Leary*

4:00 p.m. 5. ADJOURNMENT

Action Items



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MINUTES: Regular Monthly Meeting
Chester County Planning Commission

Hybrid – GSC Suite 351 East
March 13, 2024

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

MEMBERS PRESENT VIA ZOOM: None.

STAFF PRESENT IN PERSON: Brian O'Leary, Executive Director; Carol Stauffer,
Assistant Director; David Blackburn; Carrie Conwell; Bill Deguffroy; Richard Drake; Paul
Fritz; Rachael Griffith; Gene Huller; Nancy Shields; Brian Styche.

STAFF PRESENT VIA ZOOM: Glenn Bentley; Chris Bittle; Steve Buck; Beth Cunliffe;
Gwen Duli; Paul Farkas; Chris Patriarca; Patty Quinn; Elle Steinman; Sally Warren; Diana
Zak.

VISITORS PRESENT IN PERSON: Christina Norland; Brian Donovan; Kyle Coleman.

VISITORS PRESENT VIA ZOOM: Erin; Graham Pearson.

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,
March 13, 2024, was called to order at 2:00 P.M. by Chair Michael Heaberg.

PUBLIC COMMENT: None.

PRESENTATION:

Mr. Deguffroy introduced the presenters for Planning Kennett Connections (PKC), a VPP
funded project: Christina Norland, Square Roots Collective; Brian Donovan, Bowman; and
Kyle Coleman, Kennett Square Borough manager. Mr. Coleman reported that the PKC
project was also funded by Longwood Gardens and was a partnership between Kennett
Square Borough, Kennett Township, and East Marlborough Township to look at the trail
system in the three municipalities. Ms. Norland displayed an existing conditions map and
reported that a Southern Chester County regional trails committee was formed to help
facilitate the trails project. Mr. Donovan noted that the PKC plan was accepted by all three
municipalities in 2023. Mr. Donovan went on to summarize the project's vision and goals
along with the proposed spine network/bikeway map. Next, Mr. Donovan noted that there
are three focus areas and summarized trail improvements within each focus area. Lastly,

Mr. Donovan displayed and summarized a catalyst (priority) projects map. Mr. Donovan and Mr. Coleman summarized the next steps that will be taken to move this project forward.

ACTION ITEMS:

Approval of Meeting Minutes:

A MOTION TO APPROVE THE MINUTES FOR THE FEBRUARY 14, 2024, MEETING OF THE CHESTER COUNTY PLANNING COMMISSION WAS MADE BY MR. HAMMOND, SECONDED BY MR. FURMAN, AND PASSED BY UNANIMOUS VOTE OF THE COMMISSION.

Act 247 Reviews:

Subdivision and Land Development Reviews:

There were eighteen (18) Subdivision and Land Development Reviews prepared in February 2024.

A MOTION TO APPROVE THE EIGHTEEN (18) SUBDIVISION AND LAND DEVELOPMENT REVIEWS WAS MADE BY MR. WRIGHT, SECONDED BY MS. DUNCAN, AND PASSED BY UNANIMOUS VOTE OF THE COMMISSION.

Mr. Hammond recused himself from the following applications: LD-01-24-17966; LD-01-24-17965.

Mr. Cline recused himself from the following application: LD-01-24-17969.

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

There were eleven (11) Comprehensive Plan, Zoning and Subdivision Ordinance Amendment, and Miscellaneous Reviews prepared in February 2024.

A MOTION TO APPROVE THE ELEVEN (11) COMPREHENSIVE PLAN, ZONING AND SUBDIVISION ORDINANCE AMENDMENT, AND MISCELLANEOUS REVIEWS WAS MADE BY MR. HAMMOND, SECONDED BY MR. FURMAN, AND PASSED BY UNANIMOUS VOTE OF THE COMMISSION.

Act 537 Reviews:

Ms. Conwell presented the Commission with three (3) minor Act 537 reviews for the month of February 2024.

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

DISCUSSION AND INFORMATION ITEMS:Agricultural Development Council Update:

Mr. O’Leary reported that Ms. Lane has taken a position with the Parks and Preservation department but will be helping to manage the Agriculture Development Council until the end of March. The County Commissioners assessed the role of the ADC within the county and decided the best place for ag economic development will be with the CCEDC’s AgConnect program, who will act as the implementing entity for the ag economic development plan. A new staff member has been assigned to the County Commissioners’ office to assist with ag related communications efforts. A transition process is currently underway to sunset ADC, to secure a contract with CCEDC to provide economic development services, and to see what duties remain for CCPC.

Next, Mr. O’Leary reported that CCPC is continuing with the following: tailored ag zoning letters for municipalities; development of ag related eTools; and the 2024 Farm Guide, which will be available mid-April.

Sustainability Division Update:

Ms. Griffith reported that, working with the Parks and Preservation department, land trusts, and conservancies, the municipal open space outreach is complete. A database of municipal open space policies and opportunities was created. A municipal specific one-page flyer was created from this database. Municipalities central to land trust service areas were invited to individualized open space work sessions. Ms. Griffith and/or the land trusts attended open space meetings for priority municipalities or met with their supervisors. Next steps were summarized to develop a municipal action plan.

Next, Ms. Griffith reported that an HOA survey was conducted for HOA board members and HOA residents. Over 90 percent of both HOA board members and HOA residents indicated that they were interested in adopting sustainability practices. HOA board members were most interested in sustainable landscaping companies, stormwater basin retrofits or improvements, native plant landscaping, and environmentally friendly de-icer/fertilizer/pesticide usage. The HOA residents’ top choices were similar: environmentally friendly de-icer/fertilizer/pesticide usage, native plant landscaping, and sustainable landscaping companies. Ms. Griffith went on to summarize HOA board member barriers and concerns, and HOA residents’ concerns. Eighty percent of residents answered favorably towards having solar power in their communities. The survey also indicated an interest in sustainability education and leadership. As a result, a Sustainability Summit for HOAs is planned for April 30, 2024 at the Chester County Intermediate Unit, Downingtown.

Multimodal Transportation Division Update:

Mr. Styche reported that CCPC is now in charge of new circuit trail development within the county. The following four projects were handed down from facilities: P&T Corridor – CVT extension to Downingtown; CVT IVa – CVT extension to the Oaklands Corporate Center; CVT West – Enola Low Grade trail extension into Atglen Borough; and the Struble trail extension to Marsh Creek State Park.

Next, Mr. Styche reported that the CVT project status webpage is live and summarized the webpage located here: <https://www.chescoplanning.org/transportation/cvt-ProjectStatus.cfm>.

Lastly, Mr. Styche reported that the county will apply for funding from the DCNR C2P2 program for the following two projects: Phase two design of the Downingtown trestle rehabilitation - developing the CVT within the P&T corridor; and the Boot Road trailhead – acquiring three parcels.

Design and Technology Division Update:

Mr. Fritz noted that the number of development reviews increased for the month of February.

Mr. O’Leary and Mr. Fritz summarized the Village Preservation Guide and noted that the guide is posted on the CCPC website here: <https://www.chescoplanning.org/Historic/Guides.cfm>. The Village Preservation Guide implements the *Landscapes3* Appreciate goal to help preserve the county’s 80 villages. The guide is divided into three chapters: existing conditions for hamlets, traditional villages, and growth area villages; planning for villages including village identification, village character analysis, planning for future land use, planning for preservation, and planning for improvements; and village design including building character, site amenities, and transportation.

Community Planning Division Update:

Mr. Deguffroy noted that the following VPP projects have been completed: Oxford Borough Comprehensive Plan, Upper Uwchlan Township Active Transportation Plan, and Valley Township West Lincoln Highway Corridor Master Plan.

Mr. Deguffroy noted the following 2024 VPP grant round 1 dates coming up: March 22 – grant applications due by 4pm and May 8 – grant awards announced.

Next, Mr. Deguffroy introduced Elise Davis, the newest CPD community planner.

Ms. Horwitz gave an update on the 2023 Non-Residential Construction Report which is live on the CCPC website here: <https://www.chescoplanning.org/LandUse/NonResConstruction-23.cfm>. Nearmap imagery was used to confirm non-residential newly built and additions. Some of the main takeaways include: the new square feet decreased; there were more projects; and commercial and institutional were the highest square footage amounts. The municipalities with the highest square feet from 2016-2023 include Tredyffrin, East Whiteland, and West Goshen. Some of the major projects from 2023 include Kaolin Re Holding Corporation mushroom operation, Elk Township and Great Valley School District New 5/6 Grades Center, East Whiteland Township.

Director's Report:

Mr. O'Leary reported that last month's Heritage Tourism Plan public meeting went well and Commissioner adoption is anticipated in April; SRPRA's contract with the federal government regarding rail service returning to Phoenixville, Pottstown, and Reading is up and running; and the Historic Preservation Network will be having a leadership luncheon with CCPC support on March 23.

ADJOURNMENT

THERE BEING NO FURTHER BUSINESS, A MOTION TO ADJOURN AT 3:37 PM WAS MADE BY MR. HAMMOND, SECONDED BY MR. CLINE, AND PASSED BY UNANIMOUS VOTE OF THE COMMISSION.

Respectfully submitted,



Brian N. O'Leary, AICP
Secretary

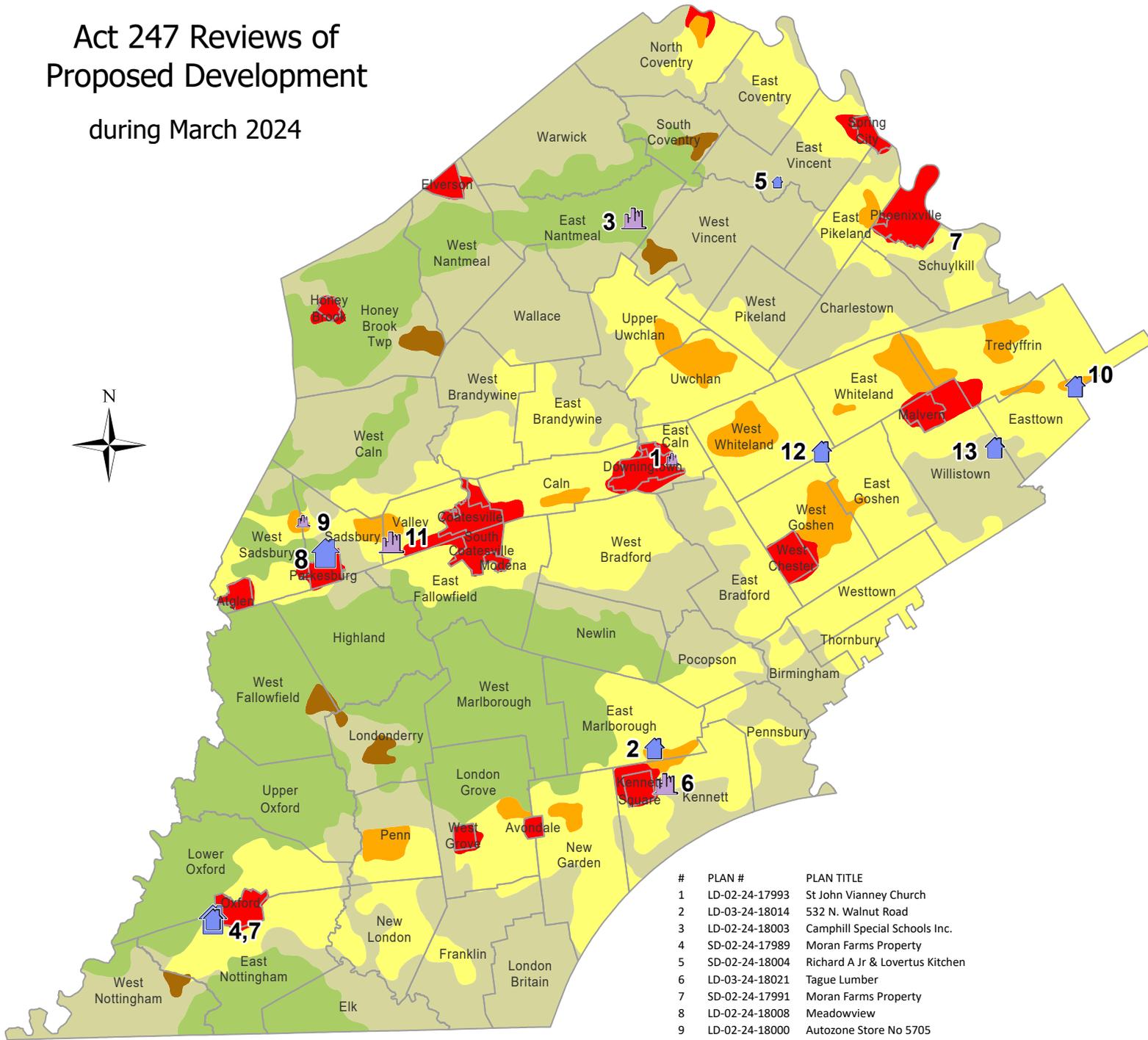
BNO/ncs

DRAFT

Act 247 Reviews

Subdivision & Land Development

Act 247 Reviews of Proposed Development during March 2024



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 Landscapes 3

Landscapes 3

Growth Areas

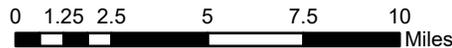
- Urban Center
- Suburban Center
- Suburban
- Rural Center

Rural Resource Areas

- Rural
- Agricultural

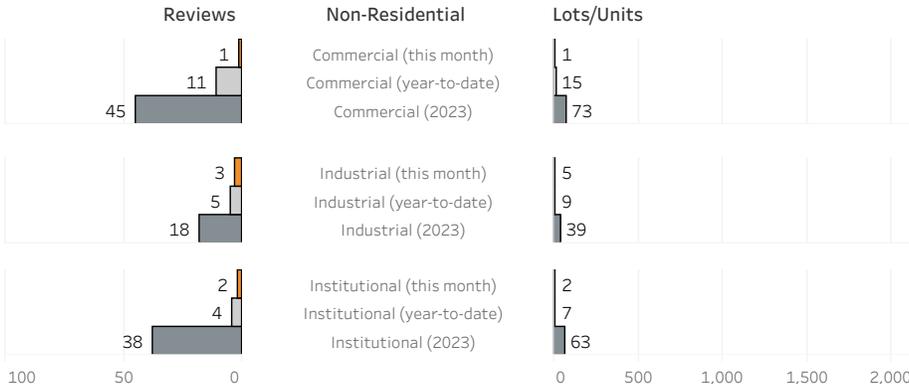
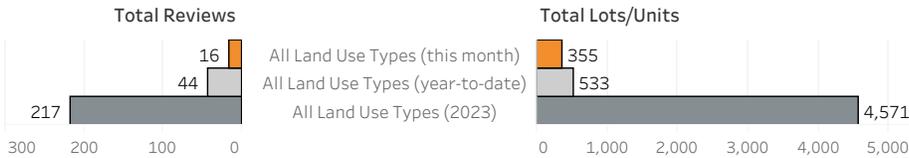
Note: Excludes lot line revisions, lot consolidations, second reviews, sketch plans, and surface parking, UNLESS those reviews cited unique or significant community impacts.

#	PLAN #	PLAN TITLE
1	LD-02-24-17993	St John Vianney Church
2	LD-03-24-18014	532 N. Walnut Road
3	LD-02-24-18003	Camphill Special Schools Inc.
4	SD-02-24-17989	Moran Farms Property
5	SD-02-24-18004	Richard A Jr & Lovertus Kitchen
6	LD-03-24-18021	Tague Lumber
7	SD-02-24-17991	Moran Farms Property
8	LD-02-24-18008	Meadowview
9	LD-02-24-18000	Autozone Store No 5705
10	LD-02-24-17988	Devon Townhomes
11	LD-02-24-17990	Valley View Lot 8A
12	SD-02-24-17987	1375 Old Phoenixville Pike & 1338 Morstein Road
13	SD-02-24-17984	Rock Hill Farm Acquisitions LLC (Conventional Development)



Subdivision and Land Development Applications

March 2024



Subdivision and Land Development Reviews 3/1/2024 to 3/31/2024

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)
Downingtown Borough	LD-02-24-17993	St John Vianney Church	3/8/2024	15.79	Institutional	1	8,360	Institutional Medical Building	1	0	Yes
East Marlborough Township	LD-03-24-18014	532 N. Walnut Road	3/27/2024	9.02	Townhouse	33		Residential Townhouse		1,136	Yes
East Nantmeal Township	LD-02-24-18003	Camphill Special Schools Inc.	3/5/2024	76.70	Institutional	1	11,826	Institutional School	1	0	Yes
East Nottingham Township	SD-02-24-17989	Moran Farms Property	3/14/2024	29.85	Single Family Residential	44		Residential Single Family Residential		3,229	Yes
East Vincent Township	SD-02-24-18004	Richard A Jr & Lovertus Kitchen	3/20/2024	4.94	Single Family Residential	2		Residential Single Family Residential			Yes
Kennett Township	LD-03-24-18021	Tague Lumber	3/27/2024	4.95	Industrial	3	26,158	Industrial Manufacturing	3	0	Yes
Kennett Township	SD-03-24-18027	Tague Lumber	3/27/2024	4.95	Industrial	1		Industrial Manufacturing		0	Yes
Oxford Borough	SD-02-24-17991	Moran Farms Property	3/14/2024	91.50	Single Family Residential	89		Residential Single Family Residential			Yes
Parkesburg Borough	LD-02-24-18008	Meadowview	3/22/2024	29.85	Townhouse	130		Residential Townhouse		3,750	Yes
Sadsbury Township	LD-02-24-18000	Autozone Store No 5705	3/5/2024	9.91	Commercial	1	7,381	Commercial Retail	1		Yes
Tredyffrin Township	LD-02-24-17988	Devon Townhomes	3/15/2024	0.43	Townhouse	5		Residential Townhouse			Yes
Valley Township	LD-02-24-17990	Valley View Lot 8A	3/14/2024	19.51	Industrial	1	81,931	Industrial Warehouse	1		Yes
West Marlborough Townshi	SD-03-24-18041	Michael J Moran & Anne K. Moran	3/22/2024	68.00	Single Family Residential	2		Residential Single Family Residential			Yes
West Nantmeal Township	SD-02-24-18005	122 Hedge Road	3/29/2024	81.40	Agricultural	2		Agricultural Farm/Pasture Land			Yes

Subdivision and Land Development Reviews 3/1/2024 to 3/31/2024

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 Whiteland Township	SD-02-24-17987	1375 Old Phoenixville Pike & 1338 Morstein Road	3/8/2024	20.00	Single Family Residential	16		Residential Single Family Residential		1,850	Yes
Willistown Township	SD-02-24-17984	Rock Hill Farm Acquisitions LLC (Conventional Development)	3/6/2024	246.68	Single Family Residential	24		Residential Single Family Residential		1,570	No
Grand Totals of Subdivision and Land Development Reviews				713.48		355	135,656		7	11,535	
		16		Acres		Lots/Units	Non-Res. Sq. Feet		Non-Res. Bldgs.	Linear Feet Roadway	

There are **15** plans consistent, **1** plans inconsistent, and **0** plans with no relevance to **Landscapes3**.

Unofficial Sketch Plan Evaluations

3/1/2024 to 3/31/2024

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

Conditional Use Reviews

3/1/2024 to 3/31/2024

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

Subdivision & Land Development Letters



THE COUNTY OF CHESTER



COMMISSIONERS

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PLANNING COMMISSION

Government Services Center, Suite 270
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March 08, 2024

Jeffrey Smith, Manager
Downingtown Borough
4 West Lancaster Avenue
Downingtown, PA 19335

Re: Preliminary Land Development - St John Vianney Church
Downingtown Borough - LD-02-24-17993

Dear Mr. Smith:

A land development plan entitled "St John Vianney Church", prepared by Commonwealth Engineers Inc., dated December 29, 2023 and revised January 26, 2024, was received by this office on February 26, 2024. This plan is reviewed by the Chester County Planning Commission in accord with the provisions of Section 502 of the Pennsylvania Municipalities Planning Code. We offer the following comments on the proposed land development for your consideration.

PROJECT SUMMARY:

Location:	East side of Woodbine Avenue, south of Route 30
Site Acreage:	15.79 acres
Lots:	1 lot
Non-Res. Square Footage:	8,360 square feet
Proposed Land Use:	Institutional
New Parking Spaces:	No new spaces
Municipal Land Use Plan Designation:	High Density Residential
UPI#:	11-5-96-E

PROPOSAL:

The applicant proposes the construction of a 8,360 square foot institutional building addition. The site, which is served by public water and public sewer facilities, is located in the Downingtown Borough R-1 zoning district. No additional parking is proposed.

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

Page: 2
 Re: Preliminary Land Development - St John Vianney Church
 # Downingtown Borough - LD-02-24-17993

COUNTY POLICY:

LANDSCAPES:

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



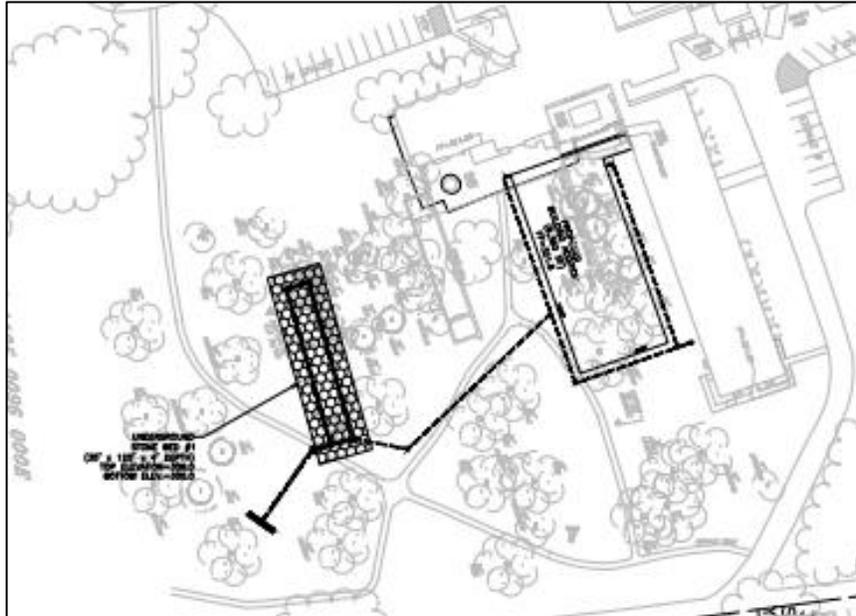
WATERSHEDS:

2. **Watersheds 2045**, the County-wide integrated water resources plan and Act 167 Stormwater Management Plan, indicates the proposed development is located within the Lower Brandywine Creek watershed. The **Watersheds 2045** plan's highest priority objectives within this watershed are:
 - addressing water quality impairments;
 - implementing flood mitigation strategies;
 - promoting stewardship of preserved open space;
 - protecting and restoring vegetated riparian buffers and floodplain connectivity; and
 - protecting and increasing water-based recreational opportunities.

Watersheds 2045 can be accessed at www.chesco.org/water.

Page: 3
 Re: Preliminary Land Development - St John Vianney Church
 # Downingtown Borough - LD-02-24-17993

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



*Detail of St John Vianney Church
 Preliminary Land Development Plan*

PRIMARY ISSUES:

3. The applicant's plan indicates that it is a preliminary/final land development plan, but the Act 247 Referral form that was submitted with the application indicated that it is a preliminary plan. This should be clarified.
4. The applicant should attempt to retain as many of the trees on the site as possible. 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 building 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 proposed and existing buildings on the site include 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.

Page: 4
Re: Preliminary Land Development - St John Vianney Church
Downingtown Borough - LD-02-24-17993

Photovoltaic energy systems can improve the facility's long-term sustainability and reduce its reliance on energy from the grid. Additional information on green roofs is available at: <https://www.chescoplanning.org/MuniCorner/eTools/05-GreenRoofs.cfm>. Additional information on alternative energy systems such as photovoltaic systems is available at: <https://www.dvrpc.org/EnergyClimate/AEOWG/>.

ADMINISTRATIVE ISSUES:

6. The applicant should contact the office of the Chester County Conservation District for information and clarification on erosion control measures. The provisions of the Commonwealth Erosion Control Regulations may apply to the project and may require an Earth Disturbance Permit or a National Pollutant Discharge Elimination System permit for discharge of stormwater from construction activities.
7. A minimum of four copies of the plan should be presented at the Chester County Planning Commission for endorsement to permit recording of the final plan in accord with the procedures of Act 247, the Pennsylvania Municipalities Planning Code, and to meet the requirements of the Recorder of Deeds, the Assessment Office, the Health Department, and the municipality.

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



Wes Bruckno, AICP
Senior Review Planner

cc: Commonwealth Engineers Inc.
Chester County Conservation District
St. John Vianney Center



THE COUNTY OF CHESTER



COMMISSIONERS
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 Marian D. Moskowitz
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March 27, 2024

Neil G. Lovekin, Township Manager
 East Marlborough Township
 721 Unionville Rd.
 Kennett Square, PA 19348

Re: Preliminary/Final Land Development - 532 N. Walnut Road
 # East Marlborough Township - LD-03-24-18014

Dear Mr. Lovekin:

A Preliminary/Final Land Development Plan entitled "532 N. Walnut Road", prepared by Rettew Associates, Inc., and dated March 4, 2024, was received by this office on March 5, 2024. 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:	at the end of Cascade Way, east of Walnut Road
Site Acreage:	9.02
Lots/Units:	33
Proposed Land Use:	Townhouses
New Parking Spaces:	15
Municipal Land Use Plan Designation:	Suburban Center Mixed Use
UPI#:	61-5-207.1

PROPOSAL:

The applicant proposes the construction of 33 Townhouse units, 1,136 linear feet of new road and 15 parking spaces on a 9.018 acre parcel. The project site, which will be served by public water and public sewer, is located in the LI-Limited Industrial zoning district.

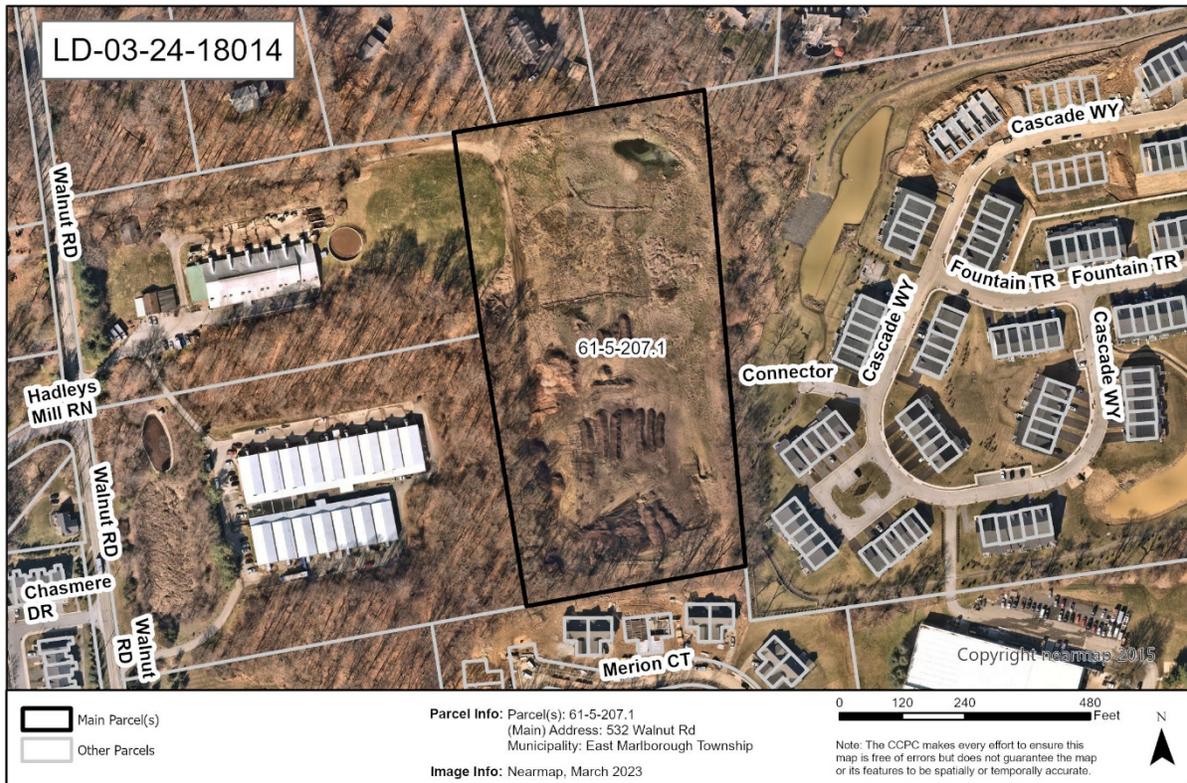
RECOMMENDATION: The County Planning Commission recommends that the issues raised in this letter should be addressed and all Township issues should be resolved before action is taken on this land development plan.

Page: 2
 Re: Preliminary/Final Land Development - 532 N. Walnut Road
 # East Marlborough Township - LD-03-24-18014

COUNTY POLICY:

LANDSCAPES:

- 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**.



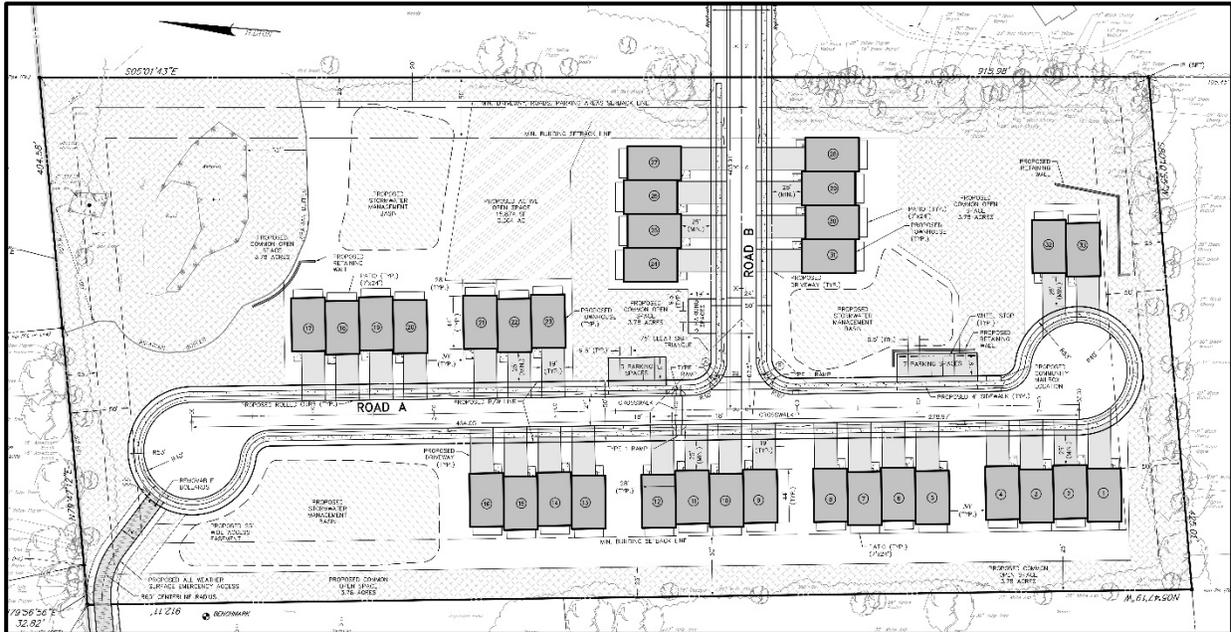
WATERSHEDS:

- Watersheds 2045*, the County-wide integrated water resources plan and Act 167 Stormwater Management Plan, indicates the proposed development is located within the Red Clay Creek watershed. The *Watersheds 2045* plan's highest priority objectives within this watershed are: protecting and restoring vegetated riparian corridors and first order streams; reducing stormwater runoff; addressing sources of water quality impairments; addressing legacy contaminants and contaminants of emerging concern; protecting and expanding water-based recreational opportunities and access. *Watersheds 2045* can be accessed at www.chesco.org/watersheds2045.

PRIMARY ISSUES:

- Townhouses are permitted in the Limited Industrial zoning district by conditional use, which was granted July 10, 2023. We understand that 31 conditions were attached to the grant of conditional use approval. The Township should ensure that the plan addresses all of these conditions prior to granting land development approval.

Page: 3
 Re: Preliminary/Final Land Development - 532 N. Walnut Road
 # East Marlborough Township - LD-03-24-18014



Detail of Sheet 5 of the plan.

4. We note that two variances from the provisions of the Zoning Ordinance were also addressed by the Township. One involved the minimum width of the Townhouse units of Section 1004.B.5, which was approved to permit a minimum width of 28 feet rather than the 30 foot requirement. The other variance involved Section 1004.B.10 and 1505.D addressing the provision of active recreation for common open space, where the applicant proposed paying a fee-in-lieu, which was denied. The applicant is expected to provide common recreational facilities. The Township should ensure that such facilities are a component of the final land development plan.
5. We concur with the Township's recommendation in Conditional Use condition #2, that the applicant should consider creating a second full access to the proposed development from North Walnut Road. This would create also create a second full access for residents of the adjoining Longwood Preserve Development and would improve safety and emergency service access for residents of both developments.
6. We suggest that the active open space be relocated to the corner between units 23 and 24 so that it is more centrally located. As proposed the active open space is directly in the rear viewshed of seven units. The visitor parking bays in this area could be relocated to the west side of Road A.
7. While we acknowledge the applicant's efforts to add texture to the front façade of the townhouse blocks by incorporating varying setbacks of each unit, we suggest varying the exterior color, front façade design, garage door design and/or varying the roof lines to reduce the monotonous appearance of the townhouse buildings.
8. This portion of the Township is evolving away from the agricultural and industrial uses that characterized it in recent decades. The Township should consider the need for an overall redevelopment strategy to create cohesion and appropriate access and amenities for residential and commercial development in this area of East Marlborough Township.

Page: 4
Re: Preliminary/Final Land Development - 532 N. Walnut Road
East Marlborough Township - LD-03-24-18014

9. We suggest that the applicant and Township consider providing a percentage of affordably priced housing units within the proposed development. “Live” Objective B of *Landscapes3* is to accommodate housing at costs accessible to all residents. Additionally, the County has established the A+ Homes initiative, which focuses on creating homes that are attractive, affordably priced, adaptable, aging-friendly, and accessible. Additional information on the A+ Homes initiative is available online at:
<https://www.chescoplanning.org/Housing/aPlusHomes.cfm>.
10. Sheet 5 of the plan indicates the sidewalk on the north side of Road B will end at the property line. We recommend that it be extended to connect to the trail in the adjoining Longwood Preserve development, which crosses at the road connector stub end. The applicant and the Township should discuss extension of the Township’s Trail Network. We suggest that the Longwood Preserve Trail could be expanded by:
 - a. using the proposed sidewalks and emergency access (or connector road) in this development to link to North Walnut Road and then south to Anson B. Nixon Park in Kennett Township and Kennett Square Borough, and,
 - b. connecting to the sidewalk on Merion Court to the south of this site, which also connects to North Walnut Road.

ADMINISTRATIVE ISSUES:

11. The applicant is requesting three waivers from the provisions of the Township Subdivision and Land Development Ordinance. Waiver requests should only be granted following the determination that the proposed project either meets the purpose of these requirements or does not create the impacts that these provisions are intended to manage. We also note that the applicant has been granted variances related to the removal and disturbance of Specimen Trees on this site. The Township should verify that the conditions imposed by this variance are met prior to final plan approval.
12. The plan indicates that a Homeowners’ Association will be responsible for the proposed common facilities/areas. Ownership, maintenance, use provisions, restrictions, and liability responsibilities associated with any commonly held amenities should be written into the Homeowners' Association (HOA) document. The HOA document should include provisions which allow the Township to: intervene and maintain common owned facilities; determine the schedule for Association formation; timing for construction of common facilities; and determine the schedule for transfer of ownership from developer to the HOA of common facilities. The HOA document should be submitted as part of the application to the municipality to be reviewed by an attorney versed in homeowners' association documents to evaluate the document for its completeness and compliance. We also recommend that the HOA document allow for rooftop solar installations and other energy efficiency and environmental conservation actions.
13. This site has previously been used for the disposal of spent mushroom compost. The Township and the applicant should verify that the site is free of contaminants related to its agricultural use and/or illegal dumping of toxic chemicals.
14. The Township Fire Marshal should verify the design and location of all proposed fire-protection facilities.

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Re: Preliminary/Final Land Development - 532 N. Walnut Road
East Marlborough Township - LD-03-24-18014

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

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 Marlborough 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:
Square K Properties Walnut Road, LLC
Montchanin Builders, LLC, Attn: Tim Jones
Rettew Associates, Inc.
Chester County Conservation District



THE COUNTY OF CHESTER



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

March 5, 2024

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

Re: Preliminary/Final Land Development - Camphill Special Schools Inc.
East Nantmeal Township - LD-02-24-18003

Dear Ms. Rutherford:

A preliminary/final land development plan entitled "Camphill Special Schools Inc.", prepared by Site Engineering Concepts LLC and dated December 22, 2023, was received by this office on February 26, 2024. This plan is reviewed by the Chester County Planning Commission in accord with the provisions of Section 502 of the Pennsylvania Municipalities Planning Code. We offer the following comments on the proposed land development for your consideration.

PROJECT SUMMARY:

Location:	West of Nantmeal Road
Site Acreage:	76.70 acres
Lots:	1 lot
Non-Res. Square Footage:	11,826 square feet
Proposed Land Use:	Institutional
Municipal Land Use Plan Designation:	Educational/Institutional
UPI#:	24-5-84.1-E

PROPOSAL:

The applicant proposes the construction of a total of 11,826 square feet of additions at institutional buildings. According to the applicant's stormwater management analysis, dated December 22, 2023, the applicant is proposing three building additions, a pavilion, and a realignment of an internal drive to provide an Americans With Disabilities Act compliant drop-off area to the school house. The site, which will be served by onsite water and onsite sewer, is located in the East Nantmeal Township EI Educational Institutional zoning district.

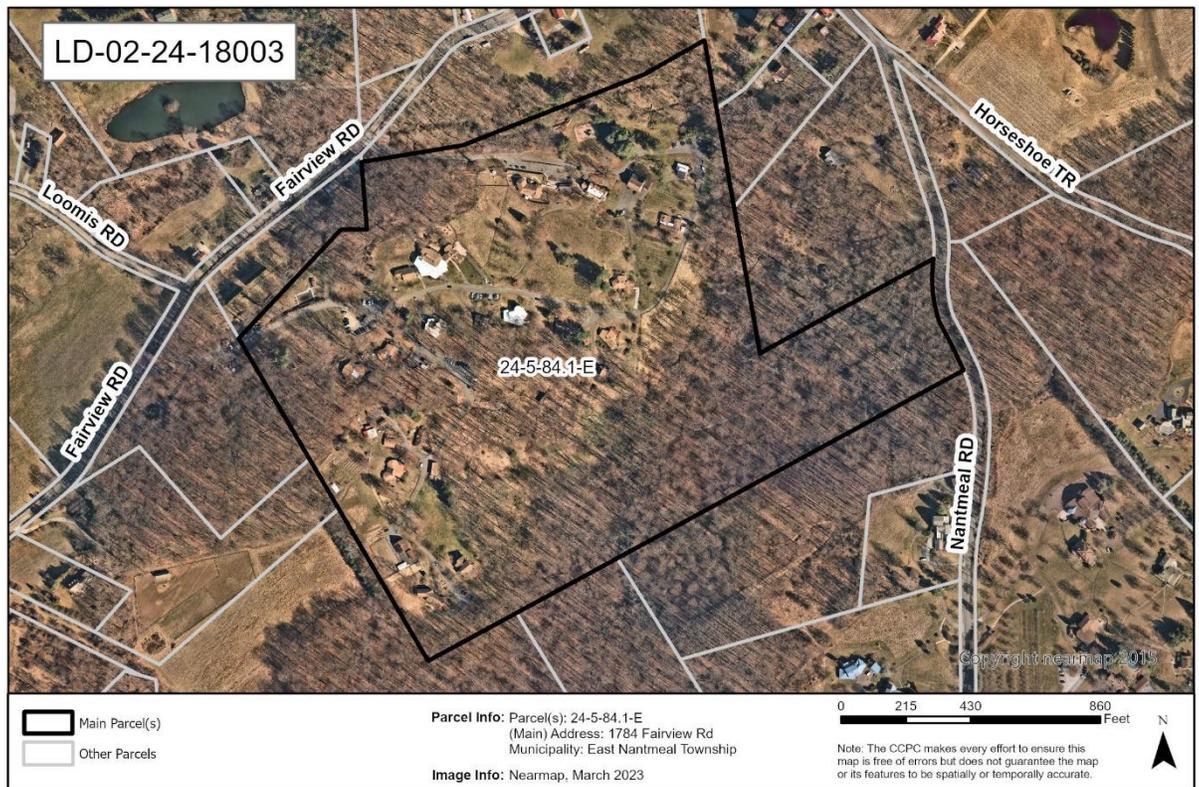
RECOMMENDATION: The County Planning Commission recommends that the issues raised in this letter should be addressed and all East Nantmeal Township issues should be resolved before action is taken on this land development plan.

Page: 2
 Re: Preliminary/Final Land Development - Camphill Special Schools Inc.
 # East Nantmeal Township - LD-02-24-18003

COUNTY POLICY:

LANDSCAPES:

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



WATERSHEDS:

2. **Watersheds**, the water resources component of [Landscapes3](#), indicates the proposed development is located within the Beaver Run subbasin of the French Creek watershed. **Watersheds'** highest priority land use objectives within this watershed are:
 - implement comprehensive stormwater management,
 - protect water quality from nonpoint source pollutants, and
 - protect vegetated riparian corridors.

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

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

Page: 3

Re: Preliminary/Final Land Development - Camphill Special Schools Inc.

East Nantmeal Township - LD-02-24-18003



*Detail of Camphill Special Schools Inc.
Preliminary/Final Land Development Plan*

PRIMARY ISSUES:

3. Due to the environmental constraints on this site which include steep slopes, the applicant should consider deed-restricting this tract from further non-institutional 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.
4. The applicant and the Township should consider whether it may be appropriate to incorporate potential trails in this site with adjacent future trails.

ADMINISTRATIVE ISSUES:

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

Page: 4
Re: Preliminary/Final Land Development - Camphill Special Schools Inc.
East Nantmeal Township - LD-02-24-18003

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

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

Sincerely,



Wes Bruckno, AICP
Senior Review Planner

cc: Site Engineering Concepts LLC
Chester County Health Department
Camphill Special Schools, Inc.
Chester County Conservation District
Chester County Parks + Preservation



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 Eric M. Roe

Brian N. O'Leary, AICP
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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

March 20, 2024

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

Re: Final Subdivision - Richard A., Jr. & Lovertus Kitchen
 # East Vincent Township - SD-02-24-18004

Dear Mr. Zienkowski:

A Final Subdivision Plan entitled "Richard A Jr. & Lovertus Kitchen", prepared by Bercek & Associates, and dated February 7, 2024, was received by this office on March 1, 2024. This plan is reviewed by the Chester County Planning Commission in accord with the provisions of Section 502 of the Pennsylvania Municipalities Planning Code. We offer the following comments on the proposed Subdivision for your consideration.

PROJECT SUMMARY:

Location:	south side of Hallman Mill Road, east of Keyser Drive
Site Acreage:	4.94
Lots/Units:	2 lots
Proposed Land Use:	Single Family Residential
Municipal Land Use Plan Designation:	Rural Low Density
UPI#:	21-7-2

PROPOSAL:

The applicant proposes the creation of 2 lots from a 4.7 acre parent parcel. The project site, which will be served by onsite water and onsite sewer, is located in the LR-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.

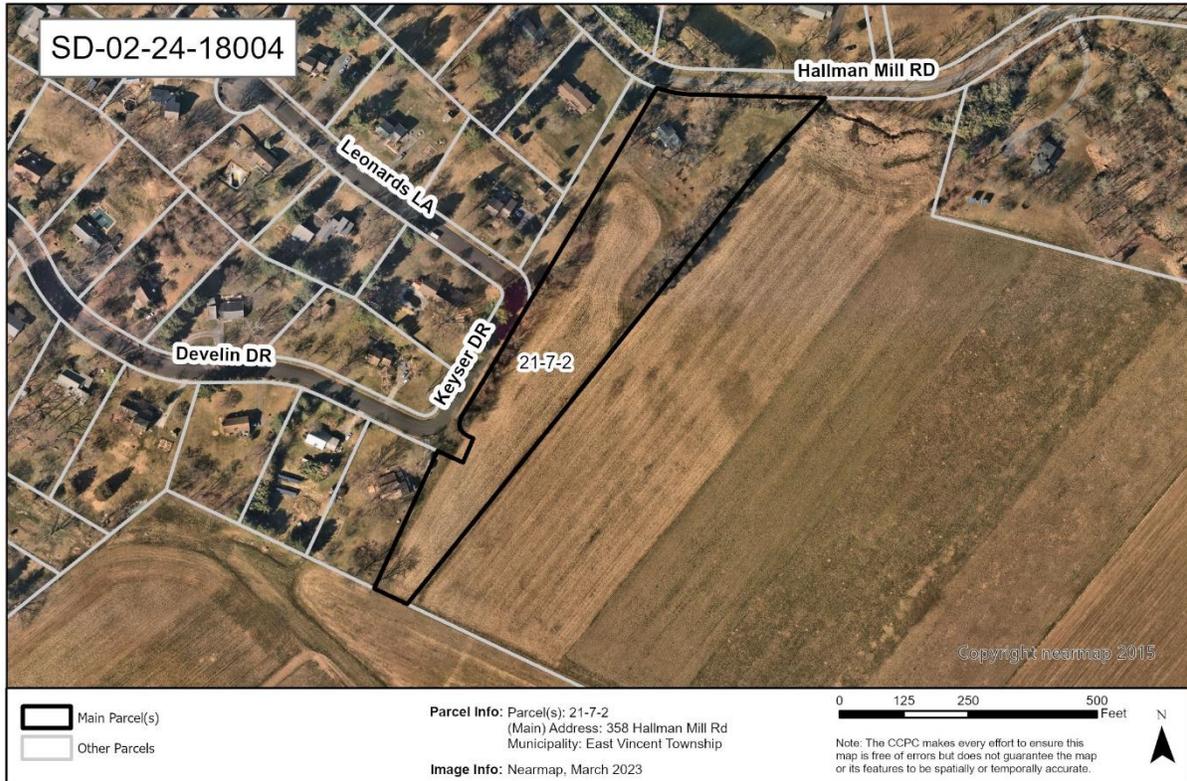
COUNTY POLICY:

LANDSCAPES:

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

Page: 2
 Re: Final Subdivision - Richard A Jr & Lovertus Kitchen
 # East Vincent Township - SD-02-24-18004

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**.



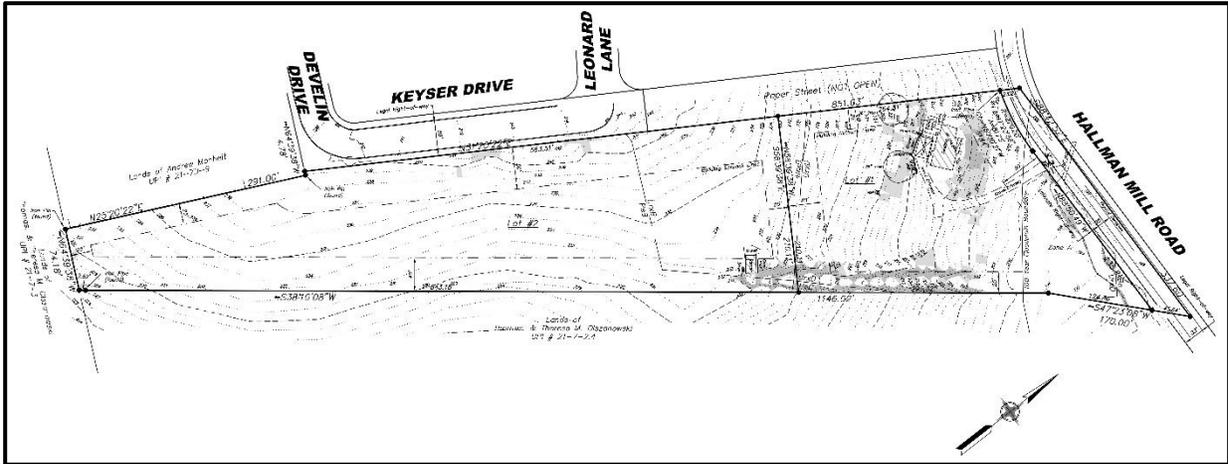
WATERSHEDS:

2. *Watersheds 2045*, the County-wide integrated water resources plan and Act 167 Stormwater Management Plan, indicates the proposed development is located within the French Creek watershed. The *Watersheds 2045* plan's highest priority objectives within this watershed are: addressing causes of stream impairments; maintaining water quality in high performing and critical habitat streams; continuing land preservation efforts; and restoring and enhancing vegetated riparian buffers and floodplains. *Watersheds 2045* can be accessed at www.chesco.org/watersheds2045.

PRIMARY ISSUES:

3. The plan does not indicate the proposed locations of either wells and/or sewage absorption areas. This plan should not be approved until both these features are shown on the plan. This information is necessary to verify that the proposed lot will have proper water supply and sewage disposal, and to demonstrate that minimum isolation distances between wells, sewage absorption areas and/or other features can be achieved.
4. The Township should also ask the applicant to show a proposed driveway location for lot #2.

Page: 3
 Re: Final Subdivision - Richard A Jr & Lovertus Kitchen
 # East Vincent Township - SD-02-24-18004



Detail of Subdivision plan

5. County mapping indicates that there is a short right-of-way stub on the east side of Keyser Drive opposite Develin Drive. The applicant's engineer should verify that the plot of Tax Parcel 21-7-2 is correct and includes any applicable additions or exceptions to the deed.

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

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: Richard A., Jr., & Lovertus Kitchen
 Bercek & Associates
 Chester County Health Department
 Chester County Conservation District



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

March 27, 2024

Diane Hicks, Director of Planning and Zoning
Kennett Township
801 Burrows Run Road
Chadds Ford, PA 19317

Re: Preliminary Subdivision & Land Development - Tague Lumber
Kennett Township - SD-03-24-18027 & LD-03-24-18021

Dear Ms. Hicks:

A Preliminary Subdivision & Land Development Plan entitled "Tague Lumber", prepared by Regester Associates, Inc., and dated February 2, 2024, was received by this office on March 11, 2024. This plan is reviewed by the Chester County Planning Commission in accord with the provisions of Section 502 of the Pennsylvania Municipalities Planning Code. We offer the following comments on the proposed Subdivision and Land Development plan for your consideration.

PROJECT SUMMARY:

Location:	north side of Rosedale Road, west of McFarland Road
Site Acreage:	4.95
Lots/Units:	1
Non-Res. Square Footage:	26,158
Proposed Land Use:	Manufacturing
New Parking Spaces:	26
Municipal Land Use Plan Designation:	A/I Specialized Ag & Industry
UPI#:	62-4-80.1, 62-4-80

PROPOSAL:

The applicant proposes the consolidation of 2 existing lots into a single 4.95 acre lot, the construction of three buildings totaling 26,158 square feet and 26 parking spaces on the consolidated parcel. The project site, which is served by public water and sewer, is located in the LI-Limited Industrial zoning district.

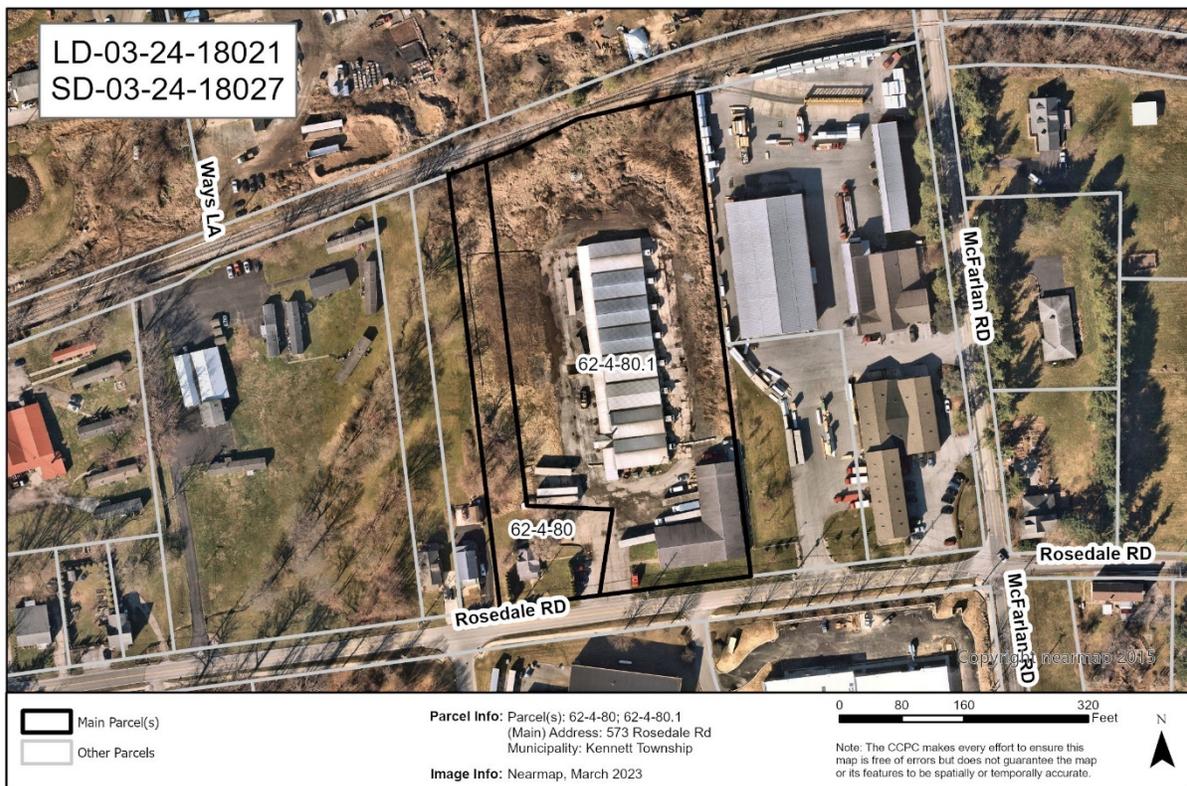
RECOMMENDATION: The County Planning Commission recommends that the issues raised in this letter should be addressed and all Township issues should be resolved before action is taken on this subdivision/land development plan.

Page: 2
 Re: Preliminary Subdivision & Land Development - Tague Lumber
 # Kennett Township - SD-03-24-18027 & LD-03-24-18021

COUNTY POLICY:

LANDSCAPES:

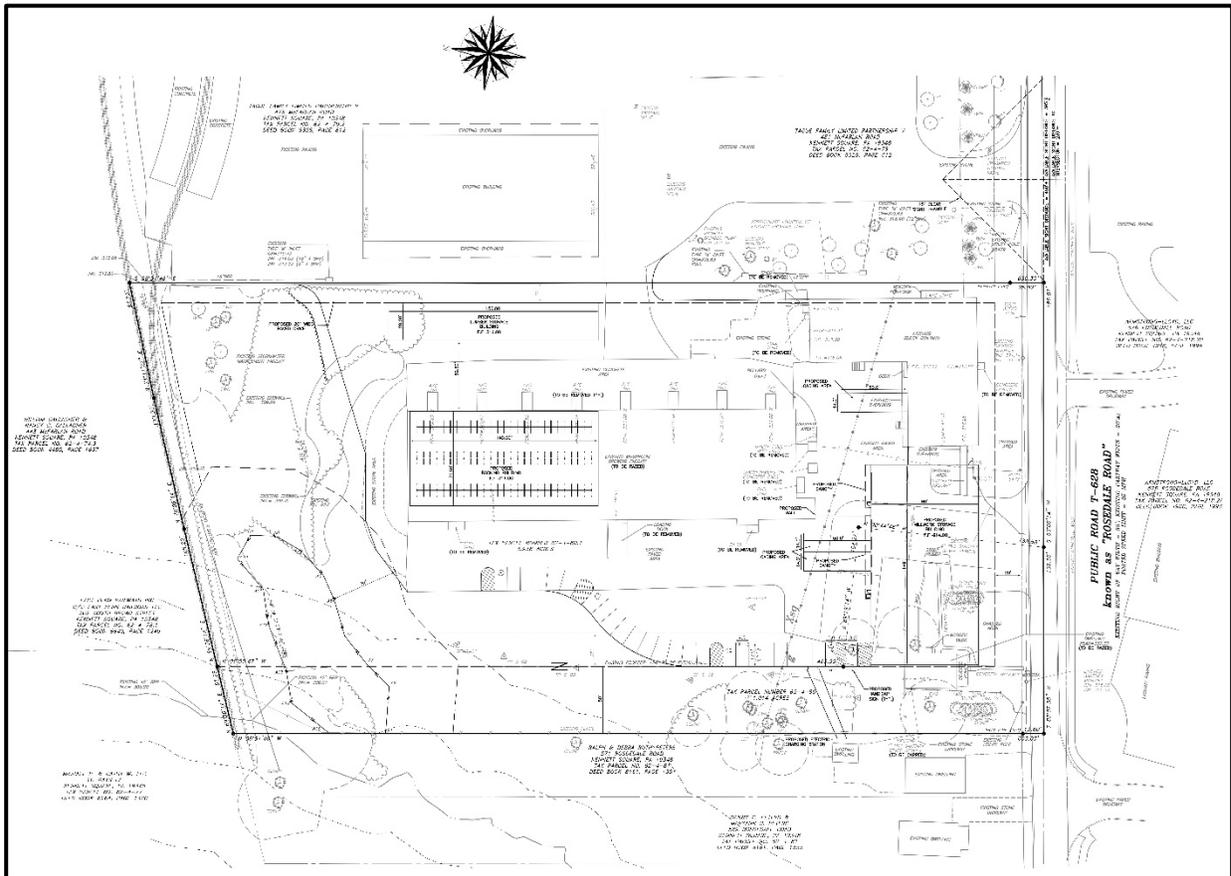
- The project site is located within the **Suburban Landscape** designation of [Landscapes3](#), the 2018 County Comprehensive Plan. The vision for the **Suburban Landscape** is predominantly residential communities with locally oriented commercial uses and facilities, accommodating growth at a medium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



WATERSHEDS 2045:

- Watersheds 2045*, the County-wide integrated water resources plan and Act 167 Stormwater Management Plan, indicates the proposed development is located within the Red Clay Creek watershed. The *Watersheds 2045* plan's highest priority objectives within this watershed are: protecting and restoring vegetated riparian corridors and first order streams; reducing stormwater runoff; addressing sources of water quality impairments; addressing legacy contaminants and contaminants of emerging concern; protecting and expanding water-based recreational opportunities and access. *Watersheds 2045* can be accessed at www.chesco.org/watersheds2045.

Page: 3
 Re: Preliminary Subdivision & Land Development - Tague Lumber
 # Kennett Township - SD-03-24-18027 & LD-03-24-18021



Detail of Sheet 2 of the Subdivision/Land Development plan

PRIMARY ISSUES:

3. Plan Note # 18 indicates that the site includes a historic significant resource identified as #275 on the Township Historic Resources Map. It appears that this dwelling is proposed to be demolished according to Sheet 2 of the plan. “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. We encourage the applicant and the Township to discuss how this resource can be preserved while meeting the development goals for this site. Additional information on this issue is available online at: www.chescoplanning.org/Landscapes3/lc-Appreciate.cfm.
4. The applicant and the Township should discuss the installation of a sidewalk on the north side of Rosedale Road. Sidewalks are an essential element for new construction in the **Suburban Landscape**.

ADMINISTRATIVE ISSUES:

5. The applicant should contact the office of the Chester County Conservation District (telephone #610-455-1360) for information and clarification on erosion control measures. The provisions of the Commonwealth Erosion Control Regulations may apply to the project and may require an Earth Disturbance Permit, or a National Pollutant Discharge Elimination System permit for

Page: 4
Re: Preliminary Subdivision & Land Development - Tague Lumber
Kennett Township - SD-03-24-18027 & LD-03-24-18021

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

6. The applicant is requesting two 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, the Assessment Office, the Health Department, and the municipality.

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

Sincerely,



Glenn Bentley
Senior Review Planner

cc: Tague Family Limited Partnership V
Regester Associates, Inc.
Chester County Conservation District



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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

March 14, 2024

Pauline Garcia-Allen, Borough Manager
 Oxford Borough
 1 Octoraro Alley P.O. Box 380
 Oxford, PA 19363

Re: Preliminary Subdivision - Moran Farms Property
 # Oxford Borough & East Nottingham Township - SD-02-24-17991 & SD-02-24-17989

Dear Ms. Garcia-Allen:

A Preliminary Subdivision Plan entitled "Moran Farms Property", prepared by D. L. Howell & Associates, Inc., and dated January 26, 2024, was received by this office on February 12, 2024. This plan is reviewed by the Chester County Planning Commission in accord with the provisions of Section 502 of the Pennsylvania Municipalities Planning Code. We offer the following comments on the proposed Subdivision for your consideration.

PROJECT SUMMARY:

Location:	north of Locust Street, east of U.S. Route 1 Bypass
Site Acreage:	108.61
Lots/Units:	133
Proposed Land Use:	Single Family Residential
Municipal Land Use Plan Designations:	Town Residential and Suburban
UPI#:	69-2-3, 56-8-131.1, 6-7-5

PROPOSAL:

The applicant proposes the creation of 89 lots in Oxford Borough and 44 lots in East Nottingham Township. The project site is on the north side of West Locust Street, east of the U.S. Route 1 Bypass and will be served by public water and public sewer. It is located in the PD-1 zoning district in Oxford Borough and in the R-2 Residential zoning district in East Nottingham Township. With acceptance from both municipalities, we have created this review to address the development as a whole. Any comments specific to either municipality will be identified as such in that particular comment.

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

Page: 2
 Re: Preliminary Subdivision - Moran Farms Property
 # Oxford Borough & East Nottingham Township - SD-02-24-17991 & SD-02-24-17989

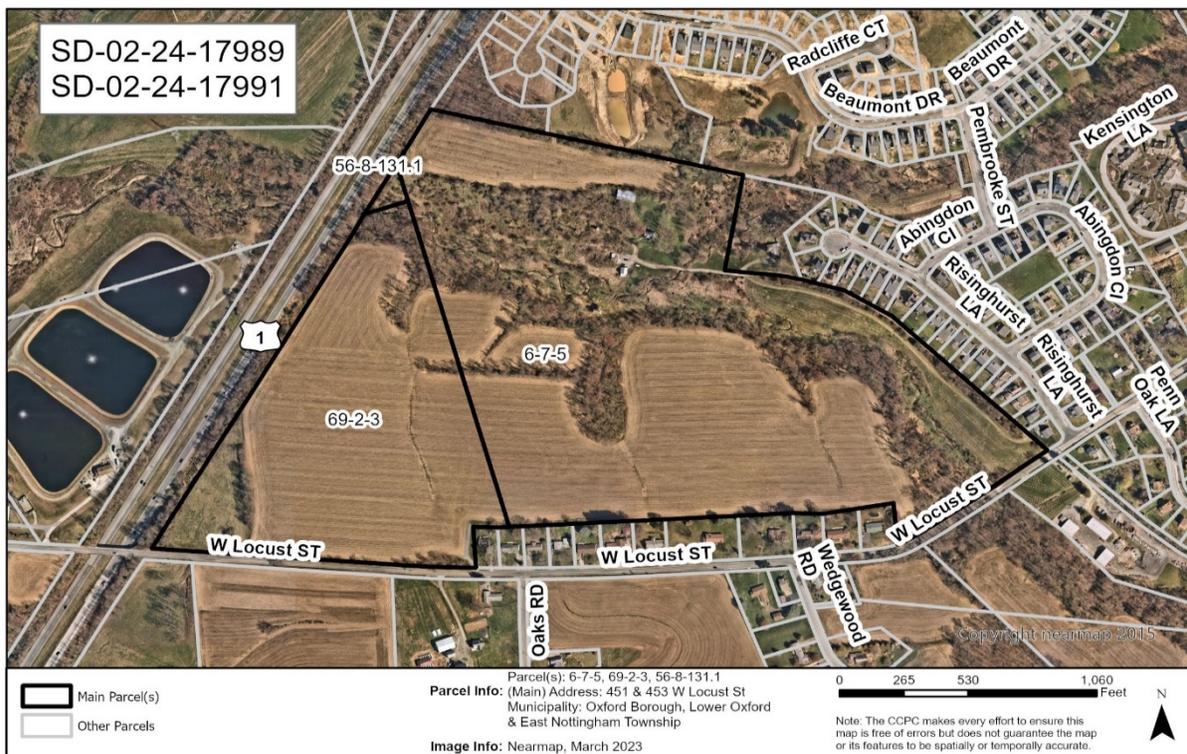
BACKGROUND:

1. The Chester County Planning Commission has previously reviewed a conditional use proposal for this site. That review, CCPC# CU-09-22-17386, dated November 1, 2022, addressed the creation of 101 single-family lots, 1 farm lot and 2 open space lots totaling 19.93 acres situated within Oxford Borough. While we understand that the Conditional Use submission is still active; the current submission is a by right plan and is significantly different from the conditional use submission.

COUNTY POLICY:

LANDSCAPES:

2. The Oxford Borough portion of 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 with a mix of uses, including commercial, institutional and cultural destinations. Transportation infrastructure and amenities support a walkable community that is integrated into the public transportation and roadway systems. The proposed subdivision is consistent with the objectives of the **Urban Center Landscape**. The East Nottingham portion of project site is located within the **Suburban Landscape** designation of [Landscapes3](#), the 2018 County Comprehensive Plan. The vision for the **Suburban Landscape** is predominantly residential communities with locally oriented commercial uses and facilities, accommodating growth at a medium density that retains a focus on residential neighborhoods, with enhancements in housing diversity and affordability. The proposed subdivision is consistent with the objectives of the **Suburban Landscape**.



Page: 3
 Re: Preliminary Subdivision - Moran Farms Property
 # Oxford Borough & East Nottingham Township - SD-02-24-17991 & SD-02-24-17989

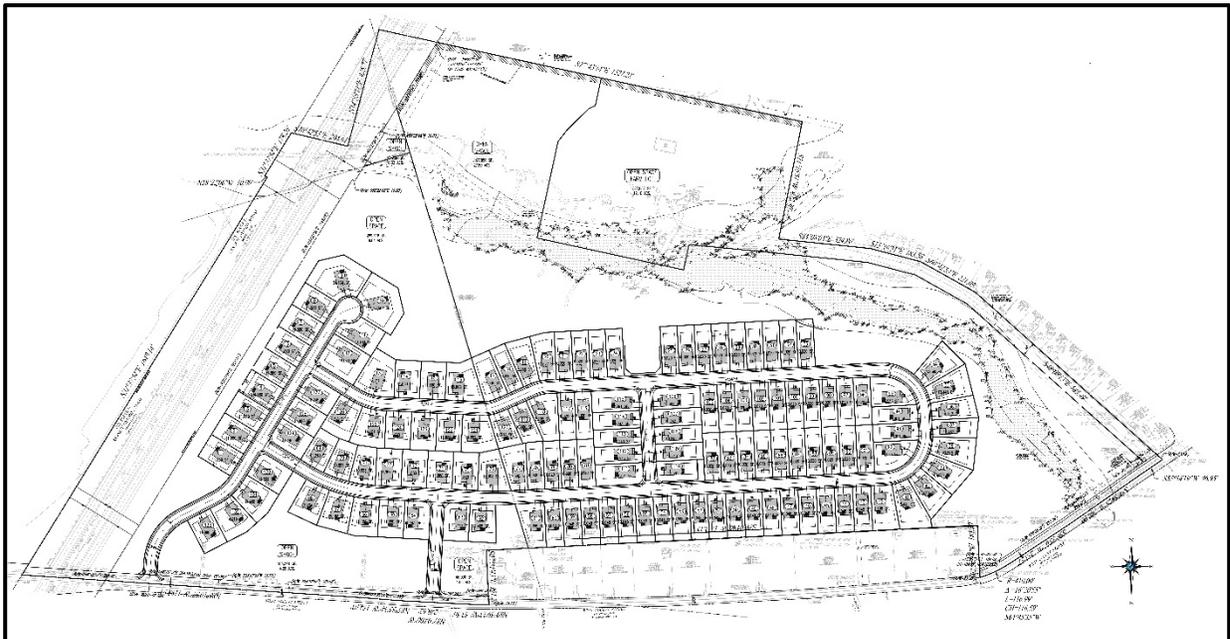
WATERSHEDS:

3. **Watersheds 2045**, the County-wide integrated water resources plan and Act 167 Stormwater Management Plan, indicates the proposed development is located within the Tweed Creek subbasin of the Octoraro Creek watershed. The **Watersheds 2045** plan's highest priority objectives within this watershed are: improving water quality in impaired streams and groundwater; reducing polluted runoff from agricultural and developed lands; implementing comprehensive stormwater management; protecting and restoring vegetated riparian corridors; and implementing source water protection measures.

Watersheds 2045 can be accessed at www.chesco.org/watersheds2045.

PRIMARY ISSUES:

4. The lot configuration on the plan presents a very conventional development pattern. The layout has two access points from West Locust Street which serves a near continuous stretch of residences from east to west in the center of the site, with one cul-de-sac extending to the north at the northwest corner. These dwellings are accessed by long straight roads, which present a monotonous streetscape and could potentially lead to higher vehicle speeds. This street layout also limits many of the homes having a visual relationship with open space, orients the rear elevations (the more private side) of some of the homes to Locust Street, and minimizes the buffer between the proposed development and the existing homes fronting Locust Street. This layout also lacks a central green space for community recreation. Much of the close open space is primarily for stormwater management. We also note that the current plan no longer includes a Community Center and recreation facilities. An alternate layout was offered in our previous letter to address the same comments we had in the conditional use application.



Detail of Sheet CO1.2 of the plan

Page: 4
 Re: Preliminary Subdivision - Moran Farms Property
 # Oxford Borough & East Nottingham Township - SD-02-24-17991 & SD-02-24-17989

5. We endorse the inclusion of sidewalks on both sides of the proposed development roads; however, this development is quite a distance from the existing sidewalk network serving Oxford Borough. The applicant and the Borough should investigate the possibility of a trail connecting the north end of the site to Beaumont Drive in the Sycamore Crossing residential development, which appears to have pedestrian facilities connecting to Downtown Oxford. Also, a pedestrian connection to the Oxford Area Recreation Authority facilities located immediately to the west of U.S. Route 1 in East Nottingham Township should be considered.
6. The Borough and the Township should verify that the lighting and landscaping plans are consistent with all ordinance requirements, the plan set attached for our review did not contain landscaping or lighting information. Adequate landscaping will be of particular importance as a buffer for the units that back up to the Route 1 Bypass and a buffer between the proposed dwellings and the existing dwellings fronting on West Locust Street.
7. 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 Borough/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.
8. The Open Space Farm Lot should be deed restricted from further subdivision.

ADMINISTRATIVE ISSUES:

9. According to County Tax Assessment records, the project site (both parcels) appears to be subject to an Act 319 (Clean and Green) covenants. We advise the applicant to contact the Chester County Assessment Office (telephone #610-344-6105) to determine if this proposal could affect the applicant's tax status. Additional information on this topic is provided online at: www.chesco.org/256/Act-319---Clean-Green.
10. In the final bullet point of the Stormwater O&M Notes on page CO 4.1, the note references East Whiteland Township, this note should be revised prior to municipal approval.
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, the Assessment Office and the municipality.

Page: 5
Re: Preliminary Subdivision - Moran Farms Property
Oxford Borough & East Nottingham Township - SD-02-24-17991 & SD-02-24-17989

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

Sincerely,

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

Glenn Bentley
Senior Review Planner

cc: Enox Land, L.P.
Rachael Greer, Zoning Officer, East Nottingham Township
Howell Engineering
Anthony Antonelli, District Permits Manager, PennDOT
Francis J. Hanney, PennDOT
Chester County Conservation District
Chester County Assessment Office
Elise Davis, Chester County Planning Commission



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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

March 22, 2024

Joseph Reali, Borough Manager
Parkesburg Borough
315 West First Avenue Building 1
Parkesburg, PA 19365

Re: Preliminary Land Development - Meadowview
Parkesburg Borough - LD-02-24-18008

Dear Mr. Reali:

A preliminary land development plan entitled "Meadowview", prepared by Howell Engineering and dated February 8, 2024, was received by this office on February 28, 2024. This plan is reviewed by the Chester County Planning Commission in accord with the provisions of Section 502 of the Pennsylvania Municipalities Planning Code. We offer the following comments on the proposed land development for your consideration.

PROJECT SUMMARY:

Location:	West side of North Church Street (State Route 10), south and east of the municipal boundary with Sadsbury Township
Site Acreage:	29.85 acres
Units:	130 units
Proposed Land Use:	Townhouse
New Parking Spaces:	476 spaces
Municipal Land Use Plan Designation:	Flexible Residential
UPI#:	8-2-2, 8-2-1

PROPOSAL:

The applicant proposes the construction of 130 residential units and 476 parking spaces. The site, which will be served by public water and public sewer facilities, is located in the Parkesburg Borough R-5 Residential zoning district.

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

Page: 2
Re: Preliminary Land Development - Meadowview
Parkesburg Borough - LD-02-24-18008

COUNTY POLICY:

LANDSCAPES:

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

The suggestions in this letter are offered to help improve the design to create opportunities for increased open space, on-site recreation, better compatibility with the Borough’s streetscapes and architectural character, and reduced stormwater.



Page: 3
Re: Preliminary Land Development - Meadowview
Parkesburg Borough - LD-02-24-18008

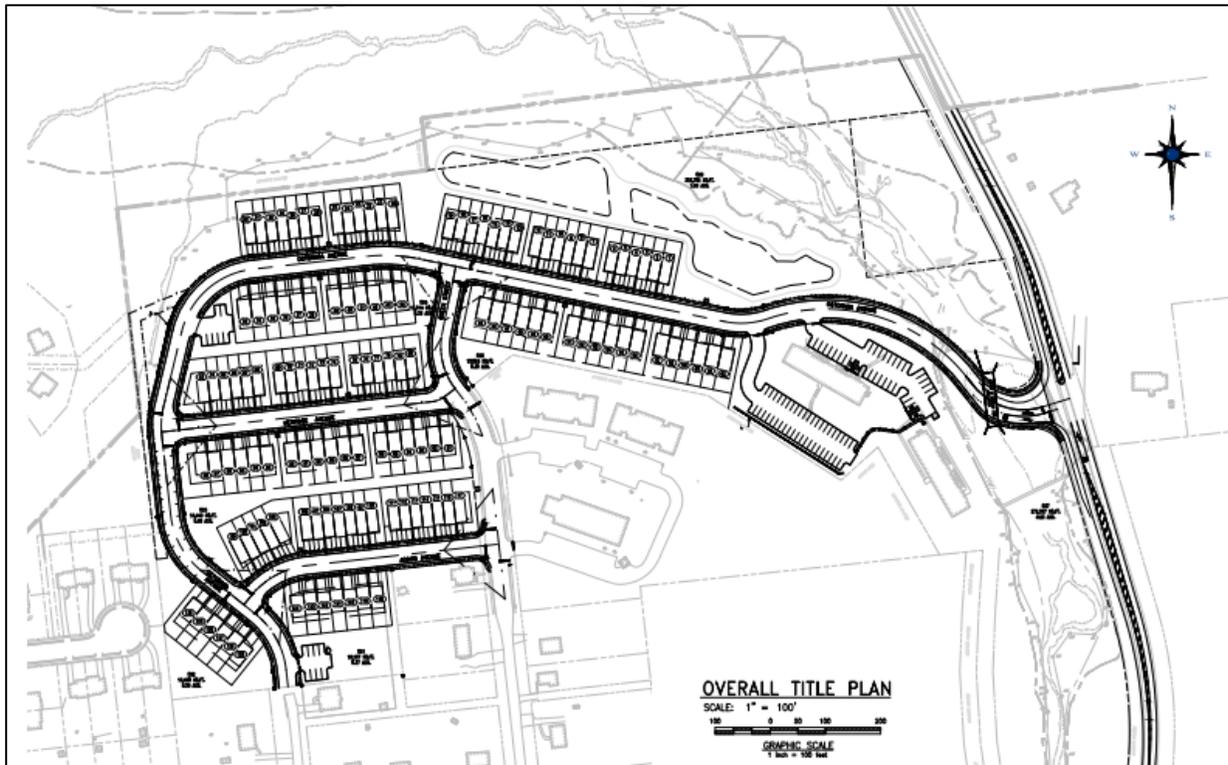
WATERSHEDS:

2. *Watersheds 2045*, the County-wide integrated water resources plan and Act 167 Stormwater Management Plan, indicates the proposed development is located within the Brandywine Creek watershed. The *Watersheds 2045* plan's highest priority objectives within this watershed are:

- addressing water quality impairments;
- implementing flood mitigation strategies;
- promoting stewardship of preserved open space;
- protecting and restoring vegetated riparian buffers and floodplain connectivity; and
- protecting and increasing water-based recreational opportunities.

Watersheds 2045 can be accessed at www.chesco.org/water.

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



*Detail of Meadowview
Preliminary Land Development Plan*

Page: 4
 Re: Preliminary Land Development - Meadowview
 # Parkesburg Borough - LD-02-24-18008

PRIMARY ISSUES:

3. The site plan layout and building design presents a very conventional development pattern. The long, straight rows of townhouses dominated by garage doors and driveways will create a monotonous streetscape and reduce visual appeal and variety. The lot layout also prevents many of the homes from having a visual relationship with open space, and orients the rear elevations (the more private side) of some of the homes towards narrow strips of land. This layout also lacks a central green space for recreation. Much of the open space is primarily for stormwater management.

Therefore, we suggest that the applicant and the Borough consider a redesign that considers the following:

- Re-orient the garages to rear alleys instead of from the front yards, which can create opportunities for streetscapes that focus on front doors instead of garage doors.
- Narrow the cartways. The Chester County Multi-Modal Handbook contains cartway travel lane width designs as narrow as 8-9 feet, at: <https://www.chescoplanning.org/MuniCorner/MultiModal/22-LaneDesign.cfm>. Narrower cartways can also help reduce vehicle speed. On-street parking areas can be provided at on certain stretches of the streets.
- Distribute the 61 overflow parking spaces throughout the site.
- Provide, if possible, an extension of Catherine Drive into the site.
- Provide trails.
- Naturalize the stormwater management basins by adding additional landscaping/vegetative screening to soften the appearance of the facilities. The basins can also serve as attractive site amenities if they are connected to the site with trails for passive recreation.
- Develop an architectural design palette for the dwellings that will reflect the vernacular character of the surrounding areas, including front porches.

The Chester County Planning Commission would be glad to help the applicant and the Borough develop conceptual design alternatives that reflect these considerations.

4. The Borough's emergency service providers should be requested to review the plan to ensure that they can safely navigate the proposed development when completed.
5. The Borough Engineer should review and comment on the applicant's traffic study, and also comment on the proposed access to North Church Street (State Route 10) and its horizontal and vertical curve geometry. The applicant should discuss whether road access to the existing apartment buildings will be compromised during construction.
6. We suggest that the applicant and Borough consider providing a mix of housing types and a percentage of affordably-priced housing units. "Live" Objective B of *Landscapes3* is to accommodate housing at costs accessible to all residents. Additionally, the County has established the A+ Homes initiative, which focuses on creating homes that are attractive, affordably-priced, adaptable, aging-friendly, and accessible. Additional information on the A+ Homes initiative is available online at: <https://www.chescoplanning.org/Housing/aPlusHomes.cfm>.

Page: 5
Re: Preliminary Land Development - Meadowview
Parkesburg Borough - LD-02-24-18008

7. General Note 10 on the plan indicates that all townhouse owners are required to be members of the Homeowners Association (HOA). 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 Borough to intervene and maintain common owned facilities, determine the schedule for HOA 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 HOA 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:

8. The applicant should contact the office of the Chester County Conservation District for information and clarification on erosion control measures. The provisions of the Commonwealth Erosion Control Regulations may apply to the project and may require an Earth Disturbance Permit or a National Pollutant Discharge Elimination System permit for discharge of stormwater from construction activities.
9. A minimum of four copies of the plan should be presented at the Chester County Planning Commission for endorsement to permit recording of the final plan in accord with the procedures of Act 247, the Pennsylvania Municipalities Planning Code, and to meet the requirements of the Recorder of Deeds, the Assessment Office, and the municipality.

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



Wes Bruckno, AICP
Senior Review Planner

cc: Howell Engineering
EPC Holdings 584 LLC
Linda Shank, Sadsbury Township Secretary
Anthony Antonelli, District Permits Manager, PennDOT
Francis J. Hanney, PennDOT
Chester County Conservation District



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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

March 5, 2024

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

Re: Final Land Development - AutoZone 5705
 # Sadsbury Township - LD-02-24-18000

Dear Ms. Shank:

A final land development plan entitled "AutoZone 5705", prepared by DL Howell & Associates, Inc., dated December 29, 2021 and last revised on January 26, 2024, was received by this office on March 23, 2022. This plan is reviewed by the Chester County Planning Commission in accord with the provisions of Section 502 of the Pennsylvania Municipalities Planning Code. We offer the following comments on the proposed land development for your consideration.

PROJECT SUMMARY:

Location:	North side of Lincoln Highway (Business Route 30), to the east of Octorara Trail (State Route 10)
Site Acreage:	9.91 acres
Units:	1 structure proposed
Non-Res. Square Footage:	7,381 square feet
Proposed Land Use:	Retail
New Parking Spaces:	38 spaces
Municipal Land Use Plan Designation:	Suburban
UPI#:	37-1-26.1

PROPOSAL:

The applicant proposes the construction of a 7,381 square foot commercial building and 38 parking spaces. The site is served by public water and public sewer facilities, is located in the Sadsbury Township C-2 General Commercial zoning district.

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

Page: 2
 Re: Preliminary/Final Land Development - AutoZone 5705
 # Sadsbury Township - LD-02-24-18000

BACKGROUND AND PENNDOT DESIGNS FOR ROUTE 30:

The Chester County Planning Commission reviewed an earlier version of this submission and our comments were forwarded to the Township in a letter dated April 20, 2022 (refer to CCPC # 03-22-17152). This current submission is similar to the earlier submission, although it includes a partial portion of a conditional use order dated April 7, 2015 (only pages 7 through 16 are included).

The Pennsylvania Department of Transportation is planning improvements to the Route 30 corridor, including the areas near Route 30 and State Route 10. PennDOT is considering a design that involves stormwater management on this site, which will affect the applicant's design. A conceptual stormwater management location for this site is shown below. The project website is at: <https://us30-chesco.com/project-information/western-section/pa-10-interchange-area-2/> We recommend that the applicant contact PennDOT regarding this matter and discuss how it will affect the applicant's design.



*Potential Stormwater Management Location
 from the PennDOT Business Route 30/Route 10 Study*

Regardless of PennDOT's potential design scenario, this letter repeats the relevant comments from our review of the applicant's previous submission to the County Planning Commission.

COUNTY POLICY:

LANDSCAPES:

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

Page: 3
 Re: Preliminary/Final Land Development - AutoZone 5705
 # Sadsbury Township - LD-02-24-18000



WATERSHEDS:

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

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

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

Land disturbance and land development activities that occur within Chester County must comply with the *County-wide Act 167 Stormwater Management Plan for Chester County, PA* (July 2013) and the associated Act 167 stormwater management ordinance standards adopted by each municipality.

PRIMARY ISSUES:

3. The County Planning Commission’s *Multimodal Circulation Handbook* (2016 Update), which is available online at www.chescoplanning.org/resources/PubsTransportation.cfm, classifies Lincoln Highway (Business Route 30) as a major arterial, and Octorara Trail (State Route 10) as a minor arterial. The Handbook (page 183) recommends a 150 foot-wide right-of-way for major arterial and a 100 foot wide right-of-way for minor arterial roads to accommodate future road and infrastructure improvements. We recommend that the applicant and the Township contact PennDOT to determine the appropriate rights-of-way to be reserved for these sections of Lincoln Highway and Octorara Trail, and that these areas offered for dedication to PennDOT.

Page: 4
 Re: Preliminary/Final Land Development - AutoZone 5705
 # Sadsbury Township - LD-02-24-18000



**Detail of AutoZone 5705
 Final Land Development Plan**

4. We commend the applicant and the Township for the use of the shared driveway at this site. Shared driveways can reduce the number of new access points on public roads, limit impervious coverage, reduce earth disturbance and lower construction costs. We recommend that the Township Engineer review the proposed access design, specifically regarding the deceleration lane leading to the site.
5. The plan shows 38 parking spaces. We suggest that the applicant and the Township evaluate the anticipated parking demand for this facility and determine whether all of the proposed parking spaces will be necessary. If fewer spaces are required, we suggest that the extra spaces could be landscaped and held in reserve instead of being paved. The reserved spaces could be paved in the future if it becomes evident that they are actually needed. Reserving parking spaces in this manner can help to reduce initial construction costs, limit the creation of impervious surfaces, and increase opportunities for landscaping. The 12 spaces nearest Lincoln Highway may be most appropriate for such reservation.

Page: 5
Re: Preliminary/Final Land Development - AutoZone 5705
Sadsbury Township - LD-02-24-18000

6. We recommend that direct pedestrian access, including crosswalk areas, be provided from the proposed building to the adjacent CVS pharmacy. Pedestrian connectivity between sidewalks and buildings is an important component of a complete sidewalk system in the **Suburban Center Landscape**.
7. The proposed building includes roof areas that may offer opportunities to improve the facility's long-term sustainability and reduce its reliance on energy from the grid, such as designs that incorporate "green roofs," "white roofs" and solar photovoltaic energy systems. Green roofs can reduce a building's stormwater runoff, improve insulation, increase the longevity of the roof system, and reduce heating and cooling costs. White roofs can help reflect solar radiation and also reduce cooling costs. Photovoltaic energy systems can improve the facility's long-term sustainability and reduce its reliance on energy from the grid. Additional information on green roofs is available at: <https://www.chesoplanning.org/MuniCorner/eTools/05-GreenRoofs.cfm>. Additional information on alternative energy systems such as photovoltaic systems is available at: <https://www.dvrpc.org/EnergyClimate/AEOWG/>.
8. The Township should verify that the submission meets all ordinance requirements related to the location, size and lighting of signs. The Township may wish to consider how stand-alone signs will incorporate the use of architectural elements and designs that are uniquely associated with a particular commercial product and effectively serve as advertising tools, such as roof colors and designs, arches, awnings, and similar architectural elements. We suggest that any proposed signs also be compatible with the existing signage on the site.
9. We suggest that all sign lighting should be downward-pointing to limit "skyglow" and reduce glare on surrounding roads. In general, the applicant should use the minimum amount of light intensity that is necessary to safely illuminate the facility.
10. We commend the applicant for proposing landscaping at this site. *Landscapes3* recommends that developments in the **Suburban Center Landscape** include extensive landscaping in parking areas. We also suggest that the Township review the applicant's proposed landscaping in and near the riparian buffer and consider whether more landscaping and perhaps no-mow zones will improve the function of the buffer.
11. We encourage the applicant to avoid using blank and windowless walls in the building's elevation facing Lincoln Highway. This could be accomplished by the addition of windows, siding design and accent panels, or other architectural design treatments. Variations in textures and materials should be considered. The Township should ask the applicant for conceptual architectural renderings to illustrate these design concepts.
12. The Post Construction Stormwater Management Plans indicate that subsurface infiltration practices will be utilized to manage a portion of the site's stormwater runoff. The applicant should submit the Operations and Management Plan for the stormwater facilities to the Township, which should be reviewed by the Township engineer. To ensure this system continues to function as designed, the applicant and/or those responsible for future maintenance should strictly adhere to the inspection schedule included in the Operation and Maintenance Plan. Appropriate pre-treatment Best Management Practices (BMPs) should be installed to remove sediment and other debris from runoff before it discharges to the planned subsurface infiltration system. Sediment, oil, grease, or other debris should be regularly removed from these pretreatment BMPs.

Page: 6
Re: Preliminary/Final Land Development - AutoZone 5705
Sadsbury Township - LD-02-24-18000

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

ADMINISTRATIVE ISSUES:

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>.
15. A Pennsylvania Department of Transportation permit is required for new or revised access and should be identified on the final plan as required by Section 508(6) of the Municipalities Planning Code.
16. A minimum of four copies of the plan should be presented at the Chester County Planning Commission for endorsement to permit recording of the final plan in accord with the procedures of Act 247, the Pennsylvania Municipalities Planning Code, and to meet the requirements of the Recorder of Deeds, and the Assessment Office.

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

Sincerely,



Wes Bruckno, AICP
Senior Review Planner

cc: DL Howell & Associates, Inc.
Mast, Harold K. and Mast, Daniel L.
Anthony Antonelli, District Permits Manager, PennDOT
Francis J. Hanney, PennDOT
Chester County Conservation District



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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

March 15, 2024

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

Re: Preliminary/Final Land Development - Devon Townhomes
 # Tredyffrin Township – LD-02-24-17988

Dear Ms. McPherson:

A Preliminary/Final Land Development Plan entitled "Devon Townhomes", prepared by Inland Design, and dated January 5, 2024, was received by this office on February 15, 2024. This plan is reviewed by the Chester County Planning Commission in accord with the provisions of Section 502 of the Pennsylvania Municipalities Planning Code. We offer the following comments on the proposed land development for your consideration.

PROJECT SUMMARY:

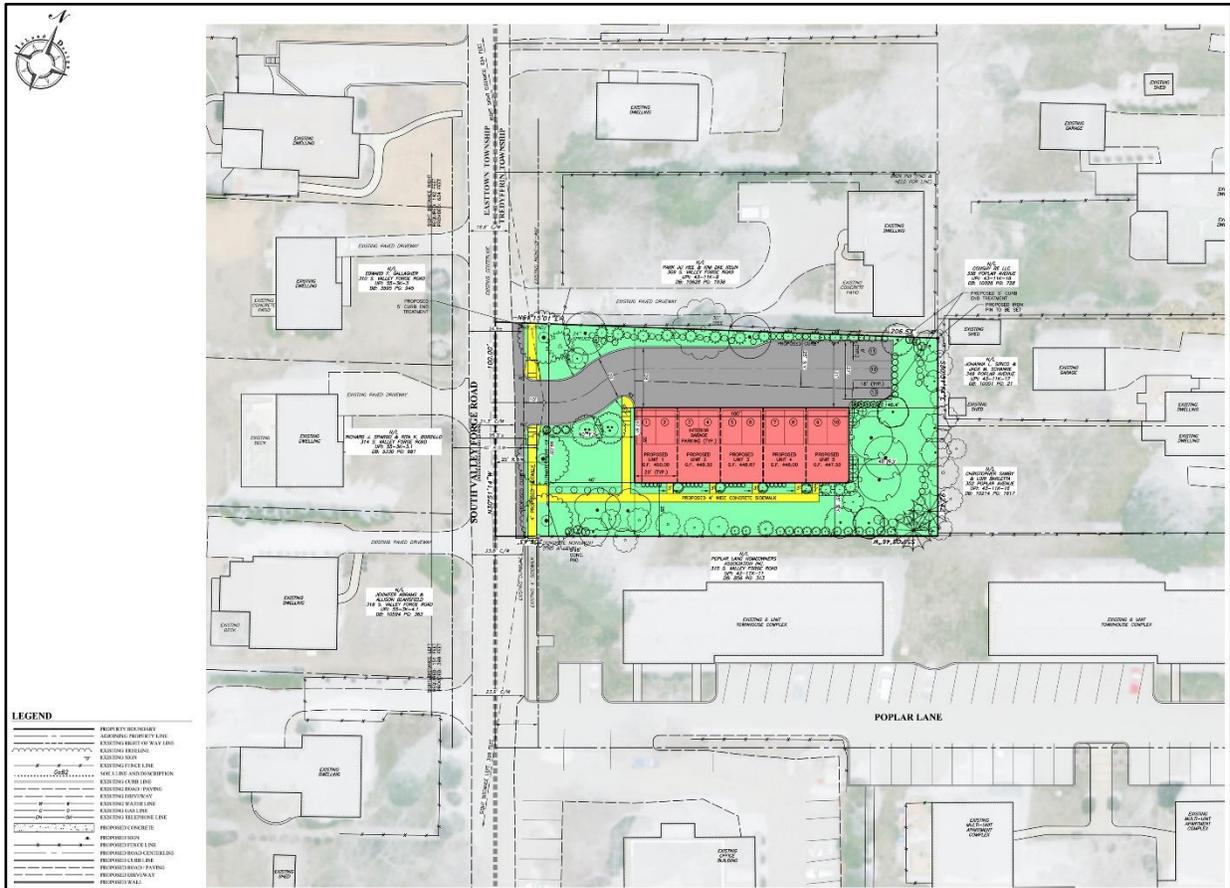
Location:	east side of South Valley Forge Road, north of Poplar Lane
Site Acreage:	0.43
Proposed Land Use:	5 Townhouse Units
Municipal Land Use Plan Designation:	Residential - Medium Density
UPI#:	43-11K-10

PROPOSAL:

The applicant proposes the construction of five townhouse units. The existing residence will be removed (this issue is further discussed in comment #3). The project site, which will be served by public water and public sewer, is located in the R-4 Residence zoning district. Sheet 2-Zoning Decision Plan indicates that, on April 27, 2023, the Township Zoning Hearing Board granted special exception approval to construct the proposed multi-family dwelling, and granted a variance from the lot width standards of the R-4 Residence district. The project site adjoins Easttown Township.

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.

Page: 2
Re: Preliminary/Final Land Development - Devon Townhomes
Treddyffrin Township – LD-02-24-17988



Site Plan Detail, Sheet 3: Devon Townhomes

Page: 3
 Re: Preliminary/Final Land Development - Devon Townhomes
 # Tredyffrin Township – LD-02-24-17988

COUNTY POLICY:

LANDSCAPES:

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

WATERSHEDS:

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

PRIMARY ISSUES:

Historic Preservation:

3. The 2011 Township Historic Resources Atlas indicates the project site contains a Class II Historic Resource (we note the January 5, 2024 Project Narrative included with the plan submission indicates that the existing two-story single family residence, which is proposed to be demolished, is approximately 100 years old). 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/lc-Appreciate.cfm.

Design Issues:

4. The site plan indicates that the proposed building does not face the street. We recommend that the applicant design the end unit closest to South Valley Forge Road so it has visually interesting facade features facing the street, including an entrance. Facades that face the street have an impact on the public domain and the character of the surrounding area.

Access and Circulation:

5. We endorse the installation of sidewalks, which extend from South Valley Forge Road to each townhouse unit. Sidewalks are an essential design element for new construction in the **Suburban Center Landscape**.

Page: 4
 Re: Preliminary/Final Land Development - Devon Townhomes
 # Treddyffrin Township – LD-02-24-17988

Stormwater Management:

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

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

ADMINISTRATIVE ISSUES:

8. The Waiver Requests table on Sheet 1 indicates that the applicant is requesting three waivers from the provisions of the Township Subdivision and Land Development Ordinance. Additionally, the Waiver Requests table on Sheet 8 indicates that the applicant is requesting six waivers from Chapter 174-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.

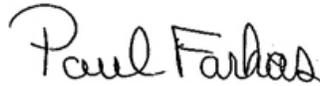
We note that one of the requested waivers from the Township's Stormwater Management Ordinance is a waiver from Section §174-25.C, from the requirement to provide 12 inches of freeboard for Stormwater BMP 3 (rain garden with underground infiltration trench). The applicant should try to increase the freeboard if possible, or increase the designed infiltration rate of 0.38. The applicant should also ensure that the treatment rate of the rain garden is no more than 5:1 impervious area to infiltration area.

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, the Assessment Office, and the municipality.

Page: 5
Re: Preliminary/Final Land Development - Devon Townhomes
Tredeffrin Township – LD-02-24-17988

This report does not review the plan for compliance to all aspects of your ordinance, as this is more appropriately done by agents of Tredeffrin 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: Penn Crest Properties
Inland Design
Donald Curley, Manager, Easttown 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

March 14, 2024

Janis A. Rambo, Secretary/Treasurer
Valley Township
1145 West Lincoln Highway, PO Box 467
Coatesville, PA 19320

Re: Preliminary/Final Land Development - Valley View Lot 8A Industrial Development
Valley Township - LD-02-24-17990

Dear Ms. Rambo:

A preliminary/final land development plan entitled "Valley View Lot 8A Industrial Development", prepared by Commonwealth Engineers Inc., dated March 4, 2020 and last revised January 30, 2024, was received by this office on February 15, 2024. 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 of Waverly Boulevard, east of Hoffman Avenue
Site Acreage:	8.664 acres
Lots:	1 lot
Proposed Land Use:	Industrial
Municipal Land Use Plan Designation:	Suburban Center
UPI#:	38-4-5.3D

PROPOSAL:

The applicant proposes the construction of an 81,931 square foot industrial facility and 87 parking spaces. The site, which will be served by public sewer and public water facilities, is located in the Valley Township 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.

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Re: Preliminary/Final Land Development - Valley View Lot 8A Industrial Development
Valley Township - LD-02-24-17990

BACKGROUND:

1. The Chester County Planning Commission previously reviewed a preliminary subdivision and land development plan proposal for this site (“Lot 8 A, Valley View Industrial Development”). In that plan, the applicant proposed the subdivision of a 21.442-acre lot into three lots and the construction of two warehouse buildings. The Chester County Planning Commission forwarded our review of that plan to the Township in CCPC# LD-03-21-16669, SD-03-21-16670, dated April 9, 2021.

The County Planning Commission then received a subdivision plan for this site, (Valley View Lot 8), to create Lots 8A and Lot 8B. The Chester County Planning Commission forwarded our review of that plan to the Township in CCPC# SD-08-22-17325, dated August 25, 2022.



COUNTY POLICY:

LANDSCAPES:

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

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 Re: Preliminary/Final Land Development - Valley View Lot 8A Industrial Development
 # Valley Township - LD-02-24-17990

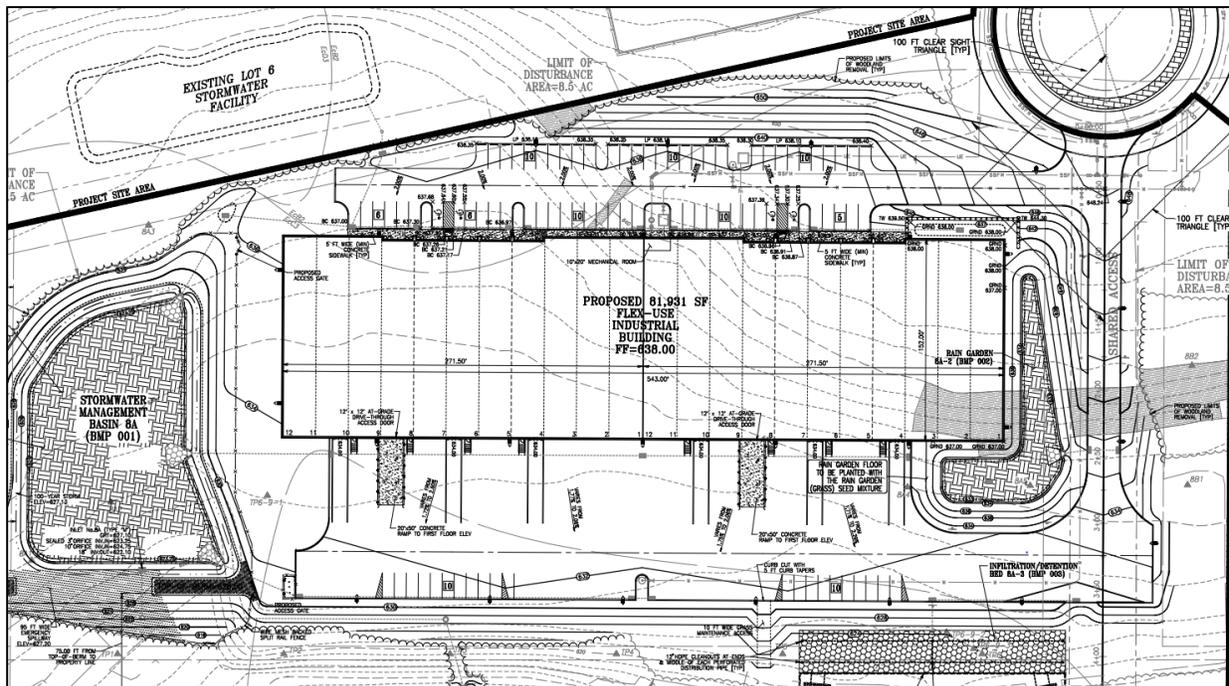
WATERSHEDS:

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

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

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

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



*Detail of Valley View Lot 8A Industrial Development
 Preliminary/Final Land Development Plan*

PRIMARY ISSUES:

4. The applicant should attempt to retain as many of the trees on the site as possible. 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 building 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

Page: 4
 Re: Preliminary/Final Land Development - Valley View Lot 8A Industrial Development
 # Valley Township - LD-02-24-17990

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 plan shows 87 parking spaces. We suggest that the applicant and the Township evaluate the anticipated parking demand for this facility and determine whether all the proposed parking spaces will be necessary. If fewer spaces are required, we suggest that the extra spaces could be landscaped and held in reserve instead of being paved. The reserve spaces could be converted to paved spaces in the future if it becomes evident that they are needed. Reserving parking spaces in this manner can help to reduce initial construction costs, limit the creation of impervious surfaces, and increase opportunities for landscaping. Some of the proposed parking spaces to the south could be held in reserve to remove potential conflicts with tractor trailer movements.
6. The proposed building includes large roof areas that may offer opportunities to improve the facility's long-term sustainability and reduce its reliance on energy from the grid, such as designs that incorporate "green roofs," "white roofs" and solar photovoltaic energy systems. Green roofs can reduce a building's stormwater runoff, improve insulation, increase the longevity of the roof system, and reduce heating and cooling costs. White roofs can help reflect solar radiation and also reduce cooling costs. Photovoltaic energy systems can improve the facility's long-term sustainability and reduce its reliance on energy from the grid. Additional information on green roofs is available at: <https://www.chescoplanning.org/MuniCorner/eTools/05-GreenRoofs.cfm>. Additional information on alternative energy systems such as photovoltaic systems is available at: <https://www.dvrpc.org/EnergyClimate/AEOWG/>.

Stormwater Considerations:

7. For proposed BMP 001 (stormwater detention basin), the plan shows trees planted on the berm of the basin. Woody vegetation is not recommended to be planted on the berm of stormwater basins as they may impact the integrity of the berm as the trees mature. The PA BMP Manual recommends 2:1 or 3:1 slopes for basin embankments, especially if trees or shrubs are planted.
8. The stormwater BMP inspection, operation and maintenance schedules on Sheet 9 vary for each type of stormwater facilities. The applicant should review the schedules to ensure they are consistent with the Townships Stormwater Ordinance.
9. The plans include several types of stormwater facilities including a detention basin, rain garden and subsurface infiltration bed. Since the owner's designated operator and inspector of stormwater facilities is responsible for operation, maintenance, and inspection of these facilities, the applicant should ensure the designated operator/inspector is properly trained to inspect these facilities to reduce the potential for failure and to address any issues with facilities.
10. Given the high percentage of planned impervious cover for Lot 8A and future proposed development on adjacent lots, the applicant should consider the following:
 - a. Utilizing permeable paving materials in suitable locations, such as the planned sidewalks, the trailer storage area, and parking spaces, to increase infiltration and decrease runoff volumes;
 - b. Incorporating raingardens, additional vegetated islands, or concrete planters into the parking lots designs. Raingardens can reduce runoff volume by increasing infiltration and promoting evapotranspiration while offering aesthetic benefits to the property;

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 Re: Preliminary/Final Land Development - Valley View Lot 8A Industrial Development
 # Valley Township - LD-02-24-17990

- c. Including additional tree plantings in the landscaping plan to increase foliar interception of precipitation.

Natural Features Protection:

11. Given the development of roadways, parking areas, and sidewalks, the applicant should consider establishing a de-icing plan and material storage area that minimizes the volume of de-icing chemicals and pollutants that will directly infiltrate to the groundwater or runoff to streams. Reducing chloride runoff from all pavement sources as well as roads is increasingly needed to minimize impacts to water resources.
12. Given the project's location in watersheds designated as Warm Water Fishery, the applicant should minimize the removal of trees on the property to the greatest extent possible to reduce the volume of stormwater generated.
13. We acknowledge that the design of the proposed stormwater management facilities includes rain gardens. The County Planning Commission endorses the use of innovative stormwater management practices. We support the use of raingarden seed mix to naturalize the infiltration basin area. The applicant should select seed mixes that contain the greatest percentage of native vegetation.
14. The applicant should correct the wording on General Note 15 relating to the wet water fishery.

ADMINISTRATIVE ISSUES:

15. The applicant should contact the office of the Chester County Conservation District for information and clarification on erosion control measures. The provisions of the Commonwealth Erosion Control Regulations may apply to the project and may require an Earth Disturbance Permit or a National Pollutant Discharge Elimination System permit for discharge of stormwater from construction activities.
16. A minimum of four copies of the plan should be presented at the Chester County Planning Commission for endorsement to permit recording of the final plan in accord with the procedures of Act 247, the Pennsylvania Municipalities Planning Code, and to meet the requirements of the Recorder of Deeds, and the Assessment Office.

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

Sincerely,



Wes Bruckno, AICP
 Senior Review Planner

cc: Commonwealth Engineers, Inc.
 Chester County Conservation District
 Chester County Water Resources Authority
 All County Partnership



THE COUNTY OF CHESTER



COMMISSIONERS

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Executive Director

PLANNING COMMISSION

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

March 22, 2024

Elliot Blake, Secretary
West Marlborough Township
1300 Doe Run Rd
Coatesville, PA 19320

Re: Preliminary/Final Subdivision - Michael J. Moran & Anne K. Moran
West Marlborough Township - SD-03-24-18041

Dear Mr. Blake:

A Preliminary/Final Subdivision Plan entitled "Michael J. Moran & Anne K. Moran", prepared by Register Associates Inc, and dated February 7, 2024, was received by this office on March 20, 2024. This plan is reviewed by the Chester County Planning Commission in accord with the provisions of Section 502 of the Pennsylvania Municipalities Planning Code. We offer the following comments on the proposed Subdivision for your consideration.

PROJECT SUMMARY:

Location:	south side of Upland Road, west side of Newark Road
Site Acreage:	68.00
Lots/Units:	2 lots
Proposed Land Use:	Lot line revision
Municipal Land Use Plan Designation:	Agriculture/Pasture
UPI#:	48-8-9.1, 48-8-11

PROPOSAL:

The applicant proposes the revision of the location of the property line between two existing lots. The project site is located in the AC-Agricultural Conservation zoning district. No new water supply or sewage disposal 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.

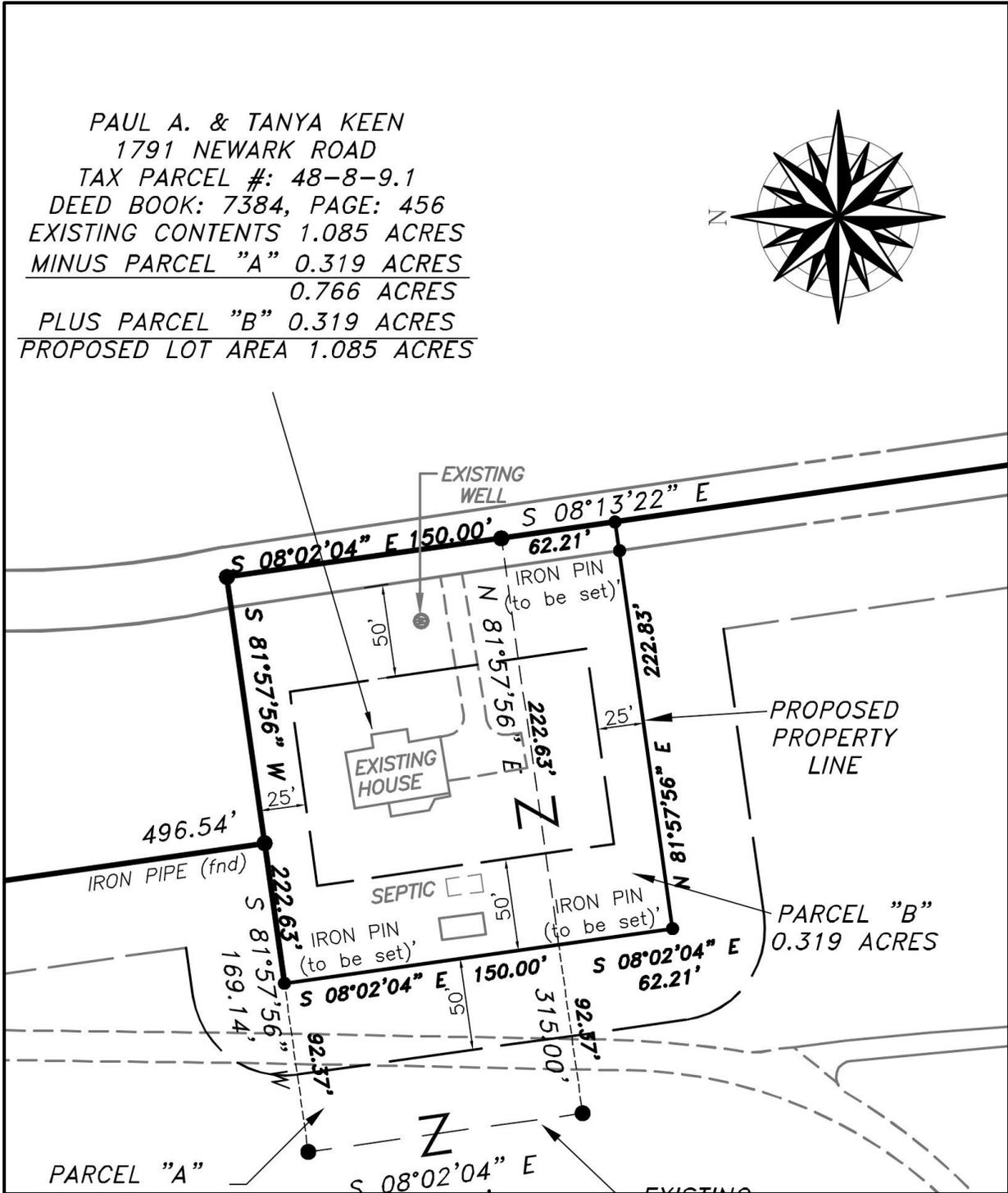
COUNTY POLICY:

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

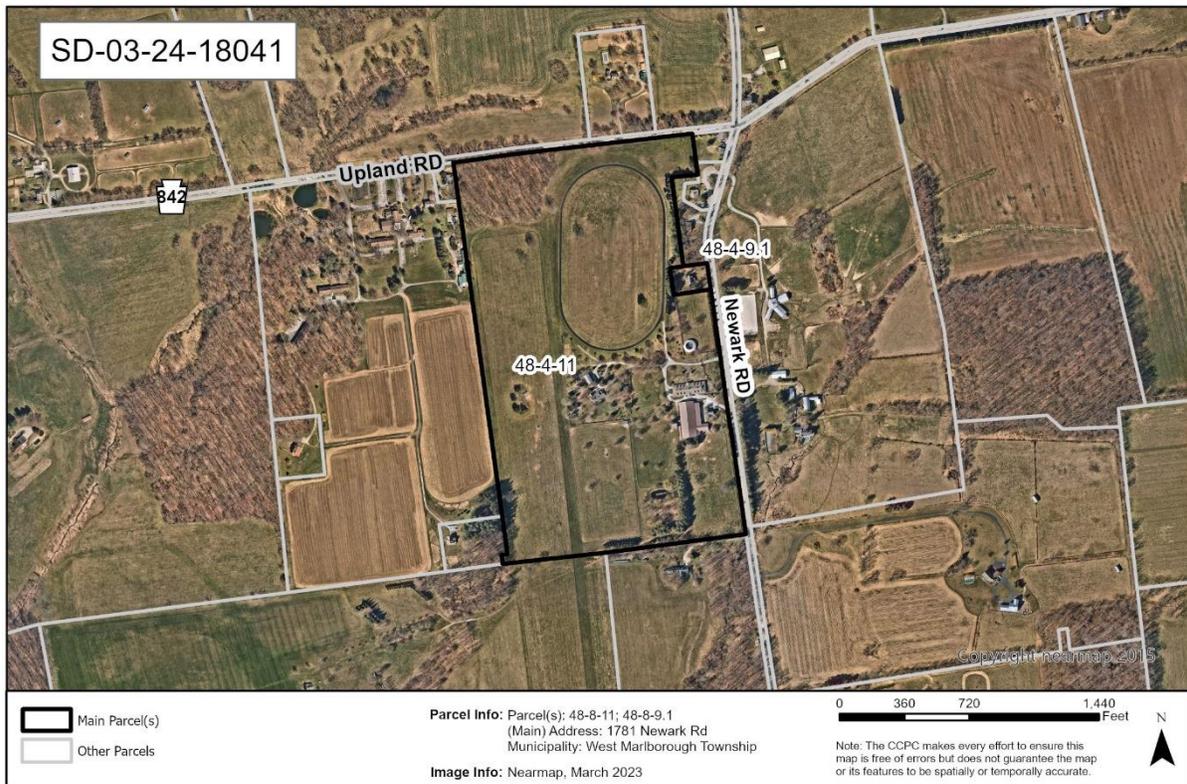
Page: 2
Re: Preliminary/Final Subdivision - Michael J Moran & Anne K. Moran
West Marlborough Township - SD-03-24-18041

development occurring at very low densities to preserve prime agricultural soils and farm operations. The proposed subdivision is consistent with the objectives of the **Agricultural Landscape**.



Detail of Sheet 2 of the plan

Page: 3
 Re: Preliminary/Final Subdivision - Michael J Moran & Anne K. Moran
 # West Marlborough Township - SD-03-24-18041



WATERSHEDS 2045:

2. *Watersheds 2045*, the County-wide integrated water resources plan and Act 167 Stormwater Management Plan, indicates the proposed development is located within the White Clay Creek watershed. The *Watersheds 2045* plan's highest priority objectives within this watershed are: protecting and restoring riparian corridors and first order streams; addressing sources of water quality impairments; reducing stormwater runoff and mitigating flooding; and promoting and expanding water-based recreational opportunities and access. *Watersheds 2045* can be accessed at www.chesco.org/watersheds2045.

PRIMARY ISSUES:

3. The proposed subdivision relocates a 0.319 acre portion of the lot located at the rear of Tax Parcel # 48-8-9.1 from the rear to the south side of the parcel, avoiding encroachment onto the existing stone horse track. Both parties should verify that there are not any facilities within the transferred area that should be relocated or placed in an easement.

ADMINISTRATIVE ISSUES:

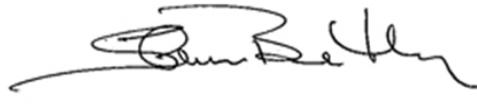
4. According to County Tax Assessment records, the project site appears to be subject to an Act 319 (Clean and Green) covenant. We advise the applicant to contact the Chester County Assessment Office (telephone #610-344-6105) to determine if this proposal could affect the applicant's tax status. Additional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

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Re: Preliminary/Final Subdivision - Michael J Moran & Anne K. Moran
West Marlborough Township - SD-03-24-18041

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

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 Marlborough 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: Michael J. Moran & Anne K. Moran
Register Associates, Inc.
Chester County Assessment Office



THE COUNTY OF CHESTER



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Brian N. O'Leary, AICP
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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

March 29, 2024

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

Re: Final Subdivision - 122 Hedge Road
West Nantmeal Township - SD-02-24-18005

Dear Ms. Kolpak:

A final subdivision plan entitled "122 Hedge Road", prepared by Hershey Surveying Inc. and dated February 23, 2024, was received by this office on March 1, 2024. This plan is reviewed by the Chester County Planning Commission in accord with the provisions of Section 502 of the Pennsylvania Municipalities Planning Code. We offer the following comments on the proposed subdivision for your consideration.

PROJECT SUMMARY:

Location:	South side of Hedge Road
Site Acreage:	81.40 acres
Lots:	2 lots
Proposed Land Use:	Agricultural
UPI#:	23-5-14, 24-3-23, 24-3-25.1, 23-3-35

PROPOSAL:

The applicant proposes to change the lot lines among four lots to create two lots. The site, which is served by on-site water and on-site sewer facilities, is located in the West Nantmeal Township R-1 zoning district. The site contains a dwelling, barns and associated structures. No additional development is proposed by this subdivision. The municipal boundary with East Nantmeal Township passes through this site. The subdivision plan was submitted to the Chester County Planning Commission by West Nantmeal Township.

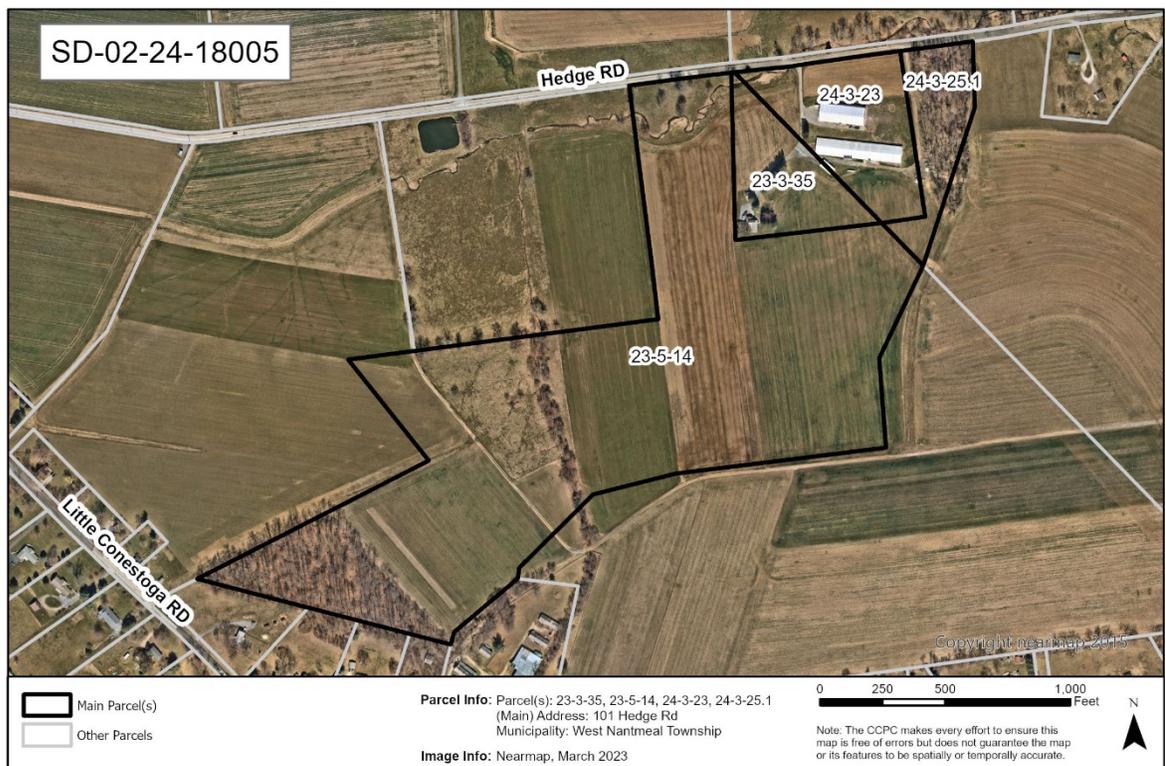
RECOMMENDATION: The County Planning Commission recommends that the issues raised in this letter should be addressed and all West Nantmeal Township issues should be resolved before action is taken on this subdivision plan.

Page: 2
 Re: Final Subdivision - 122 Hedge Road
 # West Nantmeal Township - SD-02-24-18005

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**.

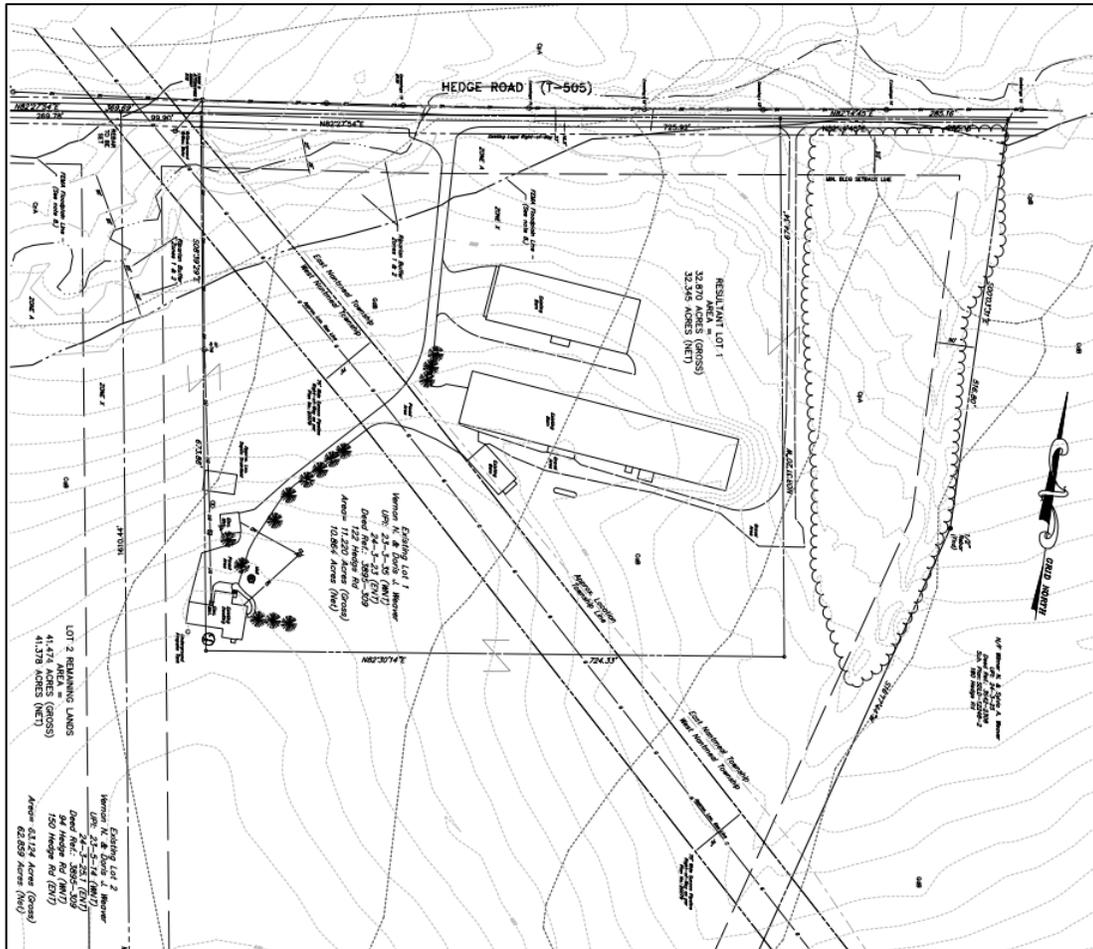


PRIMARY ISSUES:

2. The portion of the site within West Nantmeal Township is located within an agricultural security area adopted by the Township in accordance with the Agricultural Security Area Act (Act 43). The applicant should also consider adding the portion of the site within East Nantmeal Township to the agricultural security area. Adoption of an agricultural security area is a public policy statement for the preservation of agriculture.

We also 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.

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 Re: Final Subdivision - 122 Hedge Road
 # West Nantmeal Township - SD-02-24-18005



*Detail of 122 Hedge Road
 Final Subdivision Plan*

- The proposed subdivision appears to be in proximity to a gas transmission pipeline operated by Sunoco Pipeline (Energy Transfer). Although no development is proposed by this subdivision, owners should be aware that the actual location of the pipeline may not always be within the center of the easement or right-of-way. To minimize risks before and during potential construction, potential future designers should contact the Pennsylvania One Call Center at 811 or <https://www.palcall.org/>, consistent with the provisions of Section 4(2) of Act 287 (Underground Utility Protection Act), prior to finalizing any potential final design. The PA One Call Center should also be contacted at least 3 business days, but not more than 10 days, prior to any excavation. More information about pipeline safety can be found at the Chester County Pipeline Information Center at: <http://www.chescoplanning.org/pic/introduction.cfm>.

ADMINISTRATIVE ISSUE:

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

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Re: Final Subdivision - 122 Hedge Road
West Nantmeal Township - SD-02-24-18005

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

Sincerely,

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

Wes Bruckno, AICP
Senior Review Planner

cc: Susan Rutherford, East Nantmeal Township Manager
Chester County Parks + Preservation
Chester County Health Department



THE COUNTY OF CHESTER



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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

March 8, 2024

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

Re: Preliminary/Final Subdivision - 1375 Old Phoenixville Pike & 1338 Morstein Road
 # West Whiteland Township and East Goshen Township – SD-02-24-17987

Dear Mr. Weller:

A Preliminary/Final Subdivision Plan entitled "1375 Old Phoenixville Pike & 1338 Morstein Road", prepared by Howell Engineering, and dated January 18, 2024, was received by this office on February 9, 2024. This plan is reviewed by the Chester County Planning Commission in accord with the provisions of Section 502 of the Pennsylvania Municipalities Planning Code. We offer the following comments on the proposed subdivision for your consideration.

PROJECT SUMMARY:

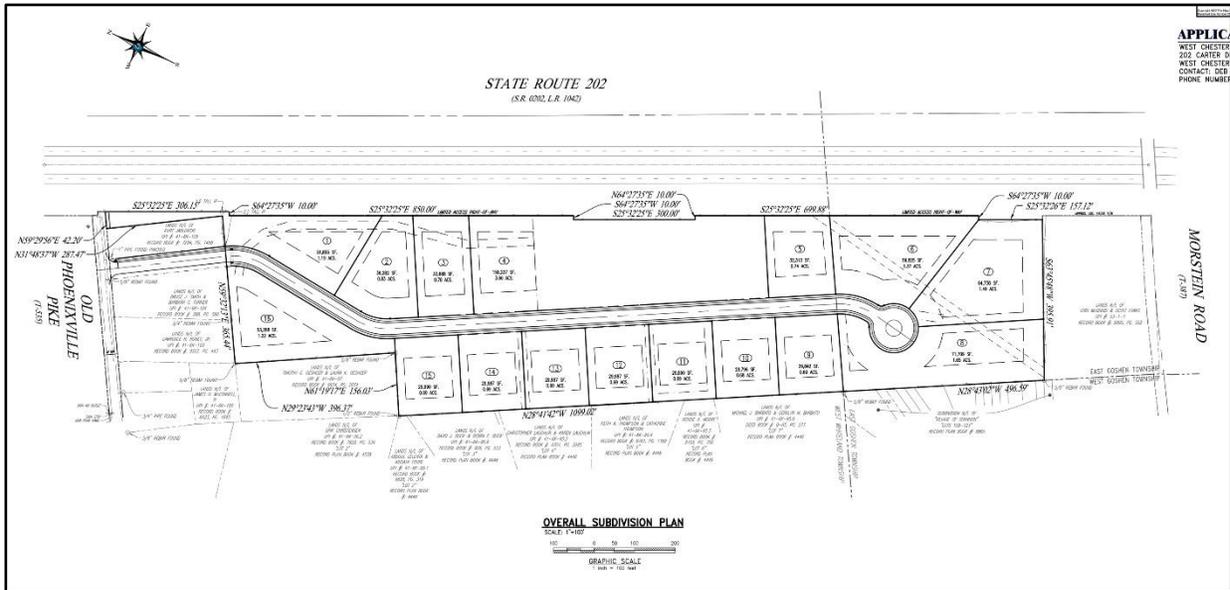
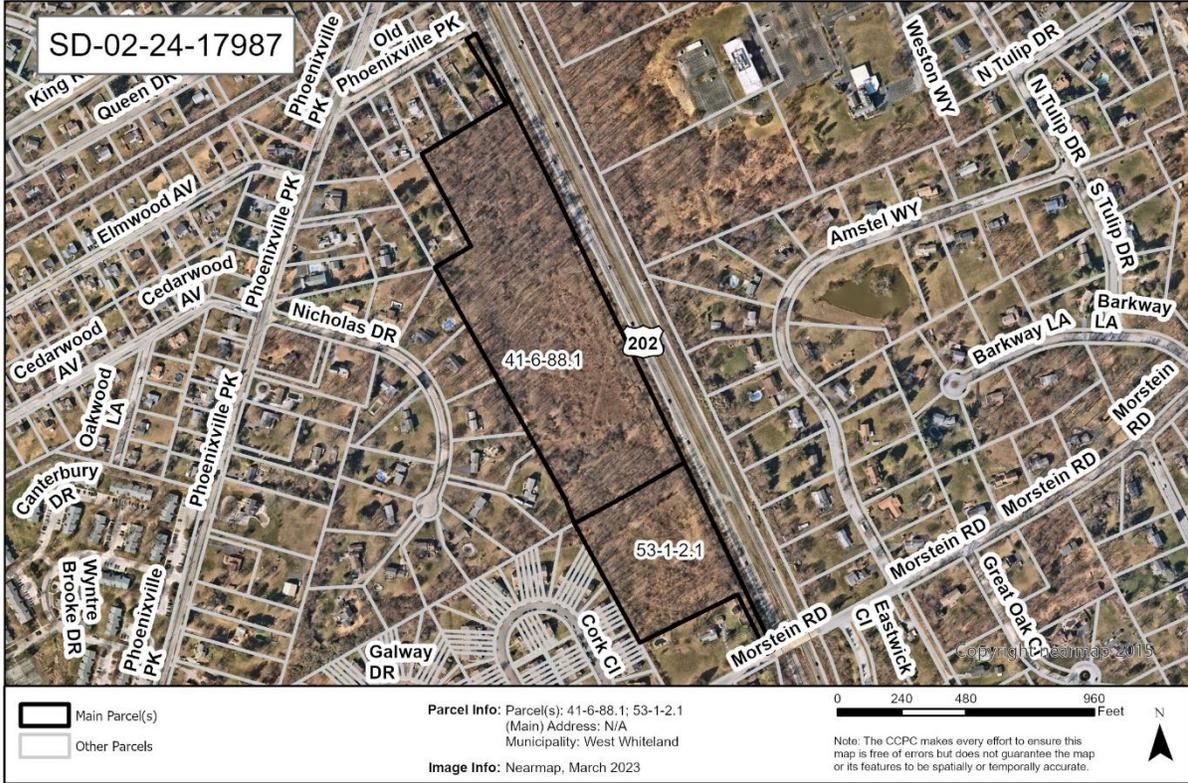
Location:	south of Old Phoenixville Pike, west side of Route 202
Site Acreage:	20.00
Proposed Land Use:	16 Single Family Residential Lots (13 in West Whiteland Township, and 3 in East Goshen Township)
Municipal Land Use Plan Designation:	LDR Low Density Residential (West Whiteland Township); and Low Density Residential (East Goshen Township)
UPI#:	41-6-88.1, 53-1-2.1

PROPOSAL:

The applicant proposes the creation of 16 single family residential lots, and 1,850 linear feet of public roadway, on a site situated in both West Whiteland and East Goshen Townships. The project site, which will be served by public water and public sewer, is located in West Whiteland Township's R-1 Residential zoning district, and in East Goshen Township's R-2 Low Density Residential district. Access to the site is currently provided from a 50 foot wide access easement located on UPI# 41-6K-105. The southernmost portion of the site located in East Goshen Township adjoins West Goshen Township. A Pipeline Awareness Study, prepared by Howell Engineering and dated January 22, 2024, was prepared for this project as required by Section 205-40.1 of the East Goshen Township Zoning Ordinance.

RECOMMENDATION: The County Planning Commission recommends that the issues raised in this letter should be addressed, particularly the transmission pipeline issues discussed in comment #4, and all Township issues should be resolved before action is taken on this subdivision plan.

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Re: Preliminary/Final Subdivision - 1375 Old Phoenixville Pike & 1338 Morstein Road
West Whiteland Township and East Goshen Township – SD-02-24-17987



Site Plan Detail, Sheet 2: 1375 Old Phoenixville Pike & 1338 Morstein Road

Page: 3

Re: Preliminary/Final Subdivision - 1375 Old Phoenixville Pike & 1338 Morstein Road

West Whiteland Township and East Goshen Township – SD-02-24-17987

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

WATERSHEDS:

2. *Watersheds*, the water resources component of [Landscapes3](#), indicates the proposed development is located within the Ridley Creek watershed. *Watersheds'* highest priority land use objectives within this Ridley Creek watershed are: reduce stormwater runoff, protect vegetated riparian corridors, and protect/enhance water-based recreation, cultural, historic resources and public access. *Watersheds* can be accessed at www.chesco.org/water.

PRIMARY ISSUES:

Municipal Review Coordination:

3. West Whiteland and East Goshen Townships should coordinate their reviews of the proposed development activity. We acknowledge that signature blocks for both municipalities are provided on Sheet 1.

Transmission Pipelines:

4. The southernmost portion of the project site in East Goshen Township is traversed by a hazardous liquids transmission pipeline operated by Sunoco Pipeline (Energy Transfer). The Pipeline Awareness Study states that, while company representatives have indicated that the 8 inch pipeline does not currently have any liquid or natural gas flowing through it, it may become active again in the future. The study also states that, while the project has been designed to minimize potential adverse impacts (for instance, the proposed roadway has been reduced and adjusted not to cross into the existing easement), the pipeline operator will need to review the plans and approve the proposed development activity prior to any construction occurring on site.

Applicants should be aware that the actual location of the pipeline may not always be within the center of the easement or right-of-way. To minimize risks before and during construction, the project designer should contact the Pennsylvania One Call Center at 811 or <https://www.pa1call.org/>, consistent with the provisions of Section 4(2) of Act 287 (Underground Utility Protection Act), prior to finalizing the design. The PA One Call Center should also be contacted at least 3 business days, but not more than 10 days, prior to any excavation. We also recommend that the setbacks for habitable development be determined in consultation with the pipeline operator and in consideration of the type of product and diameter of the transmission pipeline on the project site. More information about pipeline safety can be found at the Chester County Pipeline Information Center at:

<http://www.chescoPlanning.org/pic/introduction.cfm>.

Page: 4
Re: Preliminary/Final Subdivision - 1375 Old Phoenixville Pike & 1338 Morstein Road
West Whiteland Township and East Goshen Township – SD-02-24-17987

Access and Circulation:

5. 2023 aerial photography appears to indicate that vehicular access to 10 residential lots is currently provided from Old Phoenixville Pike at its intersection with Phoenixville Pike, which would increase to 26 if this development is approved and constructed as currently proposed. If Old Phoenixville Pike was blocked by an accident or natural disaster, access for emergency vehicles could be compromised. We suggest that the applicant and Townships investigate the possibility of providing emergency access to this site. Additional information on this topic is available online at: www.chesco.org/DocumentCenter/View/27034.
6. We endorse the installation of sidewalks, which are an essential design element for new construction in the **Suburban Landscape**.

Natural Features Protection:

7. 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.
8. The project is located in an area designated by the PaDEP as a Special Protection Watershed. Chester County’s High Quality and Exceptional Value Watersheds are especially sensitive to degradation and pollution that could result from development. Therefore, stricter DEP or municipal limitations to wastewater and stormwater discharges may apply in this watershed. A map of Special Protection Watersheds in Chester County, PA may be viewed here: www.chesco.org/DocumentCenter/View/17339.

ADMINISTRATIVE ISSUES:

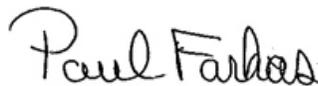
9. Land disturbance and land development activities that occur within Chester County must comply with the *County-wide Act 167 Stormwater Management Plan for Chester County, PA* (August 2022) and the associated Act 167 stormwater management ordinance standards adopted by each municipality.
10. The applicant 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 - 1375 Old Phoenixville Pike & 1338 Morstein Road
West Whiteland Township and East Goshen Township – SD-02-24-17987

11. General Note 18 on Sheet 1 states that the homeowners association shall be responsible for the maintenance of the proposed stormwater management BMP's, all piping and stormwater conveyance facilities outside of the public right-of-way. 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.
12. The site plan depicts the location of several 20 foot wide storm sewer easements. The details of these easements should be provided in the deeds of the affected lots.
13. A minimum of four (4) copies of the plan should be presented at the Chester County Planning Commission for endorsement to permit recording of the final plan in accord with the procedures of Act 247, the Pennsylvania Municipalities Planning Code, and to meet the requirements of the Recorder of Deeds, the Assessment Office, and the municipality.

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

Sincerely,



Paul Farkas
Senior Review Planner

cc: West Chester University Foundation
MacElree Harvey, LTD
Howell Engineering
Chester County Conservation District
Derek Davis, Manager, East Goshen Township
Christopher Bashore, Manager, West Goshen Township



THE COUNTY OF CHESTER



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 Josh Maxwell
 Marian D. Moskowitz
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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

March 6, 2024

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

Re: Preliminary Subdivision - Rock Hill Farm Acquisitions LLC (Conventional Development)
 # Willistown Township – SD-02-24-17984

Dear Ms. Lodge:

A Preliminary Subdivision Plan entitled Rock Hill Farm Acquisitions LLC (Conventional Development), prepared by Chester Valley Engineers, and dated January 29, 2024, was received by this office on February 5, 2024. This plan is reviewed by the Chester County Planning Commission in accord with the provisions of Section 502 of the Pennsylvania Municipalities Planning Code. We offer the following comments on the proposed subdivision for your consideration.

PROJECT SUMMARY:

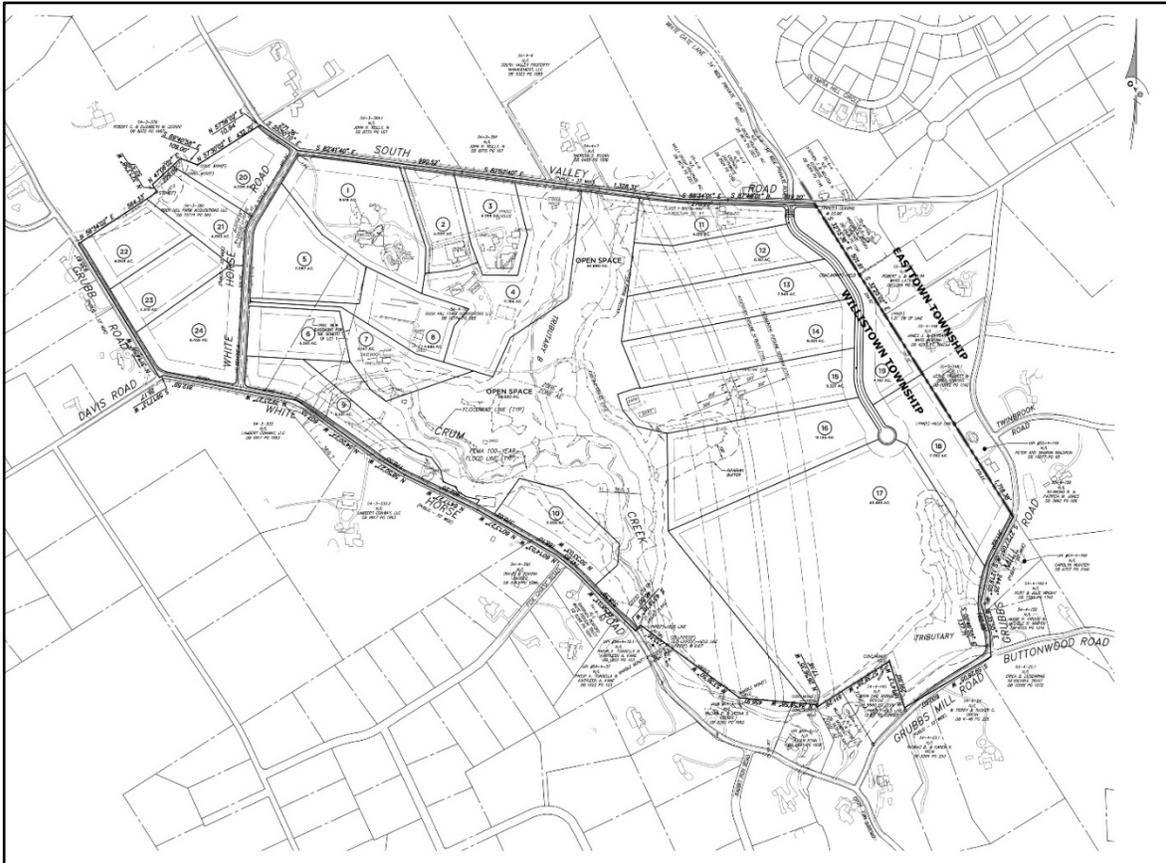
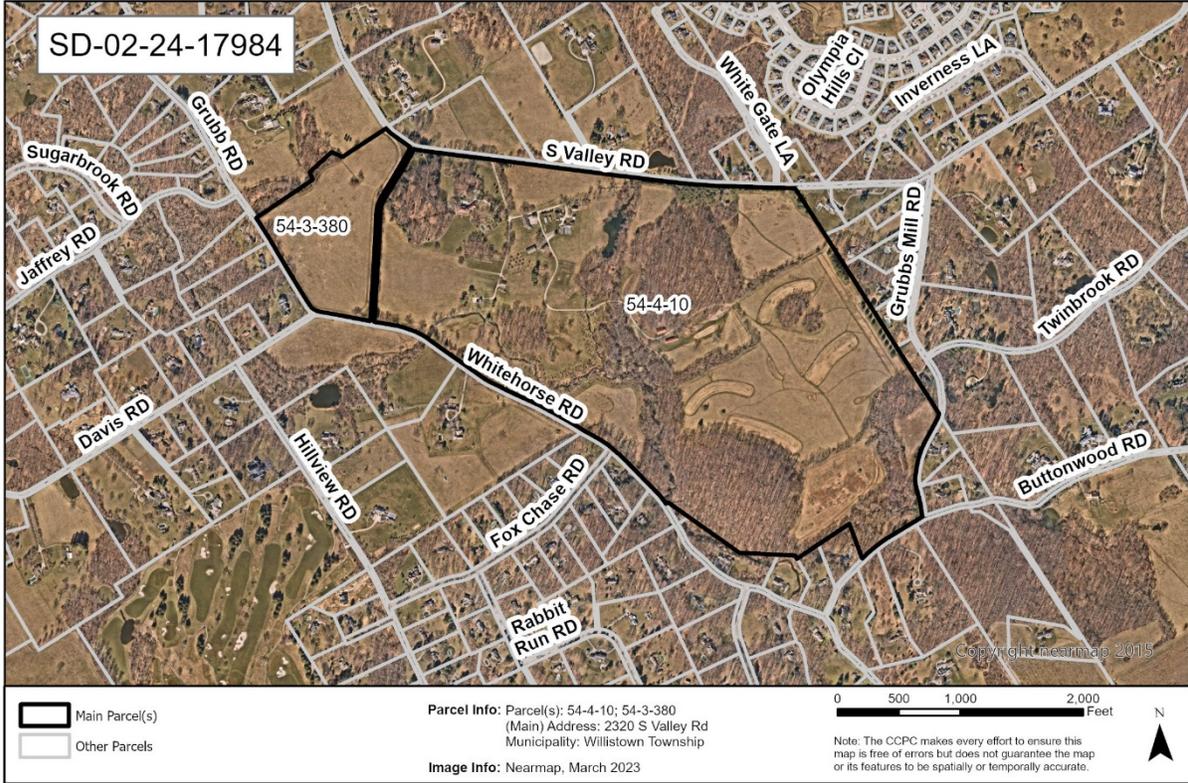
Location:	south side of South Valley Road, and the east and west side of White Horse Road
Site Acreage:	246.68
Lots/Units:	2 existing lots
Non-Res. Square Footage:	0
Proposed Land Use:	24 Single Family Residential Lots
Municipal Land Use Plan Designation:	Rural/Agricultural/Preserved/Suburban Low Density
UPI#:	54-3-380, 54-4-10

PROPOSAL:

The applicant proposes the creation of 24 single family residential lots, 1,570 linear feet of public roadway, and 50.69 acres of private open space. There are existing dwellings on six of the proposed lots. The project site, which will be served by onsite sewer, is located in the RU Rural zoning district. General Note 15 on Sheet 2 states that Lots 11-19, which are situated along the proposed cul-de-sac road located on the south side of South Valley Road at its intersection with Whitegate Lane, will be served by public water, while the other lots will be served by on-site water. The easternmost portion of UPI# 54-4-10 adjoins Easttown Township.

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.

Page: 2
Re: Preliminary Subdivision - Rock Hill Farm Acquisitions LLC (Conventional Development)
Willistown Township – SD-02-24-17984



Site Plan Detail, Sheet 4 – Title Plan

Page: 3
 Re: Preliminary Subdivision - Rock Hill Farm Acquisitions LLC (Conventional Development)
 # Willistown Township – SD-02-24-17984

BACKGROUND:

1. The Chester County Planning Commission previously reviewed a separate subdivision proposal for this site (dated July 6, 2022), that addressed the overall creation of 22 single family residential lots and 98.36 acres of private open space on two separate portions of the 246.68 acre tract, developed under the OSC Open Space Conservation District provisions in Article XXVI of the Township Zoning Ordinance (CCPC# SD-07-22-17284, dated August 24, 2022). This site plan indicated that a 122.09 acre portion of UPI#54-4-10 was not part of this application.

It is our understanding that a revised version of the above-mentioned subdivision plan (last revised October 24, 2023), which addresses the overall creation of 28 single family residential lots and 185.53 acres of open space for the entire tract, is currently under review by the Township. This revised plan has not been reviewed by the County Planning Commission.

COUNTY POLICY:

LANDSCAPES:

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

The proposed subdivision is not consistent with the objectives of the **Rural Landscape**. [Landscapes3](#) recommends that new development in Rural landscapes should have a limited impact on rural vistas and character, and that the design elements should include cluster residential development screened by open space, woodlands, and natural land form (page 43). Residential development activity on this site should be clustered. Additionally, careful consideration of the proposed development of the project site, particularly for UPI# 54-4-10, is required due to its existing environmental and physical characteristics.

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:

Official Map:

4. The Township's Official Map indicates that both parcels are located in a "Proposed Open Space Reservations" designation. Prior to taking action on this subdivision proposal, the Township should consider any issues pertaining to the Official Map designation of this site consistent with the provisions of Section 406 of the Pennsylvania Municipalities Planning Code.

Page: 4
Re: Preliminary Subdivision - Rock Hill Farm Acquisitions LLC (Conventional Development)
Willistown Township – SD-02-24-17984

Natural Features Protection:

5. The project site contains existing precautionary slope (15-25 percent slope) and prohibitive slope (greater than 25 percent slope) areas. The Township should verify that, for any development activity in these areas, 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.
6. 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 dwelling(s) 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.
7. The Township should confirm that the site plan complies with the riparian buffer requirements set forth in Chapter 73-Environmental Protection in the Township Code. We recommend that additional trees be planted along Crum Creek to boost the riparian corridor. *Landscapes3* supports the comprehensive protection and restoration of the county’s ecosystems, including riparian corridors (“Protect” Objective B, page 63).
8. The site contains land within the 100 year flood plain, situated along Crum Creek and its tributaries. 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.
9. The site contains delineated wetlands. Although it does not appear that any development activity will encroach into the delineated wetland areas, 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.

Transmission Pipeline:

10. The site plan indicates that the dwelling units on Lots 11 to 17 on the eastern portion of the site will be located in close proximity to a hazardous liquids transmission pipeline operated by Sunoco Pipeline (Energy Transfer) that traverses the site. Applicants should be aware that the actual location of the pipeline may not always be within the center of the easement or right-of-way. To minimize risks before and during construction, the project designer should contact the Pennsylvania One Call Center at 811 or <http://www.pa1call.org/pa811>, consistent with the provisions of Section 4(2) of Act 287 (Underground Utility Protection Act), prior to finalizing the

Page: 5
 Re: Preliminary Subdivision - Rock Hill Farm Acquisitions LLC (Conventional Development)
 # Willistown Township – SD-02-24-17984

design. The PA One Call Center should also be contacted at least 3 business days, but not more than 10 days, prior to any excavation. More information about pipeline safety can be found at the Chester County Pipeline Information Center at:
<http://www.chescoplanning.org/pic/introduction.cfm>.

Open Space:

11. The Township should verify that the proposed open space plan meets all applicable municipal ordinance requirements. While we acknowledge that the design of the landscape plan includes vegetative screening along the perimeter of the tract, we note that Map 5: Scenic, Historic & Cultural Resources in the Township's Comprehensive Plan appears to identify the adjoining roadway network for the entire tract as scenic roads.

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. Additionally, the proposed open space should be deed restricted from further development.

Historic Preservation:

12. The site plan indicates that all of the existing buildings on the site will remain. The 2011 Township Historic Resources Atlas indicates that UPI# 54-4-10 contains four Class II Historic Resources. The applicant and Township should work to mitigate any negative impacts on the integrity of the existing 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. Additional information on this issue is available online at: www.chescoplanning.org/Landscapes3/1c-Appreciate.cfm.

Stormwater Management:

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

ADMINISTRATIVE ISSUES:

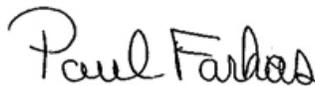
15. The site plan indicates that vehicular access to several of the lots will be provided from adjoining parcels (for instance, vehicular access to Lot 4 will be provided from Lot 2). The details of these shared driveway arrangements should be incorporated into the deeds of the appropriate lots.

Page: 6
 Re: Preliminary Subdivision - Rock Hill Farm Acquisitions LLC (Conventional Development)
 # Willistown Township – SD-02-24-17984

16. The site plan and Act 247 County Referral Form both indicate 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.
17. 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.
18. The applicant should contact the office of the Chester County Conservation District (telephone #610-455-1360) for information and clarification on erosion control measures. The provisions of the Commonwealth Erosion Control Regulations may apply to the project and may require an Earth Disturbance Permit or a National Pollutant Discharge Elimination System permit for discharge of stormwater from construction activities. Additional information on this topic is provided online at: <https://www.chesco.org/284/ErosionStormwater>.
19. The applicant should verify the accuracy of the numbering of the general notes provided on Sheet 2. We note that there is no General Note 16 (the notes are numbered from 1 to 15, then 17 and 18).
20. 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, the Health Department, and the municipality.

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,



Paul Farkas
 Senior Review Planner

cc: Rock Hill Farm Acquisitions, LLC
 Chester Valley Engineers
 Chester County Health Department
 Chester County Conservation District
 Chester County Assessment Office
 Donald Curley, Manager, Easttown Township

Proposed Plan and Ordinance Reviews



ORDINANCE PROPOSALS

3/1/2024 to 3/31/2024

The staff reviewed proposals for:

	Total
Miscellaneous Ordinance (Misc.) Amendments	1
Zoning Ordinance Amendments	8
TOTAL REVIEWS	9

MUNICIPALITY	FILE NO.	REVIEW DATE	TOPIC	LANDSCAPES3 CONSISTENCY
City of Coatesville	ZA-02-24-17994	3/11/2024	Proposed - Zoning Ordinance Amendment Zoning Ordinance amendments: definitions, signs, TND, Steel Museum Overlay District, Specially Planned Overlay District, Mixed Use Development Overlay, Manual of Written and Graphic Guidelines, etc.	Consistent
East Brandywine Township	MA-03-24-18026	3/27/2024	Proposed - Misc Amendment definition of IMPERVIOUS SURFACE	Consistent
East Brandywine Township	ZA-03-24-18017	3/12/2024	Proposed - Zoning Ordinance Amendment parking ratio for restaurants	Not Relevant
Easttown Township	ZA-02-24-18002	3/22/2024	Proposed - Zoning Ordinance Amendment The Township proposes various amendments to the zoning standards that apply to the Village of Berwyn Districts, particularly the VB Village Business District.	Consistent
Upper Uwchlan Township	ZA-02-24-18007	3/12/2024	Proposed - Zoning Ordinance Amendment definitions, use regulations in C-1, C-3, LI	Not Relevant
West Goshen Township	ZA-03-24-18010	3/28/2024	Proposed - Zoning Ordinance Amendment The Township proposes to add "temporary student housing" to the list of uses permitted by conditional use in the PUC Planned University Main Campus Overlay District Class 2 subdistrict.	Consistent

MUNICIPALITY	FILE NO.	REVIEW DATE	TOPIC	LANDSCAPES3 CONSISTENCY
West Nantmeal Township	ZA-02-24-17992	3/4/2024	Proposed - Zoning Ordinance Amendment amend the definition of dwelling and add definition of short term rental	Consistent
West Whiteland Township	ZA-02-24-17999	3/21/2024	Proposed - Zoning Ordinance Amendment The Township proposes to add regulations for electric vehicle charging stations to Section 325-33 of the Township Zoning Ordinance.	Consistent
West Whiteland Township	ZA-02-24-18001	3/21/2024	Proposed - Zoning Ordinance Amendment The Township proposes to amend the solar energy system standards set forth in Section 325-44 of the Township Zoning Ordinance.	Consistent

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

Josh Maxwell
Marian D. Moskowitz
Eric M. Roe

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

March 11, 2024

James Logan
Coatesville City Manager
One City Place
Coatesville, PA 19320

Re: Zoning Ordinance Amendment
City of Coatesville - ZA-01-24-17994

Dear Mr. Logan:

The Chester County Planning Commission has reviewed the proposed City of Coatesville Zoning Ordinance amendment as submitted pursuant to the provisions of the Pennsylvania Municipalities Planning Code, Section 609(e). The referral for review was received by this office on February 14, 2024. We offer the following comments to assist in your review of the proposed Zoning Ordinance amendment.

DESCRIPTION:

1. The City of Coatesville proposes amendments to its Zoning Ordinance in the following areas:
 - A. Terminology;
 - B. Signs;
 - C. Administration and Enforcement;
 - D. Traditional Neighborhood Development Overlay District;
 - E. Steel Museum District;
 - F. Specially Planned District;
 - G. Mixed Use Development Overlay District;
 - H. Nonconformities;
 - I. Nonconforming Signs;
 - J. General Design Principles for The TND Overlay District, and
 - K. Consolidation of the three Zoning Maps into one Map.

BACKGROUND:

2. The Chester County Planning Commission reviewed a previous version of this amendment on June 23, 2023, which was prepared under the provisions of the Pennsylvania Municipalities Planning Code as well as the Chester County Vision Partnership Program. Our comments on that submission were forwarded to the City in a letter dated July 21, 2023 (refer to CCPC # ZA-06-23-17727).

Page: 2
 Re: Zoning Ordinance Amendment
 # City of Coatesville - ZA-01-24-17994

LANDSCAPES:

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

COMMENTS:

4. The combination of the three Zoning Ordinance Maps into one Zoning Map is very beneficial for the interpretation and administration of the Ordinance.
5. We suggest that in future amendments to the Zoning Ordinance, the City consider including illustrations in the Manual of Written and Graphic Design Guidelines and shortening the name to "Manual of Design Guidelines" for easier reference.
6. The City should review the terminology related to the Manual of Written and Graphic Design Guidelines for consistency. "Project Design Manual" is defined in Article II Terminology §224-7, but this term does not appear to be referenced anywhere else within the Ordinance. We suggest this term is likely synonymous with or intended to refer to the term "Design Handbook" used in §224-98G(2)(i). We note "Design Handbook" is not defined outside of the description in §224-98G(2)(i).
7. References throughout Section 224 to "revitalization guide", "Design handbook" and "Project Design Standard" should be clarified to ensure that they refer to the appropriate term; it appears that these Sections should refer to "Manual of Written and Graphic Design Guidelines" or "Manual of Design Guidelines". These terms should also be linked to the "Project Design Manual" in Article II Section 224-7 and as provided below (we suggest deleting the second sentence):

PROJECT DESIGN MANUAL — A document, generally consistent with the Manual of Written and Graphic Design Guidelines composed by the Land Development Applicant, which shows all aspects of design in the development. ~~This could include, but is not limited to, exterior architectural design features of buildings, directional sign details, and property improvements.~~

RECOMMENDATION: The City of Coatesville 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 City of Coatesville, as required by Section 609(g) of the Pennsylvania Municipalities Planning Code. This will allow us to maintain a current file copy of your ordinance.

Sincerely,



Wes Bruckno, AICP
 Senior Review Planner



THE COUNTY OF CHESTER



COMMISSIONERS
 Josh Maxwell
 Marian D. Moskowitz
 Eric M. Roe

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

March 27, 2024

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

Re: Definition of Impervious Surface
 # East Brandywine Township - MA-03-24-18026

Dear Mr. Reven:

The Chester County Planning Commission has reviewed the proposal as submitted by East Brandywine Township. The referral for review was received by this office on March 8, 2024. While we have no official review comments under the provisions of the Pennsylvania Municipalities Planning Code, we offer the following comments to assist in your review of the submission.

DESCRIPTION:

1. East Brandywine Township proposes to revise the definition of "Impervious Surface" in Chapter 300 **Land Use Legislation** of the Township Code, to revise a sentence relating to swimming pools and decks. Chapter 300 includes definitions of terms that are used in the Township Zoning Ordinance as well as in the Township Subdivision and Land Development Ordinance. The revised definition includes changing a sentence to read:

"The water surface of swimming pools and decks over surfaces that do not impede the penetration of water shall not be considered impervious surfaces."

COMMENTS:

2. Chapter 300 **Land Use Legislation** of the Township Code does not appear to include a definition of "deck". We suggest that the Township could consider adopting the following definition of "Deck":

"An exterior structure consisting of a floor without a roof and extending from the wall of a building, with or without steps and/or a handrail, and which may or may not be elevated from the ground."

3. The Township should further consider how runoff from decks may affect the infiltration and surface flow of stormwater runoff; for example, a deck's material and form may cause water to run off at one or more points that can cause channeling or erosion of the surfaces below it. For the purposes of determining whether a deck will cause such issues, the Township could further require that for decks to be considered under the terms of the proposed amendment, the deck must not disrupt the location or flow of stormwater runoff. If a proposed deck cannot be shown to avoid changing the location of flow of stormwater runoff, the deck must include gaps between decking boards to allow the passage of

Page: 2
Re: Definition of Impervious Surface
East Brandywine Township - MA-03-24-18026

stormwater to the underlying substrate (which must be pervious) and a perimeter that is designed to allow for water infiltration such as by utilizing a loose stone infiltration trench or vegetation.

RECOMMENDATION: East Brandywine Township should consider the comments contained in this review prior to taking action on the proposed amendment.

We request an official copy of the decision made by the East Brandywine Township Board of Supervisors. 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

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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

March 12, 2024

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

Re: Zoning Ordinance Amendment – Schedule of Required Parking – Restaurant, Tavern or Similar Use
East Brandywine Township - ZA-03-24-18017

Dear Mr. Reven:

The Chester County Planning Commission has reviewed the proposed East Brandywine Township Zoning Ordinance amendment as submitted pursuant to the provisions of the Pennsylvania Municipalities Planning Code, Section 609(e). The referral for review was received by this office on March 6, 2024. We offer the following comments to assist in your review of the proposed Township Zoning Ordinance amendment.

DESCRIPTION:

East Brandywine Township proposes to amend a portion of Section 399-108B.(4) “Schedule of required parking” to require parking for “Restaurant, Tavern or Similar Use” to be based on 100 square feet of dining room floor area, instead of based on total floor area.

COMMENTS:

1. This amendment appears to represent a required parking ratio that is consistent with actual restaurant usage.
2. As the Township considers future amendments to the required parking ratios in its Zoning Ordinance, the Township should consult the County Planning Commission/s eTool on parking Facilities, at: <https://www.chescoplanning.org/MuniCorner/Tools/ParkingPolicy.cfm> and the Multi-modal Circulation Handbook, at: <https://www.chescoplanning.org/MuniCorner/MultiModal/14-Parking.cfm> The Township Engineer can also advise the Township about parking ratios contained in the Institute of Transportation Engineers Trip and Parking Generation manual, at: <https://www.ite.org/technical-resources/topics/trip-and-parking-generation/>
3. As we reviewed Zoning Ordinance Section 399-108, we noted that Section 399-108A.(5) includes a ratio of “...1 2/10 parking spaces...”; the Township should determine if this is a typographical error and the actual ratio is “1/2” space.

Page: 2

Re: Zoning Ordinance Amendment – Schedule of Required Parking – Restaurant, Tavern or Similar Use

East Brandywine Township - ZA-03-24-18017

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

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

Sincerely,

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

Wes Bruckno, AICP
Senior Review Planner



THE COUNTY OF CHESTER



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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

March 22, 2024

Donald Curley, Manager
 Easttown Township
 566 Beaumont Road
 Easttown, PA 19333

Re: Zoning Ordinance Amendment – Village of Berwyn Districts (VB, VT and VR)
 # Easttown Township – ZA-02-24-18002

Dear Mr. Curley:

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 February 23, 2024. We offer the following comments to assist in your review of the proposed amendment.

DESCRIPTION:

1. The proposed amendments to the Easttown Township Zoning Ordinance include the following:
 - A. Amend Section 455-21.A(1), pertaining to apartments accessory to nonresidential uses in the VB Village Business District;
 - B. Delete Automobile Repair from the list of uses permitted by conditional use in the VB Village Business District (we note that the existing list of conditional uses set forth in Section 455-21.B will re-numbered, and Figure 3.1 – Land Use Table will be updated to reflect this revision);
 - C. Amend subsection (d) of Section 455-25.A.2, the off-site parking lot requirements of the Village of Berwyn districts, by changing the maximum distance requirement from 500 to 600 feet;
 - D. Amend the landscaping requirements for parking areas in the Village of Berwyn districts set forth in Section 455-25.B.7, with the addition of specific standards for the VB District (we note the existing landscaping standards in Article XI of Chapter 274 of the Township Code will still apply to the VT Village Transition and VR Village Residential districts);
 - E. Amend the accessway (traffic aisle) width standards in Section 455-25.B.5(a), with the addition of specific standards for the VB District;
 - F. Add subsection (1) to Section 455-74.H, Employee off-street parking, which states that, in the VB District, the minimum employee off-street parking requirements for by-right uses specified in Section 455-74.I(2) shall be zero; and
 - G. Amend the minimum off-street parking space standards in Section 455-74.I, with the proposed addition of numeric parking requirements for specific uses in the VB district when the lot size is less than 20,000 square feet.

2. It is our understanding that the purpose of this amendment is to achieve greater consistency between the Township Zoning Ordinance and the Township's 2018 Comprehensive Plan, specifically Chapter 5 – Maintain Character and Improve Parking in the Village of Berwyn.

Page: 2
Re: Zoning Ordinance Amendment – Village of Berwyn Districts (VB, VT and VR)
Easttown Township – ZA-02-24-18002

COMMENTS:

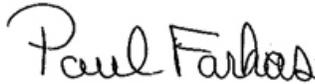
3. Proposed Section 455-74.I(2) utilizes uncommon terminology describing how zero parking spaces are required for eight of the uses that are located on a lot with less than 20,000 square feet in the VB District (for instance, “0 space per 1,000 square feet of gross usable floor area” is required for a laundromat). We suggest that, for ease of use purposes, the ordinance language for these eight uses be revised to state “Zero spaces are required.”

Additionally, we suggest that the phrase “0 spaces per 1,000 square feet of gross usable floor area, plus...” be removed from the numeric parking requirement for a daycare center in this section, so that it just states “1.0 unloading space per 10 children or persons the center is licensed to accommodate.”

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

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

Sincerely,



Paul Farkas
Senior Review Planner



THE COUNTY OF CHESTER



COMMISSIONERS
 Josh Maxwell
 Marian D. Moskowitz
 Eric M. Roe

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

March 12, 2024

Tony Scheivert, Manager
 Upper Uwchlan Township
 140 Pottstown Pike
 Chester Springs, PA 19425

Re: Zoning Ordinance Amendment - Definitions, use regulations in C-1, C-3, LI Districts
 # Upper Uwchlan Township - ZA-02-24-18007

Dear Mr. Scheivert:

The Chester County Planning Commission has reviewed the proposed Upper Uwchlan Township Zoning Ordinance amendment as submitted pursuant to the provisions of the Pennsylvania Municipalities Planning Code, Section 609(e). The referral for review was received by this office on February 27, 2024. We offer the following comments to assist in your review of the proposed Zoning Ordinance amendment.

DESCRIPTION:

1. Upper Uwchlan Township proposes the following amendments to its Zoning Ordinance:
 - A. The following definitions are to be added: "athletic club", "automobile service establishment", "contractor's establishment", "educational use", "hookah bar/lounge", "mini warehouse-self storage", "municipal use", "office building", "personal service establishment", "public place of amusement or recreation", "recreational uses";
 - B. The definition of dwelling unit is to be revised;
 - C. Use regulations in the C-1 Village District, the C-3 Highway Commercial District, the LI Limited Industrial District are to be amended, and
 - D. Swimming pool regulations are to be amended (a requirement that a fence must be white or earth tone in color is to be deleted).

COMMENTS:

2. The definitions are adequately descriptive. However, the Ordinance currently contains a definition of "educational use"; the amendment should specify that this term is to be replaced. The Ordinance also currently contains definitions for "recreation, active" and "recreation, passive"; the Township should verify that the proposed definition of "recreational uses" is compatible with the existing related definitions.
3. The amendment defines hookah lounge and specifically excludes it as a by-right use in the C-1 District, but our review of the Township Zoning Ordinance did not identify any other area where this use is otherwise permitted or regulated. Rather than not permitting the use, the Township may wish to designate an appropriate district in which to allow it and include specific regulations. We recommend input from the solicitor regarding whether the use can or should be excluded from the Township.

Page: 2

Re: Zoning Ordinance Amendment - Definitions, use regulations in C-1, C-3, LI Districts
Upper Uwchlan Township - ZA-02-24-18007

4. The Township could consider regulating hookah lounges, cigar lounges, vape shops and similar activities within the same set of regulations (such as by special exception), and should require applicants to possess any required tobacco license. The effects of tobacco smoke on adjacent properties should also be considered.
5. The revisions to the use regulations in the C-1 Village District, the C-3 Highway Commercial District, the LI Limited Industrial District appear to be consistent with the general organization of land uses in these Districts. The revisions also improve clarity and organization.

RECOMMENDATION: Upper Uwchlan 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 Upper Uwchlan 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



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Executive Director

PLANNING COMMISSION

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

March 28, 2024

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

Re: Zoning Ordinance Amendment - Temporary Student Housing, PUC Planned University Main
Campus Overlay District Class 2
West Goshen Township – ZA-03-24-18010

Dear Mr. Bashore:

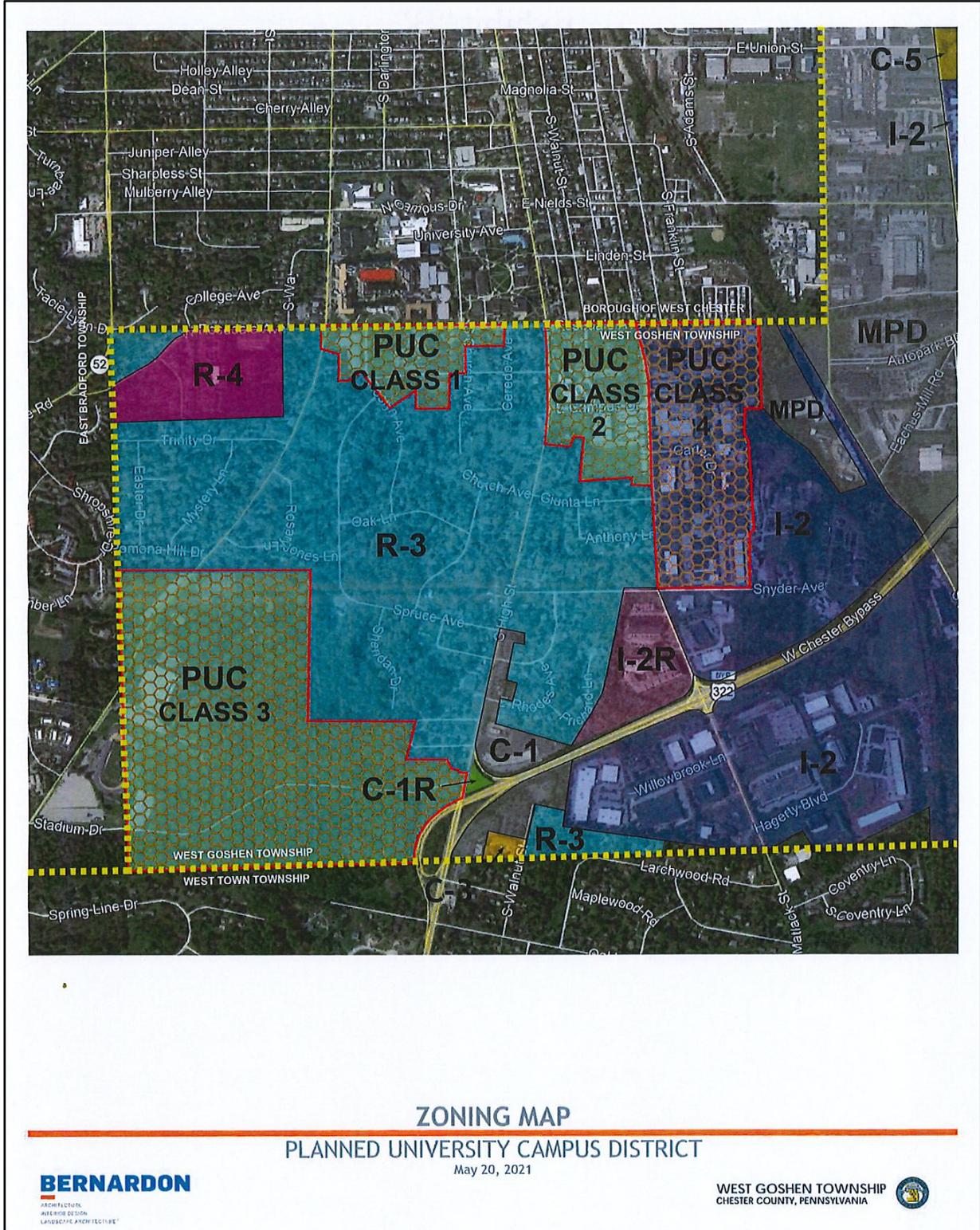
The Chester County Planning Commission has reviewed the proposed Zoning Ordinance Amendment as submitted pursuant to the provisions of the Pennsylvania Municipalities Planning Code, Section 609(e). The referral for review was received by this office on March 1, 2024. We offer the following comments to assist in your review of the proposed amendment.

DESCRIPTION:

1. The Township proposes the addition of subsection F to Section 84-135 of its Zoning Ordinance, the Use Regulations of the PUC Planned University Main Campus Overlay District. The proposed standards would allow, by conditional use, temporary student housing in the PUC Overlay District Class 2 subdistrict. The proposed standards for temporary student housing include the following:
 - A. Temporary student housing shall be located only in modular units;
 - B. The modular units shall be designed and constructed as self-contained units to be transported to and from the site in a single unit;
 - C. The modular unit shall be located on an existing impervious surface;
 - D. Temporary student housing in modular units shall be limited to a single period of five (5) consecutive years which shall begin on the date of student occupancy of the first student room in a modular unit. The single period may be extended by the Board of Supervisors by written request of the applicant submitted to the Board at least 120 days before the expiration date of the five-year period;
 - E. The applicant shall demonstrate that there is adequate off-street parking for the temporary student housing on the university campus;
 - F. The modular units shall maintain a building separation of a minimum of eight (8) feet; and
 - G. The modular units and all improvements shall be removed from the site, and the area restored to its prior existing condition, within 120 days of the end of the maximum permitted occupancy, including any extension period.

2. According to our records, the PUC Overlay District Class 2 subdistrict, which is generally situated on the east side of South High Street and the west side of South Matlack Street, north of Guinta Lane, adjoins West Chester Borough to the north. A copy of the Township's PUC Overlay District map, which displays the location of all four PUC subdistricts, is provided on the following page.

Page: 2
Re: Zoning Ordinance Amendment - Temporary Student Housing, PUC Planned University Main Campus Overlay District Class 2
West Goshen Township – ZA-03-24-18010



West Goshen Township – Planned University Campus District Overlay District Map

Page: 3
 Re: Zoning Ordinance Amendment - Temporary Student Housing, PUC Planned University Main
 Campus Overlay District Class 2
 # West Goshen Township – ZA-03-24-18010

3. It is our understanding that, in order to address the university’s continuing issues pertaining to student housing, the purpose of this amendment is to allow for the installation of modular housing units on the university’s M-1 parking lot situated on the southwest corner of South Matlack Street and East Campus Drive (County mapping records indicate that this parking lot is located on UPI# 52-5P-47-E and 52-5P-49-E).

BACKGROUND:

4. The County Planning Commission previously reviewed two versions of the proposed PUC Overlay District in West Goshen Township, the latest of which occurred on June 25, 2021 (CCPC# ZA-05-21-16759). The Commission stated in both review letters that the Overlay District, which is located within the **Suburban Landscape**, **Urban Center Landscape**, and **Natural Landscape** designations of *Landscapes3*, the 2018 County Comprehensive Plan, is consistent with the objectives of *Landscapes3*.

According to our records, this zoning ordinance and zoning map amendment was adopted by the Township on July 6, 2021. Student housing is not currently identified as a use that is permitted in West Goshen’s PUC Overlay District.

5. According to our copy of the West Chester Borough Zoning Ordinance, student housing, and residence halls, are both permitted by right in West Chester Borough’s Planned University Campus District, subject to the prior approval of a University Campus Plan in accordance with Section 112-314 of the Borough Zoning Ordinance.

Additionally, student housing, including dormitories or apartment buildings but not including housing for fraternities or sororities, is permitted in East Bradford Township’s PU Planned University District, in accordance with the standards set forth in Article XXIII of the Township Zoning Ordinance. We note that these requirements include the submission of campus development plans, to be approved by the Township Board of Supervisors, in accordance with the standards set forth in Section 115-145 of the Zoning Ordinance.

COMMENTS – ZONING AMENDMENT:

6. The Township should ensure that the proposed amendment is generally consistent with the Township’s Comprehensive Plan as set forth in Section 603(j) of the PA Municipalities Planning Code (PA MPC), along with the Purpose and Intent of the PUC Overlay District as set forth in Section 84-133 of the Township Zoning Ordinance. We acknowledge that the community goal for housing in the Comprehensive Plan (page 62) is to protect the quality of the existing housing stock and meet the housing needs of current and future residents by providing for housing options that accommodate households at various life stages and income levels, and we note that Section 84-133.B of the Township Zoning Ordinance states that the purpose and intent of the PUC District includes the following: “Strengthen, maintain and preserve neighborhoods and improve existing housing stock in neighborhoods which surround or are immediately outside of the University Main Campus.”

Additionally, Section 84-137 of the Zoning Ordinance states that, in order to ensure that development within the PUC District complies with the purpose and intent of this article, the university shall prepare and submit a “University Campus Plan,” which shall include a University Housing Report and Analysis that includes the information required by Section 84-139.

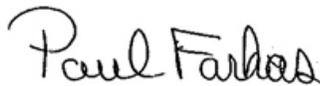
Page: 4
Re: Zoning Ordinance Amendment - Temporary Student Housing, PUC Planned University Main
Campus Overlay District Class 2
West Goshen Township – ZA-03-24-18010

7. The Township should address how utilities will be provided for these modular housing units.
8. The Township’s emergency service providers should be contacted to verify whether the minimum eight foot separation distance between buildings is adequate for safely navigating the proposed development when completed.
9. West Goshen Township and West Chester University, along with West Chester Borough and East Bradford Township, should continue coordinating their efforts for addressing the long-term student housing needs of the University.

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

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

Sincerely,



Paul Farkas
Senior Review Planner

cc: West Chester University (Attn. Brian Nagle, Esquire, MacElree Harvey, Ltd)
West Chester Borough (Attn. Wendy Mecke)
Amanda Cantlin, Manager, East Bradford Township



THE COUNTY OF CHESTER



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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

March 4, 2024

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

Re: Zoning Ordinance Amendment – Short Term Rentals
West Nantmeal Township - ZA-02-24-17992

Dear Ms. Kolpak:

The Chester County Planning Commission has reviewed the proposed West Nantmeal Township Zoning Ordinance amendment as submitted pursuant to the provisions of the Pennsylvania Municipalities Planning Code, Section 609(e). The referral for review was received by this office on February 13, 2024. We offer the following comments to assist in your review of the proposed Zoning Ordinance amendment.

DESCRIPTION:

1. West Nantmeal Township proposes the following amendments to its Zoning Ordinance:
 - A. Amend the definition of “dwelling” to specifically exclude Short Term Rental, and;
 - B. Add a definition of Short Term Rental.

COMMENTS:

2. The Township proposes to define Short Term Rental, but our review of the West Nantmeal Township Zoning Ordinance did not identify any other area where this use is otherwise permitted or regulated. Rather than not permitting the use, the Township may wish to designate an appropriate district in which to allow it and include specific regulations. We recommend input from the solicitor regarding whether the use can or should be excluded from the township.
3. Short-term rentals are an option for homeowners and travelers who want to rent residences for a limited duration instead staying in a traditional hotel. The demand for such a transient residential option may increase in municipalities such as West Nantmeal Township, and municipalities can regulate this relatively new land use through zoning ordinances or building codes. The Township should review the Chester County Planning Commission’s eTool on Short Term Rentals, at: <https://www.chescoplanning.org/MuniCorner/eTools/15-ShortTermRentals.cfm> This eTool has recommendations on where short-term rentals could be permitted, regulations to limit adverse effects on adjacent areas, and ordinance examples.

Page: 2
Re: Zoning Ordinance Amendment – Short Term Rentals
West Nantmeal Township - ZA-02-24-17992

RECOMMENDATION: West Nantmeal 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 Nantmeal Township Supervisors, as required by Section 609(g) of the Pennsylvania Municipalities Planning Code. This will allow us to maintain a current file copy of your ordinance.

Sincerely,

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

Wes Bruckno, AICP
Senior Review Planner



THE COUNTY OF CHESTER



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

March 21, 2024

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

Re: Zoning Ordinance Amendment - Electric Vehicle Charging Stations
West Whiteland Township – ZA-02-24-17999

Dear Mr. Weller:

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 February 23, 2024. We offer the following comments to assist in your review of the proposed amendment.

DESCRIPTION:

1. The Township proposes to add regulations for electric vehicle charging stations to Section 325-33 of the Township Zoning Ordinance (we note that Section 325-33 is currently identified in the Township Code as “reserved”). The proposed regulations address private non-commercial charging stations, private commercial charging stations, public-use charging stations, along with issues such as permitted signage.

COMMENTS:

2. Section 325-33.A(3)(a) states that public-use charging stations are permitted by right as an accessory use in all zoning districts when included in an off-street parking lot with more than twenty (20) parking spaces. We suggest that the Township consider incorporating standards that would permit public-use charging stations in parking lots with 20 or fewer parking spaces. For instance, the Township could require that, for parking lots with 20 or fewer parking spaces, the applicant must prove that minimum parking requirements are met for the remaining (non-EVCS) parking spaces. We also suggest that the Township consider whether different standards should apply for new construction (a parking lot being constructed for a particular use, and incorporating electric vehicle charging stations into that design), and existing parking areas.
3. We note that the Township’s February 23, 2024 cover letter indicates that this amendment addresses charging stations as a type of land use, and does not include design standards or requirements. We suggest that the Township, as part of this amendment or as part of a future amendment to the Township Code, consider incorporating parking space requirements for electric vehicle parking stations, particularly for multifamily residential development.

Page: 2
Re: Zoning Ordinance Amendment - Electric Vehicle Charging Stations
West Whiteland Township – ZA-02-24-17999

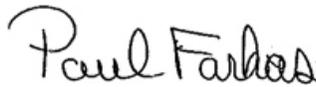
4. For additional issues to consider prior to finalizing the proposed ordinance language, we suggest that the Township review the Electric Vehicles Planning eTool on the County Planning Commission’s website. This eTool, which includes links to model ordinance language, is available online at: <https://www.chescoplanning.org/MuniCorner/eTools/19-ev.cfm>.

Additional information on electric vehicle parking standards, including a model ordinance, is provided in PennDOT’s Electric Vehicle Supply Equipment Development Guidebook for Pennsylvania Local Governments (dated April 14, 2022), which is available online at: <https://www.penndot.pa.gov/ProjectAndPrograms/Planning/EVs/Pages/EV-Model-Ordinance-Toolkit.aspx>.

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

We request an official copy of the decision made by 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

Josh Maxwell
Marian D. Moskowitz
Eric M. Roe

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

March 21, 2024

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

Re: Zoning Ordinance Amendment - Solar Energy Systems
West Whiteland Township – ZA-02-24-18001

Dear Mr. Weller:

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 February 23, 2024. We offer the following comments to assist in your review of the proposed amendment.

DESCRIPTION:

1. The Township proposes the following amendments to the solar energy system standards set forth in Section 325-44 of the Township Zoning Ordinance:
 - A. Replace the Classification of use standards in Section 325-44.A with a purpose statement;
 - B. Amend the review and approval standards in Section 325-44.B. Section 325-44.B(1) will be revised to indicate that solar energy systems are permitted as a by right accessory use in all zoning districts. Section 325-44.B(2) will be revised to address solar energy systems as the principal use of a property. According to the online copy of the Township Zoning Ordinance available at <https://ecode360.com/11701933>, “solar energy systems as a principal use” are currently permitted by conditional use in the I-1 Limited Industrial and I-2 General Industrial districts;
 - C. Amend subsections (4), (6) and (8) of Section 325-44.C, General Regulations;
 - D. Delete subsections (2), (3), and (6) of Section 325-44.D, Roof-Mounted Solar Energy System, and renumber the remaining sections accordingly; and
 - E. Amend subsections (1) and (3) of Section 325-44.E, Ground-mounted Solar Energy System.

COMMENTS:

2. We recommend that the Township consider revising the purpose statement in Section 325-44.A to state “To provide a consistent regulatory framework for the construction of Solar Energy Systems in the Township...”

Page: 2
 Re: Zoning Ordinance Amendment - Solar Energy Systems
 # West Whiteland Township – ZA-02-24-18001

3. Section 325-44.B(3)(a) indicates that the installation of a solar energy system shall be deemed a land development where the installation of the solar energy system requires grading of the property, regardless of whether it is the principal use of the property. Requiring a land development plan for an accessory solar energy system would constitute a significant regulatory hurdle. We recommend that the Township consider requiring just a grading permit where grading is necessary for an accessory system, or consider instituting a square footage limit on the area that can be graded for an accessory system.
4. Section 325-44.C(8) addresses additional regulations by an agency other than the Township, including but not limited to a homeowners' association or a business park manager. For reference purposes, the Chester County Planning Commission recently published a resource guide for Chester County Homeowners Associations to advance sustainable practices, such as solar power. This Resource Guide is available online at:
<https://www.chescoplanning.org/News/Sustainability/23-Fall/HOA-Resources.cfm>.
5. The last sentence in Section 325-44.C(8) should be revised to state "...any such agency to approve the System..."
6. While we acknowledge that Section 325-44.C(10) addresses the removal and disposal of solar energy systems when damaged or no longer in use, we suggest that the Township consider adding provisions that specifically address decommissioning of principal use solar energy systems. For instance, the applicant should be required to notify the Township immediately upon cessation or abandonment of the operation, with specific timeframe(s) provided for the removal of the facility and restoration of the project site.
7. We suggest that the Township review the Solar Energy Systems Zoning Planning eTool on the County Planning Commission's website for additional issues to consider prior to finalizing the proposed ordinance language. This eTool, which includes links to model ordinance language, along with a link to the Chester County Solar Power Guide, which provides guidance on regulating larger grid-scale solar facilities, is available at:
<https://www.chescoplanning.org/MuniCorner/eTools/82-SolarZoning.cfm>.

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

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

Sincerely,



Paul Farkas
 Senior Review Planner

Act 537 Reviews

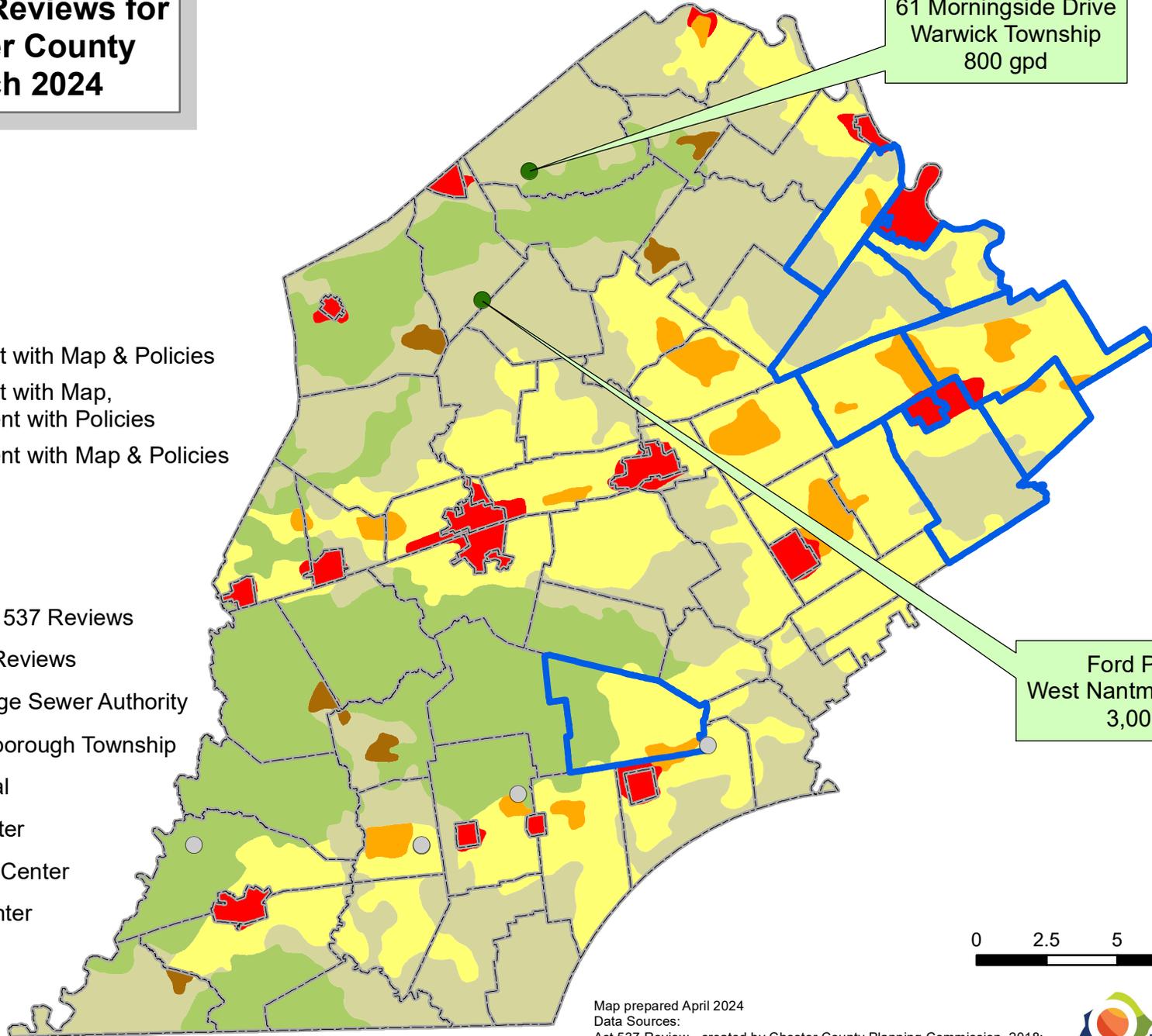


Act 537 Reviews for Chester County March 2024

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

Legend

- March Act 537 Reviews
- Previous Reviews
- Valley Forge Sewer Authority
- East Marlborough Township
- Agricultural
- Rural Center
- Suburban Center
- Urban Center
- Rural
- Suburban



Map prepared April 2024
 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
April 10, 2024

ENVIRONMENTAL PLANNING ACTIVITIES

Sewage Facilities Planning

MAJOR REVISIONS TO MUNICIPAL PLANS:

Valley Forge Sewer Authority Special Study – Consistent

East Marlborough Township Act 537 Plan Update - Consistent

MINOR REVISIONS TO MUNICIPAL PLANS:

Warwick Township, 61 Morningside Drive

The applicant is proposing an additional residential lot on 4.7 acres. The site is located on Morningside Drive, south of the intersection with Ridge Road/Route 23. The amount of wastewater for the project is 800 gpd. The project is to be served by on-lot sewage disposal systems. This project is designated as a Rural Landscape and is consistent with *Landscapes3*.

West Nantmeal Township, Ford Property

The applicant is proposing a residential development of 7 lot on approximately 47.9 acres. The site is located on Fairview Road, east of the intersection with Manor Road. The amount of wastewater for the project is 3,000 gpd. The project is to be served by individual on-lot disposal systems. This project is designated as a Rural Landscape and is consistent with *Landscapes3*.

Action Requested

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

4/10/2024

TOPIC: Environmental**Item: Valley Forge Sewer Authority Act 537 Special Study- Consistent**Background

The Special Study was prepared to address requests from several connected municipalities for additional allocations to address future growth needs. As proposed, this Special Study identifies allowing Tredyffrin Township to sell excess reserve capacity, as well as performing an updated assessment to have the treatment plant rerated to provide the additional requested capacity, based on recorded flows to the plant, to meet the future needs of the municipalities while requiring minimal capital investment.

Discussion

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

The proposed Plan is also consistent with *Watersheds2045* Objective 7.3 of Goal 7, "Coordinate planning between utilities, municipalities, and the County for new, upgraded or expanded water/wastewater treatment facilities, distribution/collection systems, and other critical infrastructure."

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

TOPIC: Environmental**Item: East Marlborough Township Act 537 Plan Update- Consistent**Background

The Plan Update was prepared to address, finalize, and adopt an on-lot disposal management ordinance, and to provide upgrades for the 10-inch force main on the eastern side of the township and the 4-inch force main along Wollaston Road on the western side of the township. This will improve performance and result in a higher conveyance capacity for both.

Discussion

The Special Study is consistent with the goals of *Landscapes3*, as it relates to the continued use of public sewage disposal and evaluating the regional system for future upgrades and expansions based on member municipalities' needs. The continued use of public sewer is consistent with the Connect Goal, which supports efficient, reliable, and innovative utility infrastructure systems to serve thriving and growing communities. The Plan Update is also consistent with Protect Recommendation 8, which supports municipal on-lot sewage management programs to protect water quality.

The proposed Plan is also consistent with *Watersheds2045* Objective 7.3 of Goal 7, "Coordinate planning between utilities, municipalities, and the County for new, upgraded or expanded water/wastewater treatment facilities, distribution/collection systems, and other critical infrastructure." The adoption of an on-lot sewage management ordinance is consistent with Goal 4, "Improve surface water and groundwater quality."

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

Action Requested

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

4/10/2024

Major Revisions



THE COUNTY OF CHESTER



COMMISSIONERS

Josh Maxwell
Marian D. Moskowitz
Eric Roe

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

March 19, 2024

Neil Lovekin, Manager
East Marlborough Township
721 Unionville Road
Kennett Square, PA 19348
nlovekin@eastmarlborough.org

Re: Act 537 Sewage Facilities Plan Update

Dear Mr. Lovekin:

The Chester County Planning Commission (Planning Commission) has reviewed the Draft 537 Plan Update, dated February 2024 as required by Section 71.31(b) of the Pennsylvania Sewage Facilities Act (Act 537). The Plan was prepared by Herbert, Rowland & Grubic, Inc. (HRG) and was received on February 16, 2024. The Plan Update was prepared to address, finalize, and adopt an on-lot disposal management ordinance, and to provide upgrades for the 10-inch force main on the eastern side of the township and the 4-inch force main along Wollaston Road on the western side of the township. This will improve performance and result in a higher conveyance capacity for both.

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

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

1. *Landscapes3* Map:

Landscapes3 designates the areas included in the service area of East Marlborough Township as being located primarily within the Suburban Landscape, with smaller portions located in the Suburban Center Landscapes and the Agricultural Landscape. The Planning Commission finds the proposal to be generally consistent with the Map of *Landscapes3* (2018).

2. *Landscapes3* Plan:

As presented, the areas proposed to have upgraded sewer main pipes are primarily located within a designated growth area, and those areas to be covered by the on-lot sewage disposal ordinance being located largely within the Agricultural Landscape, which is generally consistent with *Landscapes3* Connect Objective F, which states, "Coordinate water and sewage facilities planning with land use planning so that development is directed toward designated growth areas with adequate and well-maintained infrastructure."

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

The selected alternative for East Marlborough Township is to adopt an on-lot disposal management ordinance, and to provide upgrades for the 10-inch force main on the eastern side of the township and the 4-inch force main along Wollaston Road on the western side of the township. The proposed alternative is consistent with *Landscapes3* Connect Goal, “Advance efficient, reliable, and innovative transportation, utility, and communications infrastructure systems that responsibly serve thriving and growing communities.” As proposed, this proposal for the Township is consistent with *Landscapes3*.

C. Consistency with the County Water Resources Plan – *Watersheds2045*:

Watersheds2045, the County’s Integrated Water Resources Plan, identifies Objective 7.3 of Goal 7, “Coordinate planning between utilities, municipalities, and the County for new, upgraded, or expanded water/wastewater treatment facilities, distribution /collection systems, and other critical infrastructure.” As such, the proposed Plan Update is consistent with the objectives of *Watersheds2045*.

D. General Comments:

1. The Planning Commission commends East Marlborough Township’s efforts to appropriately plan for the future of the township’s collection, conveyance, and treatment system and future population growth.
2. The Plan Update indicates the selected alternatives rely on intermunicipal agreements with Kennett Township. When these agreements are formalized, please include them as an appendix in the plan document.
3. Chapter 4. Municipal and County Planning Documents. Since the drafting of this document, the Watersheds Integrated Water Resources Plan has been updated. Information for Watersheds2045 can be found at <https://www.chesco.org/DocumentCenter/View/75139/Watersheds-2045-Final-Plan?bidId=>
4. Chapter 4. Municipal and County Planning Documents. Page 14 has a section of text that has a strikethrough.
5. Chapter 4. Municipal and County Planning Documents. On Page 15, there is a large red box referring the reader to a table at the end of the chapter. Please update the text to refer to the updated table.
6. Chapter 5. Table 5-1 includes red text in red boxes. Please note what the red signifies.
7. Chapter 6. Consistency Evaluation. The text refers to Stormwater Management Plans approved by PA DEP. Please ensure that the Township’s planning and ordinance are consistent with the update to the Chester County Water Resources Authority’s model stormwater ordinance minimum standards that were updated in November 2022.

8. According to the National Pipeline Mapping System (NMPS), portions of the township are located in proximity to areas containing pipelines operated by Transco/Williams Gas Pipeline Company. While the location of this corridor does not preclude development along the pipeline corridor itself, there may be special steps that can avoid negative impacts or interactions between the public and the pipeline. The Planning Commission recommends contacting the pipeline operator to coordinate any planned or future construction activities. Contact information for the operators can be found on the Chester County Pipeline Information Center website <http://www.landscapes2.org/pipeline/Operators.cfm>.

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

Sincerely,



Carrie J. Conwell, AICP
Senior Environmental Planner

cc: Elizabeth Mahoney, PaDEP
Ryan Oxenford, Chester County Health Department
Matthew Roberts, Herbert, Rowland & Grubic, Inc.



THE COUNTY OF CHESTER



COMMISSIONERS
 Josh Maxwell
 Marian D. Moskowitz
 Eric Roe

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

March 6, 2024

Leonard Pinchok, General Manager
 Valley Forge Sewer Authority
 333 Pawling Road
 Phoenixville, PA 19460
LPinchok@vfsa.com

Re: Act 537 Sewage Facilities Plan Special Study for Valley Forge Sewer Authority

Dear Mr. Pinchok:

The Chester County Planning Commission (Planning Commission) has reviewed the Draft 537 Plan Special Study for the Valley Forge Sewer Authority, dated December 2023 as required by Section 71.31(b) of the Pennsylvania Sewage Facilities Act (Act 537). The Plan was prepared by Buchart Horn and was received on January 8, 2024. The Special Study was prepared to address requests from several connected municipalities for additional allocations to address future growth needs. As proposed, this Special Study identifies allowing Tredyffrin Township to sell excess reserve capacity, as well as performing an updated assessment to have the treatment plant rerated to provide the additional requested capacity, based on recorded flows to the plant, to meet the future needs of the municipalities while requiring minimal capital investment.

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

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

1. *Landscapes3* Map:

Landscapes3 designates the areas included in the service area of the Valley Forge Sewer Authority as being located primarily within the Suburban Center and Suburban Landscapes, with small portions being in the Rural Landscape. The Planning Commission finds the proposal to be generally consistent with the Map of *Landscapes3* (2018).

2. *Landscapes3* Plan:

As presented, the area of the existing wastewater treatment plant is not located within a designated growth area, but because it is existing infrastructure and no expansion is proposed, the rerating of the wastewater treatment plan is generally consistent with *Landscapes3* Connect Objective F, which states, "Coordinate water and sewage facilities planning with land use planning so that development is directed toward designated growth areas with adequate and well-maintained infrastructure."

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

The selected alternative for the Valley Forge Sewer Authority is to continue to utilize the existing plant, and to have the plant's capacity re-rated by PADEP. Rerating the capacity will allow for additional flows to come into the system, without requiring expansion of the system and based on existing flows, permitted capacity, and future allocation requests. The proposed alternative is consistent with *Landscapes3* Connect Goal, "Advance efficient, reliable, and innovative transportation, utility, and communications infrastructure systems that responsibly serve thriving and growing communities." As proposed, this proposed rerating of the Valley Forge Sewer Authority wastewater treatment plant is consistent with *Landscapes3*.

C. Consistency with the County Water Resources Plan – *Watersheds2045*:

Watersheds2045, the County's Integrated Water Resources Plan, identifies Objective 7.3 of Goal 7, "Coordinate planning between utilities, municipalities, and the County for new, upgraded, or expanded water/wastewater treatment facilities, distribution /collection systems, and other critical infrastructure." As such, the proposed Special Study is consistent with the objectives of *Watersheds2045*.

D. General Comments:

1. The Planning Commission commends the Valley Forge Sewer Authority for working cooperatively with both the member and partner municipalities in the Authority's service area to appropriately plan for the future of the VFSA plant and population growth in the region.
2. The Special Study does not document that it is consistent with the items listed in Section 71.21(a)(5)(i). DEP may require these items as part of their approval process to justify the allocations proposed for the future capacity of the plant.
3. According to the National Pipeline Mapping System (NMPS), portions of the member and partner municipalities are located within areas containing pipelines operated by Adelphia Gateway, TransCanada/Columbia Gas, Enbridge, Transco/Williams Gas Pipeline Company, TE Products, Laurel Pipeline/Buckeye Partners, and the Sunoco Pipeline/Energy Transfer. While the location of these corridors does not preclude development along the pipeline corridor itself, there may be special steps that can avoid negative impacts or interactions between the public and the pipeline. The Planning Commission recommends contacting the pipeline operator to coordinate any planned or future construction activities. Contact information for the operators can be found on the Chester County Pipeline Information Center website <http://www.landscapes2.org/pipeline/Operators.cfm>.
4. The Planning Commission would like to request the background information that was submitted by the municipalities in support of the requested future allocations from the VFSA.

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

Sincerely,



Carrie J. Conwell, AICP
Senior Environmental Planner

cc: Elizabeth Mahoney, PaDEP
Ryan Oxenford, Chester County Health Department
Dave Shirk, Buchart Horn

Minor Revisions



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

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

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

Project Name & Municipality 61 Morningside LLC, Warwick Township

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

1. Date plan received by county planning agency. January 23, 2024
2. Date plan received by planning agency with areawide jurisdiction N/A Agency name N/A
3. Date review completed by agency March 21, 2024

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. Watersheds2045, the Chester County Comprehensive Plan Integrated Water Resources Element, was adopted in 2024.</u> |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 2. Is this proposal consistent with the comprehensive plan for land use? <u>According to the Landscapes map adopted in 2018, the proposed subdivision/land development includes land designated as the Rural Landscape. The vision for the Rural Landscape is the preservation of significant areas of open space, critical natural areas, and cultural resources with a limited amount of context sensitive development permitted to accommodate residential and farm needs. On-lot sewage disposal, or very limited public or community sewer service to serve cluster development or concentrations of failing on-lot sewage systems, is supported in this landscape.</u> |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 3. Does this proposal meet the goals and objectives of the plan?
If no, describe goals and objectives that are not met |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 4. Is this proposal consistent with the use, development, and protection of water resources?
If no, describe inconsistency <u>Landscapes3 Protect Objective A states: "Guide development away from sensitive natural resources and toward areas appropriate for accommodating growth." According to PA Code Title 25, Chapter 93, this proposal is located in a watershed or sub-watershed that has a stream use designated as Exceptional Value Waters, the South Branch French 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)

- 11. Have all applicable zoning approvals been obtained? **N/A**
- 12. Is there a county or areawide subdivision and land development ordinance? **No**
- 13. Does this proposal meet the requirements of the ordinance? **N/A**
If no, describe which requirements are not met
- 14. Is this proposal consistent with the municipal Act 537 Official Sewage Facilities Plan?
If no, describe inconsistency
- 15. Are there any wastewater disposal needs in the area adjacent to this proposal that should be considered by the municipality? **Not known** If yes, describe
- 16. Has a waiver of the sewage facilities planning requirements been requested for the residual tract of this subdivision?
If yes, is the proposed waiver consistent with applicable ordinances. **Not Known**
If no, describe inconsistencies
- 17. Does the county have a stormwater management plan as required by the Stormwater Management Act? If yes, will this project plan require the implementation of storm water management measures? We note that on August 17, 2022, the Chester County Board of Commissioners adopted a resolution to amend the County-wide Act 167 Stormwater Management Plan for Chester County, PA and PA DEP approved the County Stormwater Management Ordinance in November 2022. Per PA DEP requirements, all municipalities were required to adopt the updated ordinance requirements by May 2023. Individual municipalities should be consulted regarding the specific stormwater ordinance regulations in effect in their municipality. For more information, please visit the Chester County Water Resources Authority at <http://www.chesco.org/water>.

18.

Name, Title and signature of person completing this section:

Name: Carrie J. Conwell, AICP

Title: Senior Environmental Planner

Signature: 

Date: 3/21/2024

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

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.

PC53-03-24-18042

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
Eli Kahn, Site Contact
Colleen Patton, Warwick Township- Chester County
Kevin Sech, HILBEC Engineering & Geosciences, 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 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 Ford Property, West Nantmeal Township

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

1. Date plan received by county planning agency. January 23, 2024
2. Date plan received by planning agency with areawide jurisdiction N/A Agency name N/A
3. Date review completed by agency March 04, 2024

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 Policy Plan, was adopted in 2018. Watersheds 2045, the Chester County Comprehensive Plan Integrated Water Resources Element, was adopted in 2024.</u> |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 2. Is this proposal consistent with the comprehensive plan for land use?
<u>According to the Landscapes map adopted in 2018, the proposed subdivision/land development includes land designated as the Rural Landscape. The vision for the Rural Landscape is the preservation of significant areas of open space, critical natural areas, and cultural resources with a limited amount of context sensitive development permitted to accommodate residential and farm needs. On-lot sewage disposal, or very limited public or community sewer service to serve cluster development or concentrations of failing on-lot sewage systems, is supported in this landscape.</u> |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 3. Does this proposal meet the goals and objectives of the plan?
If no, describe goals and objectives that are not met |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 4. Is this proposal consistent with the use, development, and protection of water resources?
If no, describe inconsistency <u>Landscapes3 Protect Objective A states: "Guide development away from sensitive natural resources and toward areas appropriate for accommodating growth." According to PA Code Title 25, Chapter 93, this proposal is located in a watershed or sub-watershed that has a stream use designated as High Quality Waters, East Branch Brandywine Creek. These streams are given high priority when considering watershed protection measures. The applicant may need to conduct further coordination with DEP or other agencies in order to comply with the water quality standards set forth in this regulation.</u> |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 5. Is this proposal consistent with the county or areawide comprehensive land use planning relative to Prime Agricultural Land Preservation? If no, describe inconsistencies: |
| <input checked="" type="checkbox"/> | <input 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, and it appears there may be development activities encroaching upon them. Prior to construction occurring on this site, the applicant should contact both the U.S. Army Corps of Engineers and the PA DEP to determine if the proposed activity will require a permit.</u> |
| <input type="checkbox"/> | <input type="checkbox"/> | 7. Will any known historical or archaeological resources be impacted by this project? Not Known.
If yes, describe impacts |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 8. Will any known endangered or threatened species of plant or animal be impacted by the development project? |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 9. Is there a county or areawide zoning ordinance? |
| <input type="checkbox"/> | <input type="checkbox"/> | 10. Does this proposal meet the zoning requirements of the ordinance? N/A |

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

- | | | |
|-------------------------------------|-------------------------------------|--|
| <input type="checkbox"/> | <input type="checkbox"/> | 11. Have all applicable zoning approvals been obtained? N/A |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 12. Is there a county or areawide subdivision and land development ordinance? No |
| <input type="checkbox"/> | <input type="checkbox"/> | 13. Does this proposal meet the requirements of the ordinance? N/A
If no, describe which requirements are not met |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 14. Is this proposal consistent with the municipal Act 537 Official Sewage Facilities Plan?
If no, describe inconsistency |
| <input type="checkbox"/> | <input type="checkbox"/> | 15. Are there any wastewater disposal needs in the area adjacent to this proposal that should be considered by the municipality? Not known If yes, describe |
| <input type="checkbox"/> | <input type="checkbox"/> | 16. Has a waiver of the sewage facilities planning requirements been requested for the residual tract of this subdivision?
If yes, is the proposed waiver consistent with applicable ordinances. Not Known
If no, describe inconsistencies |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 17. Does the county have a stormwater management plan as required by the Stormwater Management Act? If yes, will this project plan require the implementation of storm water management measures? <u>We note that on August 17, 2022, the Chester County Board of Commissioners adopted a resolution to amend the County-wide Act 167 Stormwater Management Plan for Chester County, PA 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: 3/4/2024Name of County or Areawide Planning Agency: Chester County Planning CommissionAddress: Government Services Center, Suite 270601 Westtown RoadP.O. Box 2747West Chester, PA 19380-0990Telephone Number: (610) 344-6285**SECTION D. ADDITIONAL COMMENTS (See Section D of instructions)**

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

This project was reviewed under PA Act 247 as Case Number SD-10-21-161936 and was consistent with the Rural Landscape.

According to the National Pipeline Mapping System (NMPS), the proposed project is located within an area that contains the TransCanada/Columbia pipeline corridor. While the location of this project's proximity does not preclude development along the pipeline corridor, there may be special steps that can avoid negative impacts or interactions between the public and the pipeline. The Chester County Planning Commission recommends contacting the pipeline operator to coordinate construction activities in addition to calling 811 before digging. You can find contact information for the operator in your area by going to the Chester County Pipeline Information Center website <https://www.chescoplanning.org/pic/operators.cfm> and linking to the corresponding company.

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.

PC53-03-24-18011

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
James Ford, Site Contact
Deborah Kolpak, West Nantmeal Township
Jeff Miller, Evans Mill Environmental LLC

Discussion and Information Items

Sustainability Division Update

Sustainability Division

Monthly Activities Report – April 2024

Summary:

- Worked with partners to develop a framework for a new planning program called the Chester County Open Space Accelerator, which will be piloted later this year. The program includes working with a municipality on a relatively quick and inexpensive planning process with a defined yet flexible scope to encourage more iterative planning with a focus on implementation. Applied for funding to support this program through DCNR.
- Presented on how county planning can advance open space preservation at the We Conserve PA conference in Bethlehem on 4/3.
- Keep Chester County Beautiful presented a ‘Volunteer of the Year’ award at the 3/13 Commissioners’ meeting to Kelly McDowell, who organizes litter clean-ups of Route 1 every Saturday between March and May.
- Kick-off meeting was held for a study to identify ways to divert food waste at the Pocopson Home. With the Sustainability Division’s leadership, the Pocopson Home was awarded a grant of technical assistance by the PA DEP that provides limited consultant services to study this issue. The interventions identified will be designed to be expandable to the Prison and Youth Center, which are located on the same campus as the Pocopson Home.
- DVRPC submitted a Priority Climate Action Plan on behalf of the Philadelphia MSA as part of the EPA’s Climate Pollution Reduction Grant. This product identified electric grid decarbonization and residential and commercial building decarbonization as focus areas for action, with a number of additional actions. A more thorough and engagement-rich process will begin in April to expand upon this work and create a Comprehensive Climate Action Plan for the region.

Environmental and Energy Advisory Board

- The EEAB’s Environmental Subcommittee met on 3/8. They discussed leveraging the organizations represented on the EEAB to implement the recently adopted Watersheds 2045 plan in a more coordinated way. They also discussed the possibility of developing educational content for CCATO and municipal Environmental Advisory Councils.
- The EEAB’s Clean Energy Subcommittee met on 3/20. They discussed a program on agrivoltaics being planned in coordination with the CCEDC in early 2025.

Multimodal Transportation Planning Division

Multimodal Transportation Planning Division

March 2024

PA DCED Multimodal Transportation Fund Awards

On Tuesday, March 26th, the Commonwealth Financing Authority announced the approved project awards for the PA Department of Community & Economic Development's (DCED) Multimodal Transportation Fund program. Chester County recipients include:

- 802 East Baltimore Pike LLC - 802 East Baltimore Pike 2023 - \$750,000
- Coatesville City - Lincoln Highway Streetscape Expansion - \$751,730
- **County of Chester - Chester Valley Trail West - Enola Low Grade Segment - \$907,000**
- East Whiteland Township - Route 30 Corridor Improvements Project - \$400,000
- Easttown Township - Village of Berwyn Pedestrian Improvements Project - \$500,000
- Oxford Borough - Borough of Oxford Niblock Alley - \$300,000
- PT Phoenixville, LLC - Intersection of Valley Forge Road and Whitehorse Road Redevelopment Project - \$343,000
- West Bradford Township - SR 3055 Marshallton Thorndale/Poorhouse Road Roundabout - \$250,000
- West Chester Borough - West Chester South High Streetscape Improvement Project - \$750,000
- **TOTAL: \$4,951,730**



Enola Low Grade corridor in Atglen.

The full listing of approved projects / awards may be found [here](#) (pdf).

P&T Corridor Field View

Steve Buck and Brian Styche performed a field view of the P&T Corridor on Friday, March 22nd. As part of our approved Right of Entry that day, PennDOT asked us to investigate the condition of the exclusionary fencing placed at both ends of the Downingtown Trestle. Select photos from that field view will be presented at the April CCPC Board meeting.

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: March 31, 2024
Re: Planning Commission Board Meeting Monthly Report

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

The 247 planners reviewed and processed plan and ordinance submittals. Research on agricultural-related zoning for the county’s municipalities continued. To date, 30 municipalities have been sent letters with information on how make their zoning ordinances more ag-friendly.

The GIS staff assisted the Community Planning and Sustainability Divisions with mapping and analysis requests for work program projects. Staff also addressed data and map requests for Landscapes3 metrics.

The Graphics team assisted with various ongoing projects, including the Village Preservation Design Guide executive summary, 2024 Farm Guide, and the 2024 Town Tours and Village Walks brochure.

Community Planning

Community Planning Municipal Assistance Projects

April 2024

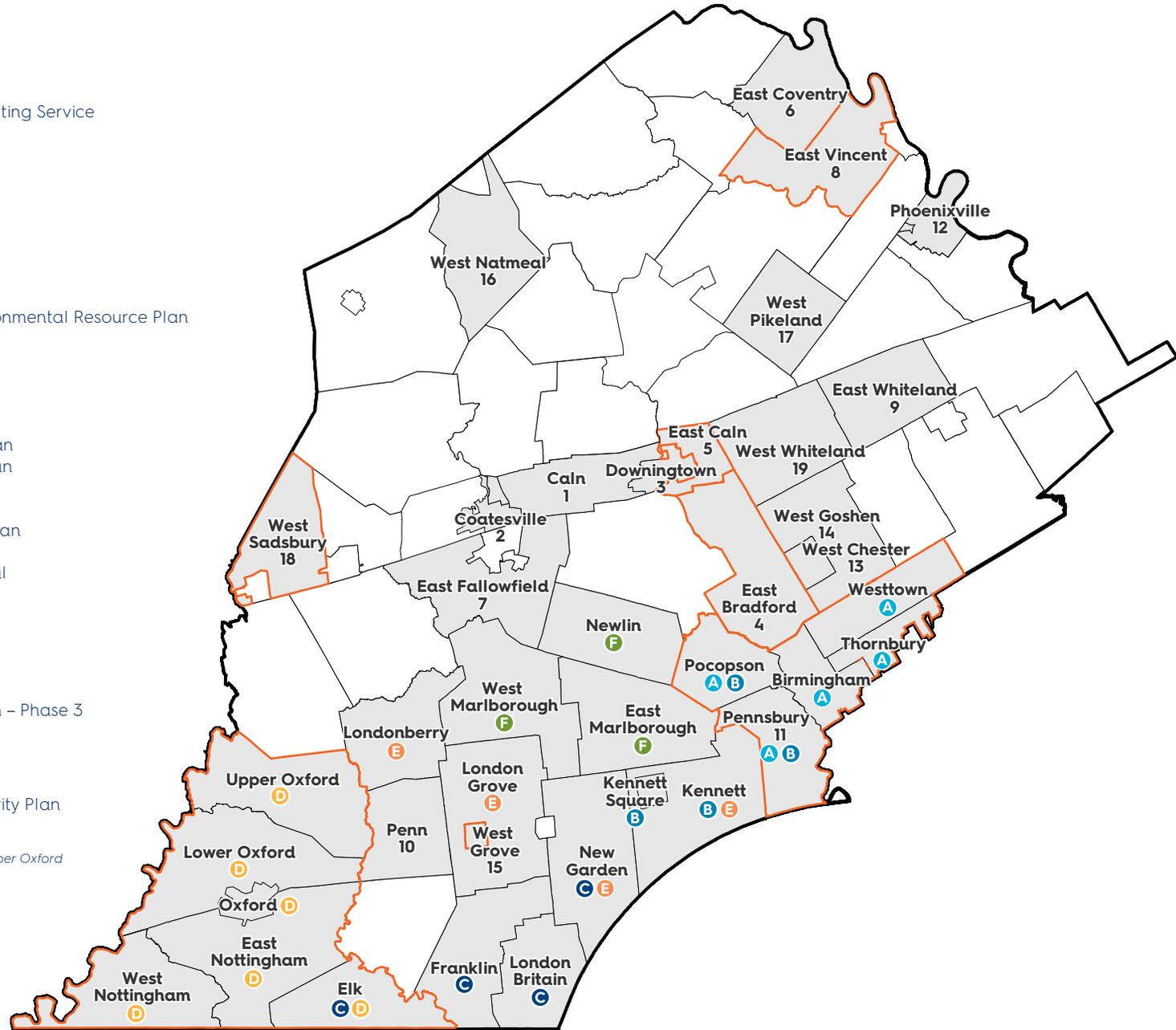
-  Municipality with Ongoing VPP Project
-  Municipality with Planning Commission Consulting Service

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. Penn Comprehensive Plan
11. Pennsbury Ordinance Update
12. Phoenixville Zoning Ordinance
13. West Chester Parks, Recreation, & Open Space Plan
14. West Goshen Parks, Recreation, & Open Space Plan
15. West Grove Zoning Ordinance
16. West Nantmeal Comprehensive Plan
17. West Pikeland Parks, Recreation, & Open Space Plan
18. West Sadsbury Comprehensive Plan
19. 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, Londonberry, London Grove, New Garden
- F** Unionville Area Regional Comprehensive Plan
East Marlborough, Newlin, West Marlborough



COMMUNITY PLANNING REPORT

April 2024 (Activities as of 3/31/24)

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. *The kickoff meeting was held on February 15 with the Board of Commissioners serving as the Task Force. A general project overview was given as well as some general guidance from the Commissioners on specific areas of the ordinance to focus on as part of the update.* The 2nd meeting took place on March 21st and the Task Force discussed remaining large developable parcels and in-fill parcels in the Township.

2. City of Coatesville – Zoning Ordinance Update

Percent Completed: 99 % 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 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. A second time extension was granted for the adoption process and the updated deadline is May 31, 2024. *The amendments have been submitted for a second and final Act 247 review and the review letter was sent 3/11/24. The city intends to adopt the ordinance as soon as possible.*

3. Downingtown – Comprehensive Plan

Percent Completed: 35 % 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 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. The consultant team is now working to write/develop draft plan chapters over the next few months. The consultant is currently writing

draft plan chapters and the next task force meeting was March 18th. Comments on the draft chapters were sent prior to the meeting.

4. East Bradford Township – Zoning Ordinance Update

Percent Completed: 70% Contract Term: 8/22 – 7/24 Consultant: Chester County Planning Commission Monitor: Chris Patriarca

The March meeting was canceled, and the April meeting will tentatively cover historic resource protection standards.

5. East Caln Township – Comprehensive Plan

Percent Completed: 100% Contract Term: 6/22 – 5/24 Consultant: Chester County Planning Commission Monitor: Chris Patriarca

The Board of Supervisors formally adopted the comprehensive plan on March 20.

6. East Coventry Township – Land Use Assumptions Report

Percent Completed: 40% Contract Term: 8/23 – 7/25 Consultant: McMahon Associates, Inc. Monitor: Kate Clark

The March meeting focused on major components of the land use assumptions report. The next Task Force meeting will occur in late April or early May to review transportation components of the report.

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

Percent Completed: 75% Contract Term: 5/23 – 10/24 Consultant: Simone Collins Monitor: Kate Clark

The draft plan was presented at a public information meeting on February 29th. A follow up Task Force meeting is scheduled for April 25th.

8. East Vincent – Zoning Ordinance

Percent Completed: 80% Contract Term: 4/22 – 3/24 Consultant: Chester County Planning Commission Monitor: Kate Clark

The full draft ordinance was reviewed by the Task Force at the March meeting.

9. East Whiteland Township – Zoning Ordinance

Percent Completed: 10% Contract Term: 9/23 – 8/25 Consultant: Bergmann Monitor: Chris Patriarca

A public workshop was held at the Township Building in January to gain feedback directly from residents and businessowners on current zoning-related issues. The next Task Force meeting will occur in April.

10. 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. The consultant presented a final draft of the Comprehensive Plan to the Board of Supervisors in late 2023. The Township applied for an extension (the first) to accommodate the review and adoption process and the Plan was submitted for VPP Review/official Act 247 review in mid-March.

11. 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.

12. Phoenixville Borough – Zoning Ordinance Update

Percent Completed: 20% Contract Term: 7/23 - 6/25 Consultant: Gilmore & Associates Monitor: Chris Patriarca

The March meeting was canceled.

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

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

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.

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

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

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.

15. West Grove Borough – Zoning Amendments

Percent Completed: 55% 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. The February 4, 2024 meeting covered the minor administrative articles. *The March 4th and April 1st meetings will cover Definitions which will complete a full first review of the ordinance. The next step will develop a full 2nd draft documenting the proposed amendments to the full ordinance, in part for review and input by the Zoning Officer, Engineer, and Solicitor as necessary.*

16. West Nantmeal Township – Comprehensive Plan Update

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

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 lead this effort.

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

Percent Completed: 15 % Contract Term: 06/23 – 05/25 Consultant: Natural Lands Monitor: Chris Patriarca

The March meeting was a joint one with the Township Open Space Advisory Committee to review the Township’s open space priorities and how these will be incorporated into the plan.

18. West Sadsbury Township – Comprehensive Plan

Percent Completed: 75% Contract Term: 2/23 – 1/25 Consultant: Chester County Planning Commission Lead Planner: Kate Clark

The full draft plan was presented at the March Planning Commission meeting.

19. West Whiteland Township – Parks Wayfinding Signage Manual

Percent Completed: 95% 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. Final draft manual is in for VPP review.

MULTI-MUNICIPAL

20. 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.

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

Percent Completed: 20% 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 second project Task Force meeting was held in January. Consultant discussed how this Plan could interface with the County Heritage Tourism Plan in terms of possible themes. Task Force is to consider this and provide feedback on thematic direction. David Blackburn is attending meetings of the group. Project themes have been vetted and first public meeting for the project is next.

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

Percent Completed: 45% Contract Term: 2/23 – 7/24 Consultant: McMahan Associates Monitor: Chris Patriarca

The five municipalities are proposing a corridor plan which places community needs and values at its center. A virtual public meeting for this project was held on the evening of February 1. *A public survey was open through early March to solicit additional feedback from the public as it relates to the corridor.*

23. 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.

24. Oxford Region Comprehensive Plan Update

Percent Completed: 5% 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 Multimunicipal Comprehensive Plan. The ORPC held their first meeting for the Plan update in January where they discussed a review of regional policy. The ORPC held a Public-Kick-off meeting on February 28th at the Herr's visitors center in West Nottingham and provided information stations for participants and a presentation that included the history of the ORPC, the Comp Plan process, and strategies for public outreach/feedback. 50 –70 members of the public attended.

25. 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 the coming months to review the plan.

OTHER PROJECTS

- **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. Mark will continue to serve as the Region's secretary throughout the Plan update work program. Jeannine and David assist with historic resource items and heritage interpretation network items.
- **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)

- Sadsbury Township – Comprehensive Plan Update (March 2024)
- West Nottingham Township – Corridor Study (November 2021)
- Charlestown Township – Traffic Impact Fee (December 2022)
- New Garden – Zoning (November 2023)
- East Pikeland Township – Parks & Recreation Plan (January 2024)
- *Kennett Square – Selected infill/redevelopment sites and “main streets” redevelopment strategy.*

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 David Blackburn support from Sally Warren and additional CCPC Staff.
External Partners: CCHPN and individual site organizers/municipalities/municipal historical commissions
Status: The programs for the confirmed the date range for the '24 program (June 6/13/20/27; July 11/18/25; August 1/8/15), have been tentatively assigned:
 1. 6 June: Chester County History Center
 2. 13 June: South Coventry Twp
 3. 20 June: West Whiteland Twp
 4. 27 June: Upper Uwchlan Twp
 5. 11 July: West Bradford Twp
 6. 18 July: East Whiteland Twp
 7. 25 July: Uwchlan Twp
 8. 1 August: West Bradford Twp
 9. 8 August: North Coventry Twp
 10. 15 August: Yellow Springs

- **Training** – Conduct and support training for historical commissions, committees, and HARBs, often in coordination with CCHPN.
 Staff: David Blackburn with support from Sally Warren and Jeannine Speirs.
 External Partners: CCHPN, PHMC
 Status: Annual Leadership Luncheon was Saturday, 23 March. The agenda’s focus was an introduction of David Blackburn, the new Heritage Preservation Coordinator, a review of the work plan for America250 PA Chester County by Heather Reiffer, an overview of the Heritage Tourism Plan, discussion of collaboration across municipal and county lines using Brandywine Battlefield Task Force, and a group discussion facilitated by David to discuss America250 planning and events.
 David and Jeannine agreed to provide internal training for two planner’s meetings. In July Blackburn will provide an overview of the America250 Chester County Commission and a summary of the Heritage Tourism Plan. In August, with assistance from Blackburn and Speirs, there will be an overview of the Harriet Tubman Byway project. In November, there will be an overview of Mason-Dixon Arc Corner Heritage/Interpretive & Connectivity Plan in the context of the County Interpretive Network by the project's consultant team with the assistance of Jeannine.
- **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: David Blackburn with Jeannine Speirs support on select items (such as Section 106 and reviews of ordinance language)
 External Partners: Vary by project
 County associated Programs/Projects:
 - DCD is changing their Section 106 review process to have a greater reliance on the State and less on County review and committee consensus. DCD has relied on County level review/consensus for as much as 20 years : the previous heritage preservation coordinator 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.

Non-County affiliated Section 106: Reviewed proposal for one communication device replacement to an existing utility pole in Wayne; no significant impact. Received two information only proposals, for a potential archaeological survey at the site of a bridge replacement over the West Brandywine in Newlin Twp and completion of an archaeological survey at a bridge replacement over Pickering Creek, West Pikeland Twp. Downingtown Train Station project has been reactivated and consulting party meetings have been taking place to discuss the possible demolition of a project identified historic resource in a project identified historic district for a stormwater basin. London Grove Agricultural Historic District/New Garden/ West Marlborough/London Grove - An existing large rural historic district encompasses parts of three municipalities has been evaluated by PennDOT for its contributing historic resources. West Brandywine culvert – PennDOT stopped work and is assessing historic resource impacts. A FEMA project in Tredyffrin is starting mitigation implementation that entails documenting a historic property and training for the Historical Commission on historic research, survey, and context creation.

Other activity:

- Other activity (planning /technical assistance) with potential regulatory element: Nothing to report
 - Act 247 reviews as requested. West Whiteland Township plan submission with two identified historic resources one of which is proposed to be removed for parking.
 - Reviews for historic resource ordinance language: Caln
 - National Register Nomination support: Nothing new to report
 - Historic Commissions and HARBs: *Blackburn worked with the Chester County Historic Preservation Network to facilitate the resolution of governance issues between the Unionville HARB and the township. CCHPN Board member John Snook will meet with the HARB member in March.*
- **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 David Blackburn for the 250th Commission and Iron & Steel Partnership, Harriet Tubman Byway and Jeannine Speirs for Brandywine Battlefield region/Battlefield Heritage Centers and interpretive sites and municipal heritage interpretive plans/planning, Philadelphia Campaign region, Path to Freedom/Harriet Tubman Byway region, Mason-Dixon/Arc Corner region, Oxford Region/Agriculture theme
 External Partners: Vary by project
 Projects with ongoing activity:
 - America250PA Chester County Commission:
 - Former county commissioner Michelle Kichline was elected as the new Chair of the America250 Chester County Commission. *Blackburn stepped down as Chair as it was a conflict of interest with his position with Planning Commission and is now the direct contact to Foundation and handle the day-to-day administration of the contract.*
 - Continued new strategy for outreach, focusing on the creation of a pool of ‘ambassadors’ of Commission members and community leaders to link to municipalities, organizations, communities, and businesses throughout Chester County in 2024. *Numerous small groups of speakers were created around subjects [Iron & Steel/the Philadelphia Campaign, etc.] and connections to intact groups and organizations. Clusters of speakers were also identified based on their geographic location in the County. The purpose of the ambassadors is to lay out the themes, goals, and objectives of America250PA Chester County and highlight how the assembled group can get involved in planning and promotion. Regular Zoom training sessions will be offered on a regular basis to orient and train ambassadors to the task at hand.*
 - The grant request submitted to the America250 PA Infrastructure Program made it to the second round of review. Worked with the development team of the America250 Chester County contract administrator to round up support letters for the next round of review. *Requisite materials were provided and submitted. The next round of communication is expected this spring or early summer.*
 - A grant for a series of interactive outdoor informational kiosks throughout the County was submitted for State grant funding last November and notification of funding awards is anticipated soon.
 - County Heritage Tourism Plan: The final draft of the plan was received and reviewed. The same holds true for the Marketing Plan SWELL and the Visitor Analysis from ConsultEcon. The final version was summarized the plan on 24 January in an executive session of the three county commissioners by Blackburn and Brian O’Leary. It is hoped that the Commissioners will adopt the plan in April.
 - Iron and Steel Heritage Partnership: Blackburn met with the Steering Committee *Jim Ziegler, Director of the National Iron and Steel Museum in Coatesville. Items discussed included the status of the organization's capital campaign, their continued direct involvement on the Iron & Steel steering committee and increasing participation on the steering committee.*
 - *Blackburn provided a lecture to the Cultural Heritage class at West Chester University with a focus of careers in the public sector and historic preservation in Chester County.*

- Heritage Centers: Marshallton Heritage Center and Kennett Heritage Center are open. Thornbury Heritage Center had a soft opening in 2023. Strode’s Mill Village Heritage Center plans to open in 2024 and was awarded a \$100,000 grant from PHMC towards renovation of the barn at the Heritage Center. 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. A regional Heritage Interpretive Plan is funded under VPP for the Path to Freedom, which will identify Heritage Centers and Interpretive Sites along with a tour. The regional National Historic Landmark area Heritage Interpretive and Connectivity Plan funded under VPP had 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 an 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 Interpretive Site at Glen Roy Preserve in West Nottingham Township, a Heritage Center or Interpretive Site at Lincoln University, Stone House Cidery historic buildings as an Interpretive Site, and a Southwestern Chester County regional Agricultural 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: David Blackburn support from Colin Murtoff
 External Partners: PHMC, vary by project.
 Blackburn will be meeting the West Chester borough manager and HC chair concerning in March to resolve the lack of comments from their comments from a 2023 data review for the Atlas. *Jane Davidson and Tom Watson will also be participating in the meeting.* Murtoff worked with the Chair of the Unionville HARB and corrected the boundaries of the Unionville Historic District on the Atlas.
- **Adaptive Reuse Design Guide** – development of a guide specific to adaptive reuse
 Staff: Mark Gallant led with support from Jeannine Speirs, Jake Michael, Elise Davis and David Blackburn
 External Partners: Advisory Committee for the project

 Status: *Project lead Gallant will be meeting with Davis and Blackburn in early March to kick off the project.* 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 Blackburn, Patriarca
 External Partners: Chester County 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 is holding a sign dedication in April and Speirs has been asked to speak on behalf of the project and county heritage planning. There are opportunities being worked on to coordinate on heritage interpretation for education and outreach. One opportunity is American Battlefield Trust reached out to Speirs wanting to work with Brandywine Battlefield Task Force on heritage interpretation and Speirs suggested undertaking a driving tour visitor experience implementation project to mesh with and tie together the County Heritage Tourism Plan and 250th with the already existing/in place Battlefield Heritage Interpretive Network concept and Signage Project (that the Sons of the Revolution funded and Speirs helped lead) including for the entire Philadelphia Campaign region. Jeannine is helping to coordinate regional Heritage Centers discussions with one another through meetings and conversations as well as providing information to and coordinating with Chester County 250 on implementation. 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. Brandywine Battlefield Task Force is planning a May working meeting to coordinate on 250th planning and with Chester County 250th and Delaware County 250th, which is being coordinated with Chester County 250th June event.

ECONOMIC

- **CCEDC Coordination** – Regular contact regarding ongoing projects.
- **Reinvestment Opportunities Map** – Online presentation for municipalities complete. Initiating outreach efforts for project. *Meeting held with Coatesville and follow-up mapping to be completed.*
- **Non-Residential Construction Report** – 2024 report (2023 data) completed and posted. **State of the County Economy Report** – 2023 report complete and posted. Data to be updated as it becomes available.

HOUSING

- **Housing Choices Committee** – No recent activity.
- **Missing Middle Housing** – Report complete and posted online.
- **Adaptable Housing Guide** – Initial data collection and analysis, and trend research for housing needs study complete. Drafting text for get started section 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. Completed gathering data and information on trends and their associated housing impacts. *Working on final organization of data and strategies sections of report.*
- **Case Studies** – Pickney Hill Commons.
- **Housing Forum** – Fall 2024 forum to be held in September as a convening of housing groups in the county,
- **Residential Construction Report – Draft of 2024 (2023 data) complete and in review.**
- **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. Three municipalities have received zoning recommendations and will continue to work with CCPC through either VPP grants or additional zoning language assistance. With the completion of three zoning reviews staff are able to take on additional municipalities if there is interest. 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 multi-lingual real estate group in March. Presentation at the Westtown Planning Commission scheduled for April**

URBAN CENTERS

- **VPP Support** – , Coatesville (zoning amendments), Downingtown (comprehensive plan update), and West Chester Parks and Recreation 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, Dec. 19th, Feb. 27, 2024 – B District review, Solar considerations, Billboards, working on full second draft of all materials for next steps for April 2024; 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. Working with Chris Patriarca to develop a draft zoning amendment and design guide to allow TND use in the R-2 zoning district.
- **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** – C The Multimodal Transportation Division will be taking over this responsibility in the future with coordination with other staff beginning in 2024.

Director's Report