



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
July 10, 2024

AGENDA

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

A. Chair's Welcome

Chair

2. PUBLIC COMMENT

Chair

3. PRESENTATION

B. *Landscapes3* Five Year Assessment

Jake Michael

- 1) *L3* Appreciate Goal Implementation
- 2) *L3* Live Goal Implementation

2:20 p.m. 4. ACTION ITEMS

C. Approval of Commission Meeting Minutes – June 12, 2024

Commission

D. Act 247 Reviews – June 2024 Applications

Act 247 Team

1) Subdivision and Land Development Plan Reviews (21)

- | | |
|------------------------------|----------------|
| 1. Caln Township | LD-05-24-18096 |
| 2. Charlestown Township | SD-05-24-18089 |
| 3. East Marlborough Township | LD-05-24-18098 |
| 4. East Nottingham Township | LD-05-24-18102 |
| 5. Honey Brook Township | SD-05-24-18092 |
| 6. North Coventry Township | SD-05-24-18095 |
| 7. Phoenixville Borough | LD-05-24-18094 |
| 8. Phoenixville Borough | SD-05-24-18093 |
| 9. Tredyffrin Township | LD-03-24-18034 |
| 10. Valley Township | LD-06-24-18115 |
| 11. Warwick Township | SD-05-24-18088 |
| 12. West Brandywine Township | LD-06-24-18122 |
| 13. West Chester Borough | LD-05-24-18082 |
| 14. West Goshen Township | SD-05-24-18105 |
| 15. West Goshen Township | SD-05-24-18106 |
| 16. West Nantmeal Township | LD-05-24-18083 |
| 17. West Nottingham Township | LD-05-24-18091 |
| 18. West Vincent Township | CU-05-24-18097 |
| 19. West Vincent Township | CU-05-24-18099 |
| 20. West Whiteland Township | LD-04-24-18069 |
| 21. West Whiteland Township | SD-04-24-18066 |

2) Comprehensive Plan, Zoning and Subdivision Ordinance
Amendment, Miscellaneous Reviews (3)

- | | |
|---------------------------|----------------|
| 1. New Garden Township | MU-05-24-18113 |
| 2. Upper Uwchlan Township | ZA-05-24-18107 |
| 3. West Goshen Township | SA-05-24-18109 |

- E. Act 537 Reviews- June 2024 Applications *Carrie Conwell*
 - 1) Major Applications (0)
 - 2) Minor Applications (4)
 - 1. East Brandywine Township, Krapf/Reed Road, 30-3-16, consistent
 - 2. East Nottingham/Lower Oxford Township, Lapp/Glick Subdivision, 69-4-4, consistent
 - 3. East Whiteland Township, Great Valley Corporate Center Phase 1 & 2, 42-4-15.16, consistent
 - 4. West Caln Township, Rock Run Water Treatment Plant connection, 28-9-7, consistent

2:45 p.m. 5. DISCUSSION AND INFORMATION ITEMS

- F. Community Planning Division Update *Bambi Griffin Rivera*
 - 1) VPP Rolling Mini-Grant program *Bambi Griffin Rivera*
 - 2) East Caln Township Comprehensive Plan *Chris Patriarca*
- G. Sustainability Division Update *Rachael Griffith*
- H. Multimodal Transportation Planning Division Update *Brian Styche*
- I. Design & Technology Division Update *Brian O'Leary*
 - 1) Agricultural Landscapes Design Guide *Al Park*
- J. Director's Report *Brian O'Leary*

4:00 p.m. 6. ADJOURNMENT

Action Items



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MINUTES: Regular Monthly Meeting

Hybrid – Upland Farm Park Barn
Chester Springs, PA
June 12, 2024

Chester County Planning Commission

MEMBERS PRESENT IN PERSON: Michael Heaberg, Chair; Nate Cline, Co-Chair; Roberta Cosentino; Stephanie Duncan; Doug Fasick; Frank Furman; Matt Hammond; Molly Morrison; Andrew Wright.

MEMBERS PRESENT VIA ZOOM: None.

STAFF PRESENT IN PERSON: Brian O'Leary, Executive Director; Carol Stauffer, Assistant Director; Chris Bittle; Carrie Conwell; Beth Cunliffe; Richard Drake; Paul Fritz; Bambi Griffin Rivera; Gene Huller; Nancy Shields; Brian Styche.

STAFF PRESENT VIA ZOOM: Wes Bruckno; Kate Clark; Angela Dracup; Gwen Duli; Paul Farkas; Elle Steinman; Sally Warren; Diana Zak.

VISITORS PRESENT IN PERSON: Gwen Jonik.

VISITORS PRESENT VIA ZOOM: None.

CALL TO ORDER:

The regular monthly meeting of the Chester County Planning Commission held in person at the Upland Farm Park Barn, Chester Springs, PA and via Zoom audio/video on Wednesday, June 12, 2024, was called to order at 3:04 P.M. by Chair Michael Heaberg.

PUBLIC COMMENT: None.

PRESENTATION:

Mr. O'Leary noted that L3 goals and their implementation will be featured during the months this summer. Most of the 57 recommendations have had either significant or very significant progress. Mr. O'Leary then highlighted the Preserve & Protect Goal recommendations that had very significant implementation progress. The three Preserve Goal recommendations included: expand open space education, increase protected farmlands, and convene open space summits. The three Protect Goal recommendations included: promote natural resources, provide ordinance assistance, and enhance water resource planning.

ACTION ITEMS:

Approval of Meeting Minutes:

A MOTION TO APPROVE THE MINUTES FOR THE MAY 8, 2024, MEETING OF THE CHESTER COUNTY PLANNING COMMISSION WAS MADE BY MR. WRIGHT, SECONDED BY MS. MORRISON, AND PASSED BY UNANIMOUS VOTE OF THE COMMISSION.

Act 247 Reviews:

Subdivision and Land Development Reviews:

There were nineteen (19) Subdivision and Land Development Reviews prepared in May 2024.

A MOTION TO APPROVE THE NINETEEN (19) SUBDIVISION AND LAND DEVELOPMENT REVIEWS WAS MADE BY DR. FASIC, SECONDED BY MR. FURMAN, AND PASSED BY UNANIMOUS VOTE OF THE COMMISSION.

Mr. Hammond recused himself from the following applications: LD-04-24-18058; LD-04-24-18077; LD-04-24-18062.

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

There were seven (7) Comprehensive Plan, Zoning and Subdivision Ordinance Amendment, and Miscellaneous Reviews prepared in May 2024.

A MOTION TO APPROVE THE SEVEN (7) COMPREHENSIVE PLAN, ZONING AND SUBDIVISION ORDINANCE AMENDMENT, AND MISCELLANEOUS REVIEWS WAS MADE BY MS. MORRISON, SECONDED BY DR. FASIC, AND PASSED BY UNANIMOUS VOTE OF THE COMMISSION.

Mr. Cline recused himself from the following application: ZA-04-24-18080.

Act 537 Reviews:

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

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

Agricultural Security Area:

Mr. Fritz presented the Commission with three (3) ASA addition reviews for the month of May 2024.

A MOTION TO APPROVE THE THREE (3) AGRICULTURAL SECURITY AREA ADDITION REVIEWS WAS MADE BY MS. DUNCAN, SECONDED BY MR. WRIGHT, AND PASSED BY UNANIMOUS VOTE OF THE COMMISSION.

DISCUSSION AND INFORMATION ITEMS:Design and Technology Division Update:

Mr. Fritz summarized the development reviews, mentioning that the residential numbers are down and non-residential reviews are not as strong as last year. Non-residential will pick up next month due to a 1.2 million square foot Herr's warehouse complex being proposed.

Community Planning Division Update:

Ms. Griffin Rivera reported that the City of Coatesville's Zoning Ordinance Update and Penn Township Comprehensive Plan Update projects have been completed. Next, Ms. Griffin Rivera highlighted the four new Vision Partnership Program projects which were approved in the VPP spring 2024 grant round; Malvern Borough, Zoning Ordinance Amendments; Upper Uwchlan Township, Eagle Village Gateway and Mobility Plan; Kennett Square Borough, State Street Revitalization Planning Study; and New Garden Township, Zoning Ordinance Update.

Sustainability Division Update:

Ms. Conwell reported that the Chester County Commissioners awarded \$6.7 million in open space funding to the following three projects: East Whiteland Township's acquisition of a 52-acre park property; Pennsbury Township's 100-acre addition to Pennsbury Township Park; and Wallace Township's 493 acres of woodlands, riparian areas, and prime ag soils to be transferred to William Penn State Forest.

Next, Ms. Conwell reported that Uwchlan Township voted to place an open space referendum on the 2024 fall election ballot, which, if passed, is expected to raise around \$2.5 million a year for open space preservation.

Lastly, Ms. Conwell reported on the popularity of Uwchlan Township's Senior Park.

Multimodal Transportation Division Update:

Mr. Styche reported that TMACC's May 16, 2024 Bike to Work event, held on the Chester Valley Trail, was well attended with remarks from Commissioner Maxwell.

Next, Mr. Styche reported that DVRPC approved the 2025 fiscal year PA Transportation Community Development Initiative awards, which totaled \$1.2 million. The following two projects in Chester County were awarded: Upper Uwchlan Township was awarded \$100,000 for the Eagle Village Gateways and Mobility Plan; TMACC was awarded \$85,000 for the Lincoln Highway Active Transportation Improvement Plan.

Lastly, Mr. Styche reported that SEPTA’s board approved the results of a two year plus effort to redesign their bus network known as the Bus Revolution. Chester County will see poorly performing routes removed, added frequency/more efficient routing to other routes, plus the addition of microtransit or ‘on demand’ zones. Implementation of the New Bus Network will begin later this year.

Director’s Report:

Mr. O’Leary introduced Gwen Jonik, Upper Uwchlan Township secretary, who gave an update on the renovated farmhouse on the Upland Farm Park property. Mr. O’Leary noted that the June 27, 2024 Town Tour and Village Walk will be held at Upper Uwchlan Township’s Upland Farm Park.

ADJOURNMENT

THERE BEING NO FURTHER BUSINESS, A MOTION TO ADJOURN AT 3:39 PM WAS MADE BY MR. WRIGHT, SECONDED BY MS. MORRISON, AND PASSED BY UNANIMOUS VOTE OF THE COMMISSION.

Respectfully submitted,



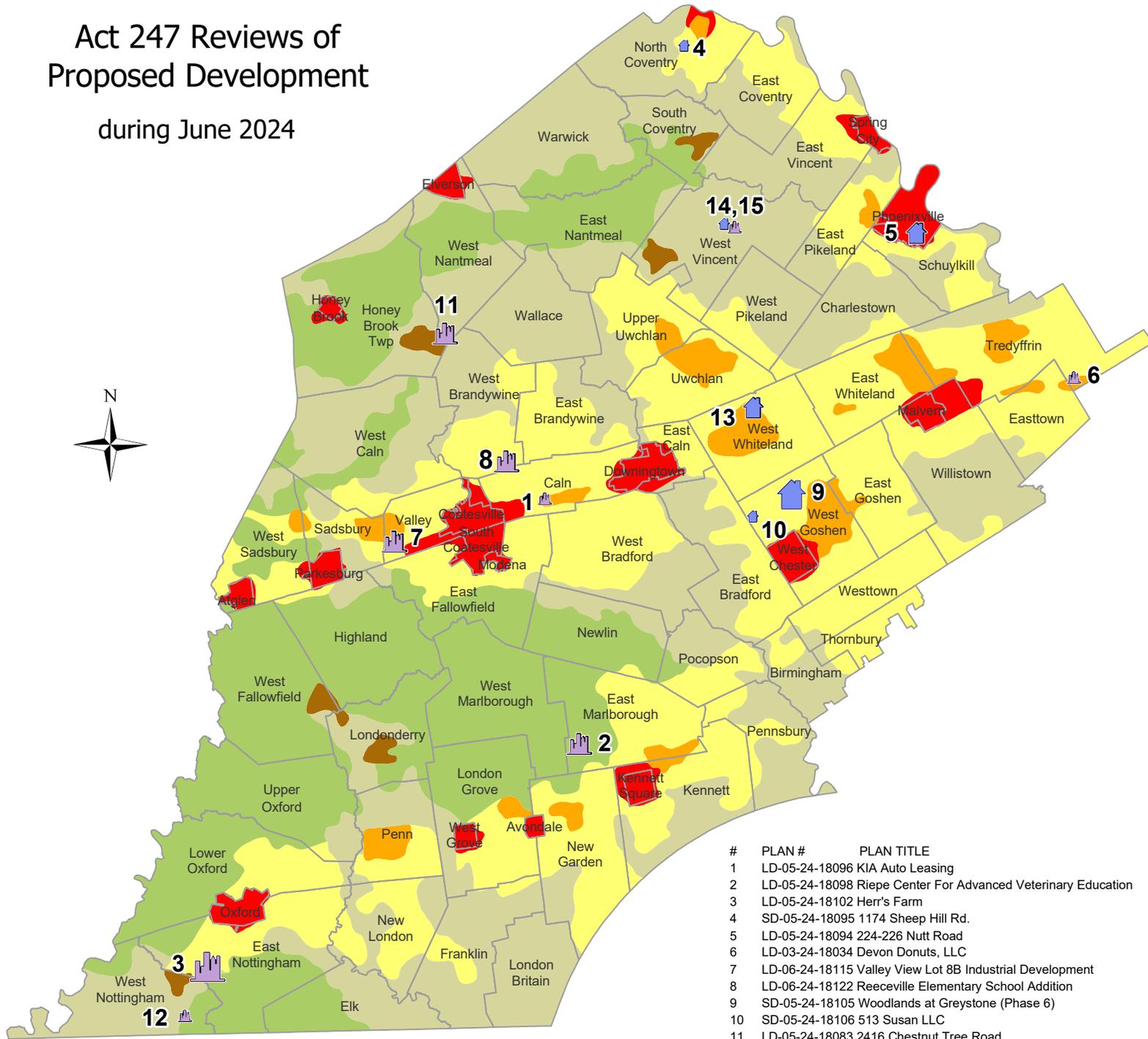
Brian N. O’Leary, AICP
Secretary

BNO/ncs

Act 247 Reviews

Subdivision & Land Development

Act 247 Reviews of Proposed Development during June 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 Landscapes3
- Not Consistent with Landscapes3

Landscapes3

Growth Areas

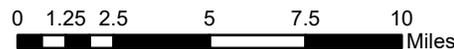
- Urban Center
- Suburban Center
- Suburban
- Rural Center

Rural Resource Areas

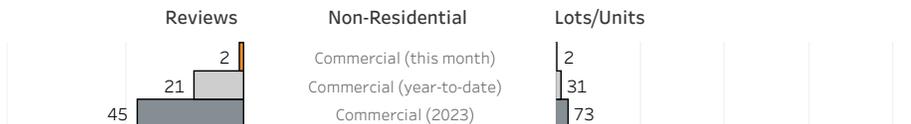
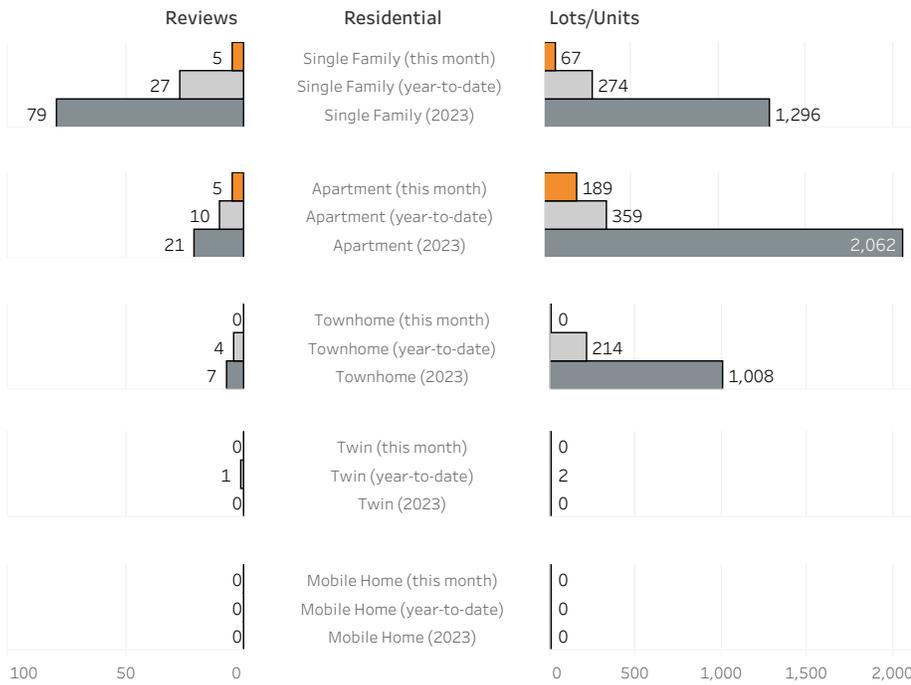
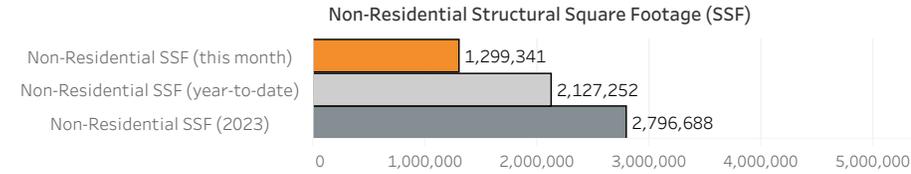
- Rural
- Agricultural

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

#	PLAN #	PLAN TITLE
1	LD-05-24-18096	KIA Auto Leasing
2	LD-05-24-18098	Riepe Center For Advanced Veterinary Education
3	LD-05-24-18102	Herr's Farm
4	SD-05-24-18095	1174 Sheep Hill Rd.
5	LD-05-24-18094	224-226 Nutt Road
6	LD-03-24-18034	Devon Donuts, LLC
7	LD-06-24-18115	Valley View Lot 8B Industrial Development
8	LD-06-24-18122	Reeceville Elementary School Addition
9	SD-05-24-18105	Woodlands at Greystone (Phase 6)
10	SD-05-24-18106	513 Susan LLC
11	LD-05-24-18083	2416 Chestnut Tree Road
12	LD-05-24-18091	Stoneyfield Estates
13	LD-04-24-18069	Villas at West Whiteland
14	CU-05-24-18097	Butterscotch Pastry Shop Conditional Use
15	CU-05-24-18099	Harrington Conditional Use



June 2024



Subdivision and Land Development Reviews 6/1/2024 to 6/30/2024

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)
Caln Township	LD-05-24-18096	KIA Auto Leasing	6/4/2024	5.20	Commercial	1	4,500	Commercial Office Building	1		Yes
Charlestown Township	SD-05-24-18089	Drew and Marjorie Alleva	6/20/2024	20.05	Single Family Residential	1		Residential Single Family Residential		0	Yes
East Marlborough Township	LD-05-24-18098	Riepe Center For Advanced Veterinary Education	6/21/2024	213.00	Institutional	1	11,835	Institutional Educational Facility	1		Yes
East Nottingham Township	LD-05-24-18102	Herr's Farm	6/26/2024	123.20	Industrial	4	1,120,000	Industrial Warehouse	4		Yes
Honey Brook Township	SD-05-24-18092	David E & Feenie G Fisher	6/3/2024	68.43	Agricultural	2		Agricultural Farm/Pasture Land		0	Yes
North Coventry Township	SD-05-24-18095	1174 Sheep Hill Rd.	6/3/2024	7.45	Single Family Residential	2		Residential Single Family Residential		0	Yes
Phoenixville Borough	LD-05-24-18094	224-226 Nutt Road	6/4/2024	0.14	Apartment	16		Residential Apartment			Yes
Phoenixville Borough	SD-05-24-18093	224-226 Nutt Road	6/4/2024	0.14	Apartment	1		Residential Apartment			Yes
Tredyffrin Township	LD-03-24-18034	Devon Donuts, LLC	6/6/2024	1.28	Commercial	1	46	Commercial Restaurant	1	0	Yes
Valley Township	LD-06-24-18115	Valley View Lot 8B Industrial Development	6/18/2024	10.84	Industrial	1	99,960	Industrial Manufacturing	1		Yes
Warwick Township	SD-05-24-18088	The Estate of Leila Lehrer	6/3/2024	62.29	Single Family Residential Agricultural	3		Residential Single Family Residential Agricultural Farm/Pasture Land			Yes
West Brandywine Township	LD-06-24-18122	Reeceville Elementary School Addition	6/13/2024	25.90	Institutional	1	10,400	Institutional School	1	0	Yes
West Chester Borough	LD-05-24-18082	410 South High Street II	6/6/2024	1.29	Apartment	139		Residential Apartment	0		Yes
West Goshen Township	SD-05-24-18105	Woodlands at Greystone (Phase 6)	6/26/2024	41.91	Single Family Residential	61		Residential Single Family Residential			Yes

Subdivision and Land Development Reviews 6/1/2024 to 6/30/2024

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 Goshen Township	SD-05-24-18106	513 Susan LLC	6/13/2024	3.00	Single Family Residential	2		Residential Single Family Residential			Yes
West Nantmeal Township	LD-05-24-18083	2416 Chestnut Tree Road	6/5/2024	12.62	Industrial	1	50,000	Industrial Manufacturing	1		Yes
West Nottingham Township	LD-05-24-18091	Stoneyfield Estates	6/14/2024	42.10	Institutional Institutional Institutional	3	2,600	Institutional Unique Institutional Unique Institutional Unique	3		Yes
West Whiteland Township	LD-04-24-18069	Villas at West Whiteland	6/25/2024	2.58	Apartment	32		Residential Apartment		0	Yes
West Whiteland Township	SD-04-24-18066	Villas at West Whiteland	6/25/2024	2.58	Apartment	1		Residential Apartment		0	Yes
Grand Totals of Subdivision and Land Development Reviews		19 Reviews		644.01 Acres		273 Lots/Units	1,299,341 Non-Res. Sq. Feet		13 Non-Res. Bldgs.	0 Linear Feet Roadway	

There are **19** plans consistent, **0** plans inconsistent, and **0** plans with no relevance to **Landscapes3**.

Unofficial Sketch Plan Evaluations 6/1/2024 to 6/30/2024

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 6/1/2024 to 6/30/2024

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)
West Vincent Township	CU-05-24-18097	Butterscotch Pastry Shop Conditional Use	6/10/2024	3.60	Commercial	1	0	Commercial Unique			Yes
West Vincent Township	CU-05-24-18099	Harrington Conditional Use	6/10/2024	19.10	Single Family Residential	1	0	Residential Single Family Residential			Yes
Grand Totals of Conditional Use Reviews		2 Reviews		22.70 Acres		2 Lots/Units	0 Non-Res. Sq. Feet		Non-Res. Bldgs.	Linear Feet Roadway	

There are **2** Conditional Use consistent, **0** Conditional Use inconsistent, and **0** Conditional Use with no relevance to **Landscapes**.

Subdivision & Land Development Letters



THE COUNTY OF CHESTER



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PLANNING COMMISSION
 Government Services Center, Suite 270
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June 4, 2024

Don Vymazal, Manager
 Caln Township
 253 Municipal Drive
 Thorndale, PA 19372

Re: Final Land Development - KIA Auto Leasing
 # Caln Township - LD-05-24-18096

Dear Mr. Vymazal:

A final land development plan entitled "KIA Auto Leasing", prepared by Howell Engineering and dated April 18, 2024, was received by this office on May 24, 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:	North side of Lincoln Highway (State Business Route 30), east of Barley Sheaf Road
Site Acreage:	5.20 acres
Lots:	1 lot
Non-Res. Square Footage:	4,500 square feet
Proposed Land Use:	Commercial
New Parking Spaces:	221 spaces
Municipal Land Use Plan Designation:	Commercial
UPI#:	39-4-94.1

PROPOSAL:

The applicant proposes the construction of a 4,500 square foot commercial building and 221 parking spaces. The site, which will be served by public water and public sewer facilities, is located in the Caln Township TV-1 Thorndale Village District zoning district.

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

Page: 2
Re: Final Land Development - KIA Auto Leasing
Caln Township - LD-05-24-18096

BACKGROUND:

1. The Chester County Planning Commission has previously reviewed a land development and subdivision proposal for this site. That review, LD-04-23-17613, SD-04-23-17614, dated June 9, 2023, addressed the construction of a 4,500 square foot commercial building (an auto dealership leasing office and detailing bays), and 131 parking spaces. We have no record of Township action on that plan. This letter repeats the relevant comments from our previous review.

COUNTY POLICY:

LANDSCAPES:

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



Page: 3
 Re: Final Land Development - KIA Auto Leasing
 # Caln Township - LD-05-24-18096

WATERSHEDS 2045:

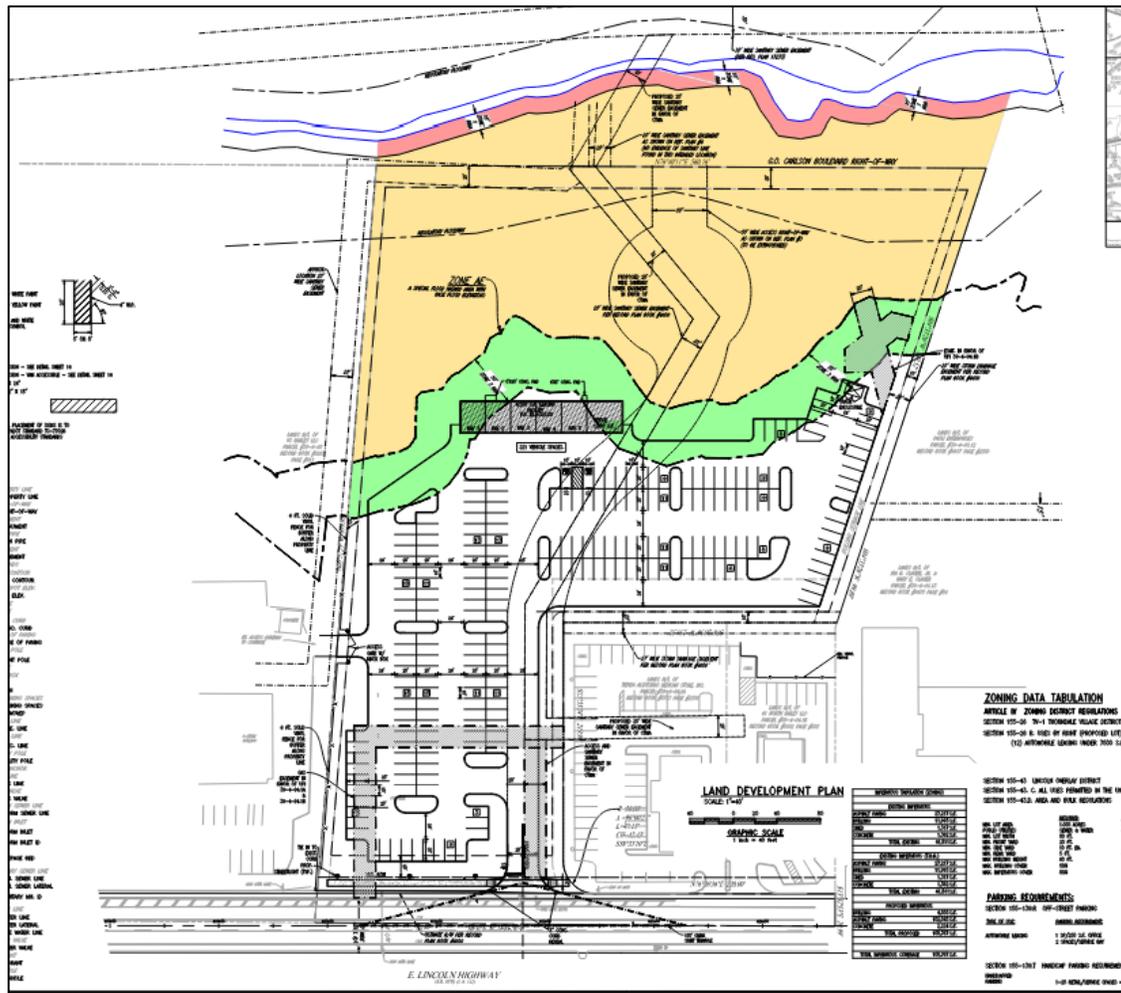
3. *Watersheds 2045*, the County-wide integrated water resources plan and Act 167 Stormwater Management Plan, indicates the proposed development is located within the Upper Brandywine Creek watershed. The *Watersheds 2045* plan's highest priority objectives within this watershed are:
- protecting first order streams, riparian corridors, and existing woodlands;
 - reducing stormwater runoff;
 - mitigating flood risks;
 - implementing source water protection measures; and
 - promoting and expanding water-based recreational opportunities and access.

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

PRIMARY ISSUES:

4. The County Planning Commission's Multimodal Circulation Handbook (2016 Update), which is available online at: www.chescoplanning.org/resources/PubsTransportation.cfm, classifies Lincoln Highway (State Route 30) as a major arterial. The Handbook (page 183) recommends a 150 foot-wide right-of-way for major arterial roads to accommodate future road and infrastructure improvements. We recommend that the applicant and the Township contact PennDOT to determine the appropriate right-of-way to be reserved for this section of Lincoln Highway. We suggest that this area be identified as a dedicated right-of-way and be offered for dedication to PennDOT. The applicant should also verify that the curbing along Lincoln Highway will be extended to better define the edge of the roadway, and the Township Engineer should review the width of the driveway on Lincoln Highway to determine an appropriate width.
5. "Connect" Objective C of *Landscapes3*, the 2018 County Comprehensive Plan, is to provide universally accessible sidewalks, trails, and public transit connections to create a continuous active transportation network within designated growth areas. Therefore, we recommend the incorporation of sidewalks into the plan. Pedestrian connectivity between sidewalks and buildings is an important component of a complete sidewalk system in the **Suburban Center Landscape** and will help improve the visual quality of the streetscape in this area.
6. PennDOT's Design Manual 2-Chapter 6: Pedestrian Facilities and the Americans with Disabilities Act (ADA) recommend that sidewalks be a minimum of 5 feet in width. Additional information on this topic is provided in the Pedestrian Facilities Design Element of the County Planning Commission's Multimodal Circulation Handbook (2016 Update), which is available online at: www.chescoplanning.org/MuniCorner/MultiModal/02-PedFacs.cfm.
7. We recommend the applicant and Township refer to the Emergency Access design element of the County Planning Commission's Multimodal Circulation Handbook (2016 Update) in its design of the emergency access connections. This design element is available online at: www.chesco.org/DocumentCenter/View/27034. The Township's emergency service providers should be requested to review the plan to ensure that safe access and egress is provided for this site.

Page: 4
 Re: Final Land Development - KIA Auto Leasing
 # Caln Township - LD-05-24-18096



*Detail of KIA Auto Leasing
 Final Land Development Plan*

8. Caln Township should verify that the applicant’s proposed landscaping plan maximizes the use of native tree, shrub, and herbaceous species. *Landscapes3* also recommends that developments in the **Suburban Center Landscape** include extensive landscaping in parking areas (page 37). Trees and understory plantings in and around parking lots provide numerous benefits, including stormwater absorption and infiltration and a more attractive setting.

We specifically recommend that additional landscaping be provided along Lincoln Highway. More areas for landscaping could be created by reserving some parking spaces, which would be landscaped instead of being paved. The reserve spaces could be converted to paved spaces in the future if it becomes evident that they are actually needed. Reserving parking spaces in this manner can also help to reduce initial construction costs and limit the creation of impervious surfaces.

9. The Township should also be aware that auto dealerships often place vehicles near the road as advertising displays; such arrangements can detract from the aesthetic qualities of the streetscape. The Township and the applicant should agree on an appropriate location for vehicles on display. We also recommend that additional landscaping be provided in and around the floodplain area to the north and to help protect the riparian corridor.

Page: 5
Re: Final Land Development - KIA Auto Leasing
Caln Township - LD-05-24-18096

10. The Township should verify that the submission meets all ordinance requirements related to the location, size and lighting of signs.
11. Caln Township should verify that the proposed outdoor lighting is directed inward from the periphery of the site and oriented to reduce glare and visual impact on the adjoining roadways and land uses.
12. The Caln Township Fire Marshal should verify the design and location of all proposed fire-protection facilities.

Natural Features Protection:

13. While “Valley Run” appears as the name of the stream adjacent to this property, the Pennsylvania Department of Environmental Protection (PADEP) officially recognizes it as an unnamed tributary of Beaver Creek in the East Branch Brandywine Creek watershed. The stream’s assessment unit ID is PA-SCR-26085780 in PADEP’s records.
14. Chesco Views NearMap aerial imagery from March of 2022 shows intact woodlands on the undeveloped, northern section of the parcel adjacent to the 100-year floodplain. NearMap aerial imagery from May of 2023 shows that approximately 2.5 acres of woodlands had been cleared up to the floodplain border. Google Street View image capture indicates that the clearing was completed, or at least in progress by August of 2022. The Township should request the applicant to provide documentation that all Township, County Conservation District, and State requirements were met prior to the removal of those trees (if this was not done so already).
15. Woodlands along stream corridors play an important role in managing runoff, filtering pollution, and protecting in-stream temperatures for cold-water sensitive aquatic species like trout. As this unnamed tributary of Beaver Creek is designated as a cold water fishery and has an existing impairment for flow regime modification due to urban runoff, limiting disturbance and removal of trees near the stream is critical to preventing future water quality degradation.

Stormwater Considerations:

16. This unnamed tributary of Beaver Creek is currently impaired for flow regime modification due to urban runoff/storm sewers and has a history of flooding that impacts G. O. Carlson Boulevard and nearby properties. Significant tree removal on this site prior to the submission of the land development application may have already altered the impacts of stormwater runoff from this property to the adjacent stream. We recommend the Township and Township Engineer closely evaluate the requested waivers related to requirements for:
 - a. post-construction total runoff volume not to exceed the pre-development total runoff volume for all storms equal to or less than the design storm (Caln Twp Stormwater Ordinance §135-305.A); and
 - b. stormwater infiltration (Caln Twp Stormwater Ordinance §135-306).

ADMINISTRATIVE ISSUES:

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

Page: 6
Re: Final Land Development - KIA Auto Leasing
Caln Township - LD-05-24-18096

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

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

Sincerely,



Wes Bruckno, AICP
Senior Review Planner

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



THE COUNTY OF CHESTER



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

June 20, 2024

Christopher W. Heleniak, Manager/Secretary
Charlestown Township
11 General Warren Boulevard, Suite 1
Malvern, PA 19355

Re: Final Subdivision - Drew and Marjorie Alleva
Charlestown Township - SD-05-24-18089

Dear Mr. Heleniak:

A final subdivision plan entitled "Drew and Marjorie Alleva", prepared by Chester Valley Engineers and dated April 22, 2024, was received by this office on May 13, 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 side of Honeysuckle Lane and the east side of the municipal boundary with East Pikeland Township
Site Acreage:	Approximately 20 acres
Lots:	2 lots proposed
Proposed Land Use:	Single Family Residential
Municipal Land Use Plan Designation:	Rural - 2021 Phoenixville Regional Comprehensive Plan
UPI#:	35-1-13.1

PROPOSAL:

The applicant proposes the subdivision of one lot into two lots by re-establishing a lot line that had previously separated the lots. The site, which is served by on-site water and sewer facilities, is located in the Charlestown Township FR-Farm Residential zoning district. The site contains two dwellings that will remain. No additional construction is proposed by this subdivision.

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

Page: 2
 Re: Final Subdivision - Drew and Marjorie Alleva
 # Charlestown Township - SD-05-24-18089

COUNTY POLICY:

LANDSCAPES:

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

BACKGROUND:

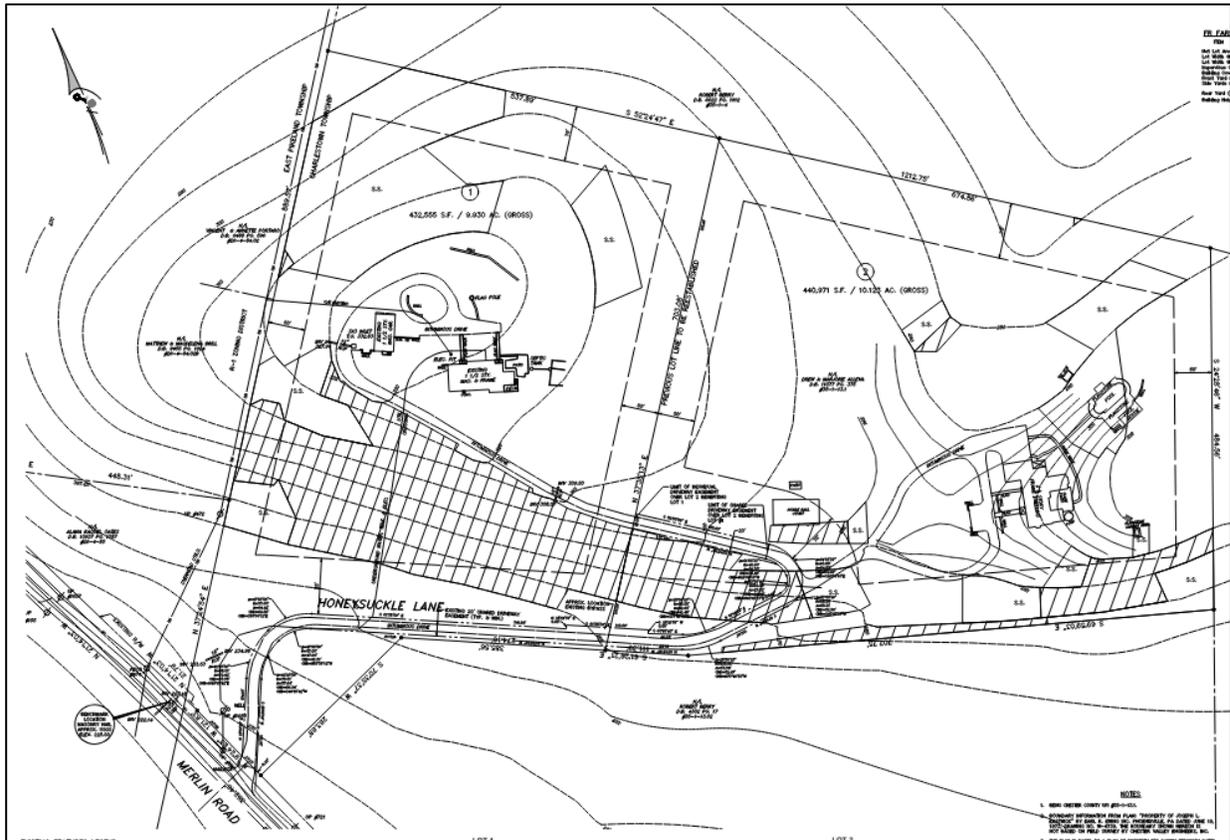
2. The Chester County Planning Commission previously reviewed the proposal to consolidate two existing lots (UPI# 35-1-13.1, 35-1-13) into a single 20.053-acre lot. Our comments on that proposal were forwarded to the Township in a letter dated November 17, 2022 (refer to CCPC # SD-10-22-17434).



ADMINISTRATIVE ISSUE:

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

Page: 3
Re: Final Subdivision - Drew and Marjorie Alleva
Charlestown Township - SD-05-24-18089



*Detail of Drew and Marjorie Alleva
Final Subdivision Plan*

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

Sincerely,

Wes Bruckno, AICP
Senior Review Planner

cc: Chester Valley Engineers
Chester County Health Department
Drew and Marjorie Alleva



THE COUNTY OF CHESTER



COMMISSIONERS
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 Marian D. Moskowitz
 Eric M. Roe

Brian N. O'Leary, AICP
 Executive Director

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

June 21, 2024

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

Re: Preliminary/Final Land Development - Riepe Center For Advanced Veterinary Education
 # East Marlborough Township – LD-05-24-18098

Dear Mr. Lovekin:

A Preliminary/Final Land Development Plan entitled "Riepe Center For Advanced Veterinary Education", prepared by Pennoni Associates, Inc., and dated April 26, 2024, was received by this office on May 22, 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 side of West Street Road, west of Mill Road
Site Acreage:	213.00
Lots/Units:	2 existing lots
Non-Res. Square Footage:	11,835
Proposed Land Use:	Educational Facility
New Parking:	7
Municipal Land Use Plan Designation:	Agricultural Preservation
UPI#:	61-4-17-E, 61-4-16-E

PROPOSAL:

The applicant proposes the construction of a one-story 11,835 square foot educational facility. The Parking Compliance table on Sheet 6 indicates that there will be a net increase of seven parking spaces for this project (this table also indicates that there is no increase in faculty, students, or staff). The project site, which will be served by onsite water and onsite sewer, is located in the ESI-Educational, Scientific & Institutional 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: 3
 Re: Preliminary/Final Land Development - Riepe Center For Advanced Veterinary Education
 # East Marlborough Township – LD-05-24-18098

BACKGROUND:

1. The Chester County Planning Commission previously reviewed a land development proposal for this site, which addressed the construction of a 9,900 square foot equine performance evaluation facility and guard booth (CCPC# LD-2-12-5555, dated March 2, 2012). According to our records, this prior plan submission was approved by East Marlborough Township on March 5, 2012.

COUNTY POLICY:

LANDSCAPES:

2. The project 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 land development is consistent with the objectives of the **Agricultural Landscape**.

WATERSHEDS 2045:

3. *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:

Access and Circulation:

4. We endorse that the applicant proposes five electric vehicle charging parking stations for ten parking spaces. Charging stations can encourage the wider acceptance of electric vehicles. Additional information on this topic is provided in the County Planning Commission's Electric Vehicles eTool, which is available online at: <https://www.chescoplanning.org/MuniCorner/eTools/19-ev.cfm>.

Stormwater Management:

5. Land disturbance and land development activities that occur within Chester County must comply with the *County-wide Act 167 Stormwater Management Plan for Chester County, PA* (August 2022) and the associated Act 167 stormwater management ordinance standards adopted by each municipality.
6. We endorse the applicant for adding “No Dumping, Drains to River” placards at the stormwater inlets, as these provide an educational opportunity for students and staff.

Page: 4
 Re: Preliminary/Final Land Development - Riepe Center For Advanced Veterinary Education
 # East Marlborough Township – LD-05-24-18098

7. Subsurface basins, such as the subsurface MRC basin (Basin D), should avoid being sited under driveways or parking areas and preferably under open space to increase infiltration of runoff from area above and minimize the impacts of compaction from activity above the bed. The applicant should consider adjusting the location of Basin D. If locations of Basin D remains partially under proposed parking lot, the applicant should ensure the construction sequence of installation of the driveway avoids impacting the functionality of the basin.
8. To ensure that the stormwater management controls continue to function as designed, the applicant should include information on the frequency and proper inspection, operation, and maintenance of these systems in an Inspection, Operation and Maintenance Plan. Additionally, 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.
9. Given the development of new driveways, parking lots, and sidewalk areas, the applicant should consider establishing a de-icing plan and material storage area that minimizes the volume of de-icing chemicals and pollutants that will directly infiltrate to the groundwater or runoff to local streams. Monitoring results throughout Chester County show rapid increases in baseline chloride concentrations and pronounced spikes in chloride levels are often observed after winter precipitation events. Reducing chloride runoff from all pavement sources as well as roads is increasingly needed to minimize impacts to water resources. The following should be considered:
 - A. It is recommended that parking lots be graded at slopes of between 2-4% to reduce the risk of depressions that result in ponding, and grading should direct runoff and meltwater into stormwater infrastructure or other no-traffic areas.
 - B. Care should be taken to remove and properly dispose of as much salt from spreaders as feasible prior to washing.
 - C. The applicant should consider collecting runoff from de-icing areas and using this for pre-wetting activities or sending it to a location for proper disposal.
 - D. Green stormwater infrastructure practices, like vegetated swales or landscaped islands in parking lots, can be utilized to capture runoff and meltwater, provided that drainage into those features is provided (curb cuts, grading, etc.). In these cases, landscaping plans should consider salt-tolerant plant species if salting is likely to occur near/drain into the vegetation.
 - E. Using deciduous trees in the landscaping plan can provide shade in hot summer months without blocking sunlight to encourage snow melt during winter months.
 - F. Consider permeable pavement options, like porous asphalt for parking stalls or permeable paver blocks for sidewalks. These allow water to infiltrate through the material, reducing the moisture on the surface available to freeze. Permeable paving may not be suitable for high traffic/heavy vehicle use areas like cart ways in parking lots, but traditional paving in these areas can be graded to drain into permeable sections of the lot.

ADMINISTRATIVE ISSUES:

10. The Variance Request list on Sheet 6 indicates that the applicant is requesting three variances for this project. The Township should not grant final plan approval prior to the Zoning Hearing Board granting any variance requests. The final plan should accurately note the Zoning Hearing Board's decision, including any conditions of approval issued by the Board.

Page: 5
 Re: Preliminary/Final Land Development - Riepe Center For Advanced Veterinary Education
 # East Marlborough Township – LD-05-24-18098

11. The Waiver Request list on Sheet 6 appears to indicate that the applicant is requesting two waivers from the provisions of the Township Subdivision and Land Development Ordinance, along with a waiver from the water quality and runoff volume requirements in Section 305 of the Township Stormwater Management Ordinance. For clarity purposes, the applicant and Township should ensure that the section references to the applicable sections of the Township Code are clearly provided on the approved plan. 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.
12. 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>.
13. A copy of the plan should be submitted to the Chester County Health Department for their review and comment on the proposed sewage disposal and/or water supply. The municipality should receive confirmation on the availability of sufficient sewer and water capacity from the appropriate authority and/or company prior to final plan approval. Additional information on this topic is provided online at: <https://www.chesco.org/365/Sewage-Water>.
14. 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 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,



Paul Farkas
 Senior Review Planner

cc: University of Pennsylvania
 KSS Architects, LLP
 Pennoni Associates, Inc.
 Chester County Health Department
 Chester County Conservation District
 Chester County Water Resources Authority



THE COUNTY OF CHESTER



COMMISSIONERS

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June 26, 2024

Rachel Greer, Zoning Officer
East Nottingham Township
158 Election Road
Oxford, PA 19363

Re: Preliminary Land Development - Herr's Farm
East Nottingham Township – LD-05-24-18102

Dear Ms. Greer:

A Preliminary Land Development Plan entitled "Herr's Farm", prepared by Howell Engineering, and dated January 25, 2024, was received by this office on May 31, 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:

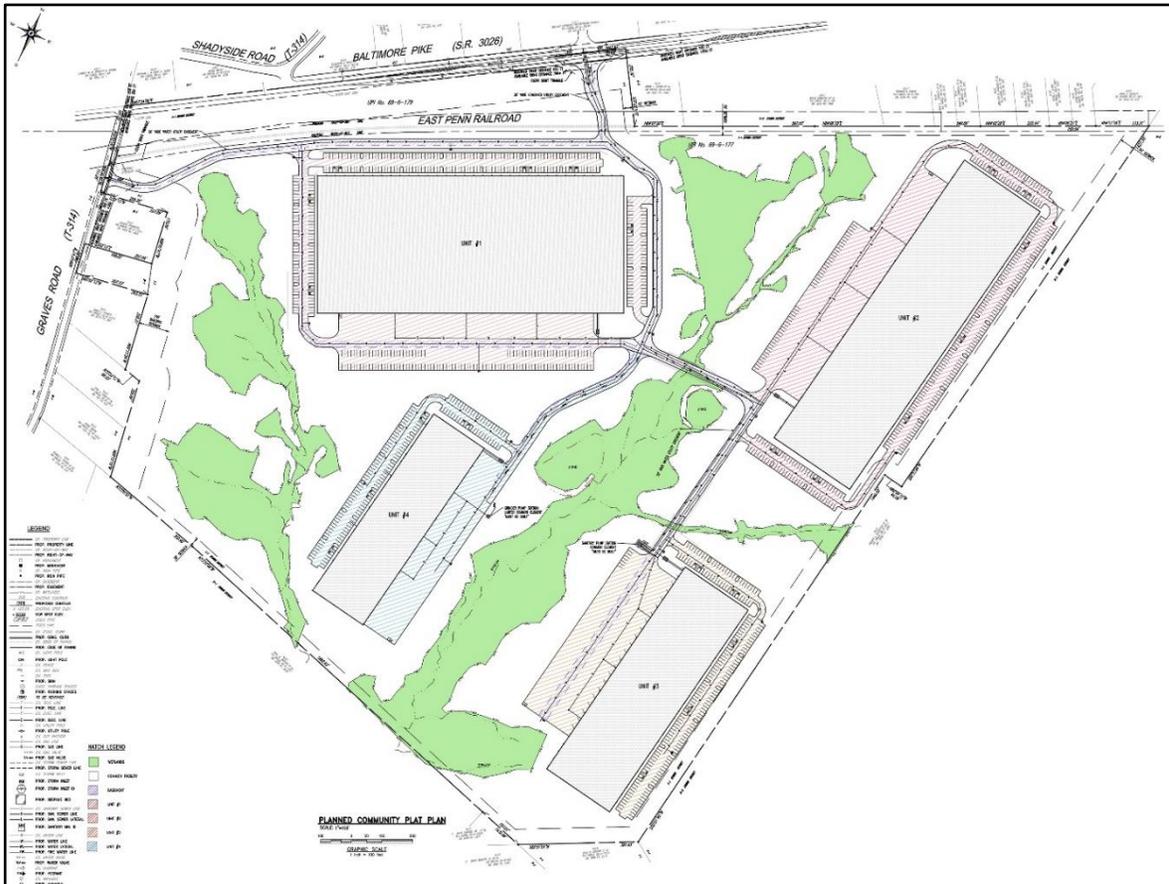
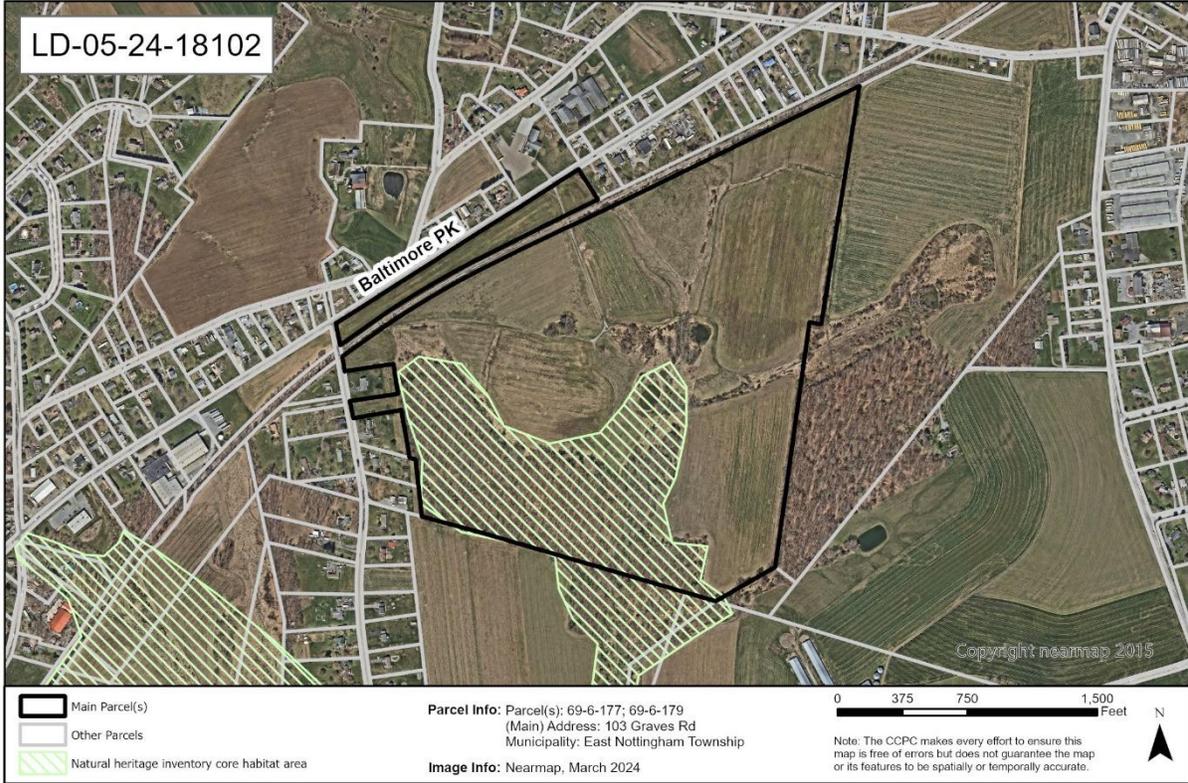
Location:	east side of Graves Road, south of Baltimore Pike
Site Acreage:	123.20
Non-Res. Square Footage:	1,120,000
Proposed Land Use:	Four industrial warehouse distribution buildings
New Parking Spaces:	1,132
Municipal Land Use Plan Designation:	Commerce
UPI#:	69-6-179, 69-6-177

PROPOSAL:

The applicant proposes the construction of four industrial warehouse distribution buildings totaling 1,120,000 square feet, and 1,132 parking spaces. Vehicular access will be provided from Baltimore Pike (State Route 3026) and Graves Road. The project site, which will be served by public water and public sewer, is located in the I1 Industrial zoning district. A Transportation Impact Study, prepared by McMahon, and dated April 14, 2023, was included with the plan submission.

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

Page: 2
Re: Preliminary Land Development - Herr's Farm
East Nottingham Township – LD-05-24-18102



Site Plan Detail, Sheet 2: Preliminary Land Development - Herr's Farm

Page: 3
 Re: Preliminary Land Development - Herr's Farm
 # East Nottingham Township – LD-05-24-18102

BACKGROUND:

1. The Chester County Planning Commission previously reviewed a preliminary subdivision proposal for this site, which addressed the creation of eight industrial lots (CCPC# SD-8-11-4745, “Herr Foods, Inc.,” dated September 1, 2011). We have no record of the Township granting final plan approval for this prior subdivision plan.

COUNTY POLICY:

LANDSCAPES:

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

While industrial warehouse development is appropriately located within a **Suburban Landscape** designation, careful consideration of the proposed development activity is required due to its existing environmental characteristics. County mapping indicates that a portion of the project site is located within the core habitat of the Oxford Airport Barrens Natural Heritage area (we note that the general location of the core habitat area is shown on the location map provided on page 2). The **Serpentine Barren** areas of Chester County, which includes the Chrome, Goat Hill, Nottingham, Oxford Airport, and Unionville Barrens, are distinct terrains underlain by serpentinite rock, which form shallow and highly metallic soils. These barren areas are characterized by sparse, grassy vegetation with scattered trees, and they also contain species that are uncommon in Pennsylvania. [Landscapes3](#) recognizes **Serpentine Barren** areas as a natural resource priority protection area. Protecting natural areas helps ensure that the critical functions these areas provide will not diminish due to development (this issue is further discussed in comment #10).

The project site is also located within the Commerce Designation on the Future Land Use Map in the Oxford Regional Multimunicipal Comprehensive Plan. The recommended strategies for the Commerce designation, one of the designated growth areas in the Oxford Region, include continuing to permit commercial and institutional facilities within this commercial/industrial core (page 5-16).

WATERSHEDS 2045:

3. *Watersheds 2045*, the County-wide integrated water resources plan and Act 167 Stormwater Management Plan, indicates the proposed development is located within the Northeast Creek watershed. The *Watersheds 2045* plan’s highest priority objectives within this watershed are: protecting and restoring headwater streams and vegetated riparian corridors; addressing water quality impairments and nonpoint source pollution; and protecting groundwater resources. *Watersheds 2045* can be accessed at www.chesco.org/watersheds2045.

Page: 4
 Re: Preliminary Land Development - Herr's Farm
 # East Nottingham Township – LD-05-24-18102

PRIMARY ISSUES:

Access and Circulation:

4. The Transportation Impact Study provides a list of planned roadway improvements that are assumed to be completed by others, including the installation of a traffic signal at both US Route 1 off-ramps along Route 272. The study states that, with the improvements along the Route 272 corridor by PennDOT and West Nottingham Township, all intersections along the corridor will operate at acceptable Level of Service (LOS) B or better overall in the future with the proposed warehouse facility. The Township engineer and PennDOT should both review the findings of the Transportation Impact Study.
5. For clarity purposes, the applicant should clearly identify the existing right-of-way width along this section of Baltimore Pike. The County Planning Commission's Multimodal Circulation Handbook (2016 Update) classifies this section of Baltimore Pike as a minor arterial road. The Handbook (page 183) recommends a 100 foot-wide right-of-way for minor arterial roads to accommodate future road and infrastructure improvements. We recommend that the applicant and the Township contact PennDOT to determine the appropriate right-of-way to be reserved for this section of the Baltimore Pike. We note that this section of Baltimore Pike is located along "Baltimore Pike Bikeway" shown in 2021 Southern Chester County Circuit Trail Feasibility Study. This study recommends that buffered/separated bike lanes be provided along this section of Baltimore Pike (page 60).

The Multimodal Circulation Handbook (2016 Update) is available online at www.chescoplanning.org/resources/PubsTransportation.cfm.
6. The site plan indicates that the Baltimore Pike driveway entrance traverses the East Penn Railroad. The applicant should provide the Township with appropriate documentation that the railway operator has reviewed and approved the proposed development activity within the existing railway corridor. We note that the Transportation Impact Study indicates that the applicant shall coordinate with the railroad as needed to determine necessary signing and markings for the railroad crossing.
7. The applicant should indicate how or if they intend to utilize the East Penn Railroad. The Oxford Regional Multimunicipal Comprehensive Plan (page 5-16) indicates that this rail line is a key link in the ongoing effort to bring commercial and/or industrial uses to the Commerce areas of the Region. The Plan also states that, going forward, every effort should be made to continue to expand the use of the rail line in attracting, improving, and expanding commercial and/or industrial uses in the Region. Additionally, the Plan states that municipalities should initiate and/or continue to open lines of communications with East Penn. Furthermore, CONNECT Objective D of *Landscapes3* is to ensure that rail, aviation, and select highway facilities provide for a safe, efficient, and competitive transport of freight, goods, and people through and within the county.
8. According to the Parking Requirements table on Sheet 3, the applicant proposes the construction of 1,132 parking spaces (the table indicates that 1,120 spaces are required by the Township Zoning Ordinance). We suggest that the applicant and the Township evaluate the anticipated parking demand for this facility, and determine whether all of the proposed parking spaces will be necessary. If fewer spaces are required, we suggest that the extra spaces could be landscaped and held in reserve instead of being paved. The reserve spaces could be converted to paved spaces in the future if it becomes evident that they are actually needed. Reserving parking spaces in this manner can help to reduce initial construction costs, limit the creation of impervious surfaces, and increase opportunities for landscaping.

Page: 5
 Re: Preliminary Land Development - Herr's Farm
 # East Nottingham Township – LD-05-24-18102

9. The applicant and Township should consider providing sidewalks for this development. Sidewalks are an essential design element in the **Suburban Landscape**.

Natural Features Protection:

10. The 2015 Chester County Natural Heritage Inventory, which is available online at <https://chesocplanning.org/environmental/ResourcesChesco.cfm>, indicates the project site is located within the core habitat of the Oxford Airport Barrens Natural Heritage Area (NHA) included in the Pennsylvania Natural Diversity Index (PNDI). *Landscapes3* recognizes NHA core habitat areas as natural resource priority protection areas. Protecting natural areas helps ensure that the critical functions these areas provide will not diminish due to development. Development on this portion of the site could be detrimental to the NHA species population if they exist on the site. We recommend that the applicant and Township contact the PA Department of Conservation and Natural Resources, Pennsylvania Natural Heritage Program (<http://www.naturalheritage.state.pa.us> or RA-HeritageReview@pa.gov) for further information on this matter.

While we acknowledge that documentation provided by the Township indicates that previous environmental studies determined that no impact is anticipated to threatened and endangered spaces and/or special concern species and resources, we note that these documents are dated between the years 2008 to 2014. Additionally, while the July 19, 2012 letter from the US Fish and Wildlife Service indicates that no bog turtles were previously identified on this site, the 2015 County Natural Heritage Inventory indicates that the species or natural communities of concern that can be found in this Natural Heritage Area includes three butterfly, twenty-one moth, and ten plant species.

11. The site contains wetlands, and the site plan appears to indicate that the proposed roadway network traverses these wetland areas in two separate locations. Placement of fill in wetlands is regulated by the U.S. Army Corps of Engineers in accordance with Section 404 of the Clean Water Act (1977). The Pennsylvania Department of Environmental Protection regulates all activities that affect bodies of water, including wetlands, under Chapter 105 Rules and Regulations for the Bureau of Dams and Waterway Management. The Township should request documentation of all required permit(s) for this development before approving the plan.
12. We recommend that the applicant consider revising their planting plan to include denser, more woody vegetation and trees along the wetland and riparian corridors. Vegetated, and particularly forested riparian buffers, provide numerous ecological and community benefits. These include reductions in erosion potential, water temperature mitigation, improved filtration of runoff before it reaches the stream, and additional flood storage capacity.

Design Issues:

13. The Township should verify that the design of the proposed outdoor lighting plan (Sheets 57-61) conforms to Township ordinance requirements. The illumination should be directed inward from the periphery of the site and be oriented to reduce glare and visual impact on the adjoining roadways and land uses. We note that the project site adjoins several residential lots located along the east side of Graves Road, that are located in the Township's R-1 Agricultural-Residential zoning district.
14. 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

Page: 6
 Re: Preliminary Land Development - Herr's Farm
 # East Nottingham Township – LD-05-24-18102

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 Management:

15. 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.
16. If they haven't already done so, the applicant should provide the Township with the full Post-Construction Stormwater Management Report for their review. This report should contain justification for the use of managed released concept (MRC) rather than infiltration.
17. We encourage the applicant to consider naturalization of the stormwater basins with native plantings, where appropriate, to increase the ecological and stormwater management functionality of these systems.
18. To ensure that the stormwater management controls continue to function as designed, the applicant should include information on the frequency and proper inspection, operation, and maintenance of these systems in an Inspection, Operation and Maintenance Plan. Additionally, 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.

ADMINISTRATIVE ISSUES:

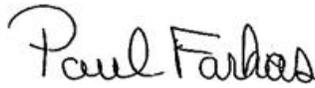
19. According to County Tax Assessment records, the project site appears to be subject to an Act 319 (Clean and Green) covenant. We advise the applicant to contact the Chester County Assessment Office (telephone #610-344-6105) to determine if this proposal could affect the applicant's tax status. Additional information on this topic is provided online at: www.chesco.org/256/Act-319---Clean-Green.
20. The applicant should contact the office of the Chester County Conservation District (telephone #610-455-1360) for information and clarification on erosion control measures. The provisions of the Commonwealth Erosion Control Regulations may apply to the project and may require an Earth Disturbance Permit or a National Pollutant Discharge Elimination System permit for discharge of stormwater from construction activities. Additional information on this topic is provided online at: <https://www.chesco.org/284/ErosionStormwater>.
21. A Pennsylvania Department of Transportation (PennDOT) 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.

Page: 7
 Re: Preliminary Land Development - Herr's Farm
 # East Nottingham Township – LD-05-24-18102

22. The Township Fire Marshal should verify the design and location of all proposed fire-protection facilities.
23. The project site includes portions of the headwaters of Northeast Creek. The streams are difficult to identify on some of the plan sheets. The applicant should consider updating the symbology in order to make these waterways more apparent.
24. According to county mapping records, UPI# 69-6-177 is located within an agricultural security area adopted by the Township in accordance with the Agricultural Security Area Act (Act 43). Adoption of an agricultural security area is a public policy statement for the preservation of agriculture. The Township should consider how the designation of agricultural security areas relates to its current zoning ordinance.
25. 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 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,



Paul Farkas
 Senior Review Planner

cc: E. Kahn Development Corp
 Nottingham Ventures, LLC
 Howell Engineering
 Herra Potato Chips
 Anthony Antonelli, District Permits Manager, PennDOT
 Francis J. Hanney, PennDOT
 Chester County Conservation District
 US Fish and Wildlife Services
 Chester County Assessment Office
 Chester County Water Resources Authority



THE COUNTY OF CHESTER



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Executive Director

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June 3, 2024

Warren K. Obenski, Manager/Secretary
Honey Brook Township
500 Suplee Road
Honey Brook, 19344

Re: Final Minor Subdivision Plan - David E. & Feenie G. Fisher
Honey Brook Township - SD-05-24-18092

Dear Mr. Obenski:

A final minor subdivision plan entitled "David E. & Feenie G. Fisher", prepared by Trimble Surveyors LLC and dated January 12, 2024, was received by this office on May 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 subdivision for your consideration.

PROJECT SUMMARY:

Location:	West side of Compass Road (State Route 10), north of Cambridge Road
Site Acreage:	68.43 acres
Lots:	2 lots
Proposed Land Use:	Agriculture
Municipal Land Use Plan Designation:	Rural/Agriculture
	UPI#: 22-6-41.1

PROPOSAL:

The applicant proposes the creation of two lots. The site, which is served by on-site water and sewer facilities, is located in the Honey Brook Township Agricultural zoning district. The site contains a dwelling and other structures, but no additional development is proposed by this plan.

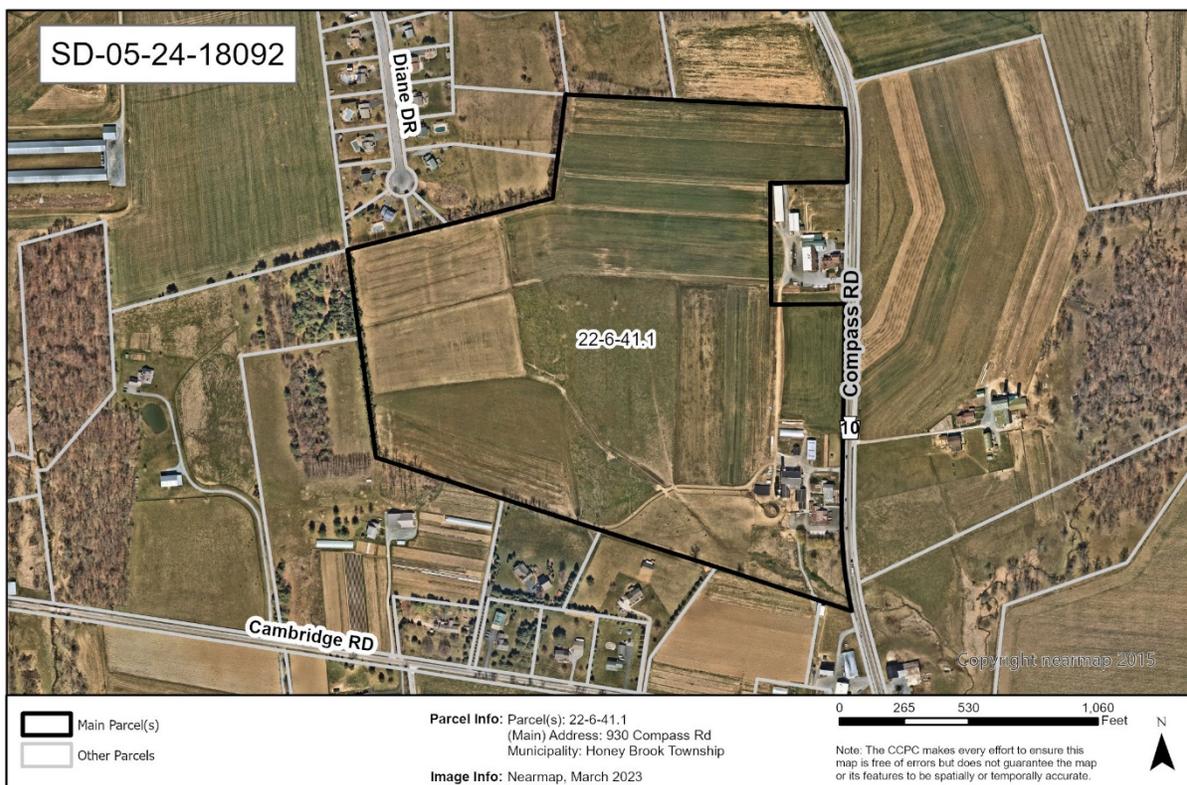
RECOMMENDATION: The County Planning Commission recommends that the issues raised in this letter should be addressed and all Honey Brook Township issues should be resolved before action is taken on this subdivision plan.

Page: 2
 Re: Final Minor Subdivision Plan - David E. & Feenie G. Fisher
 # Honey Brook Township - SD-05-24-18092

COUNTY POLICY:

LANDSCAPES:

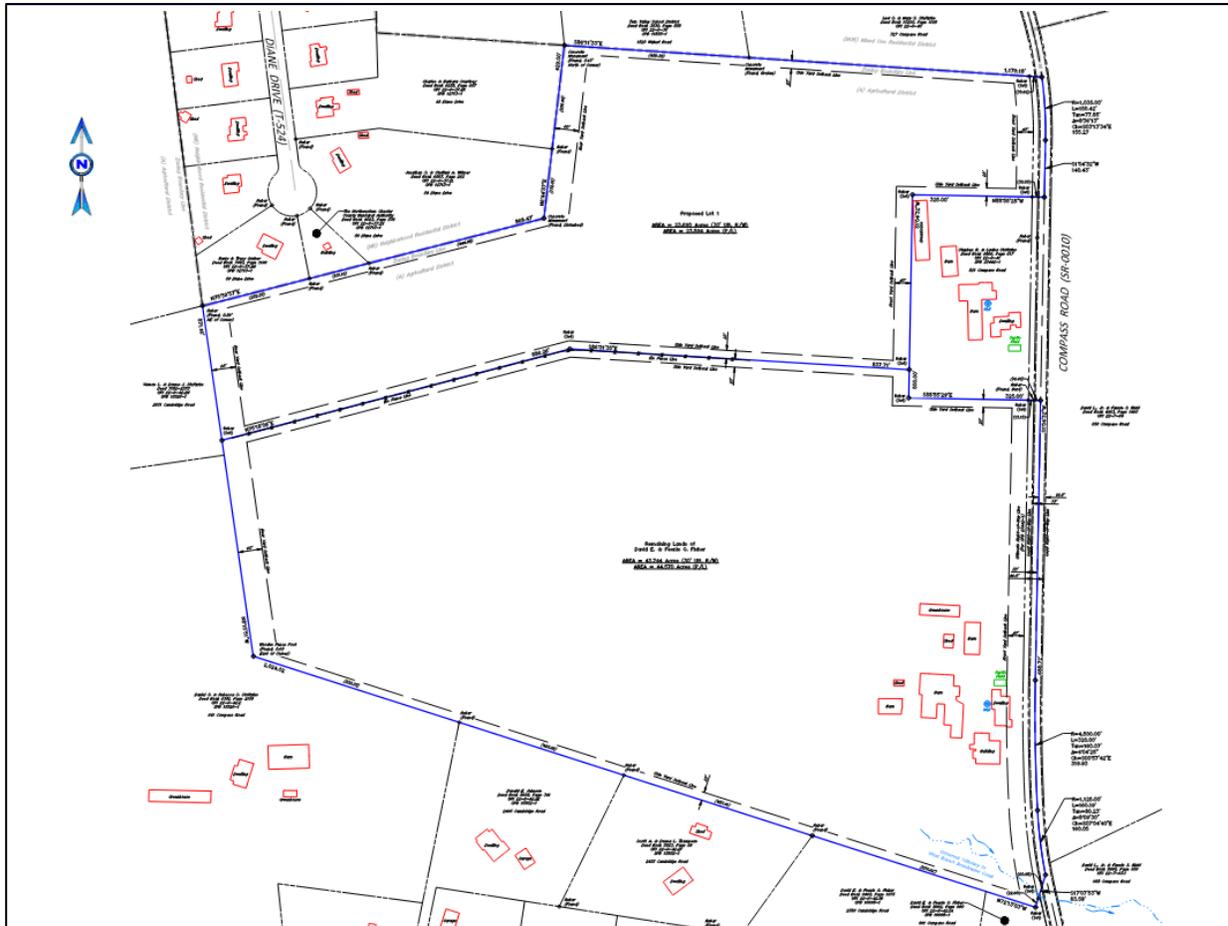
1. The site is located within the **Agricultural Landscape** designation of [Landscapes3](#), the 2018 County Comprehensive Plan. This landscape consists of large concentrations of active and diverse farm operations along with related support services. The vision for the **Agricultural Landscape** is 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 site is located within an agricultural security area adopted by the Township in accordance with the Agricultural Security Area Act (Act 43). Adoption of an agricultural security area is a public policy statement for the preservation of agriculture. Therefore, we suggest that the applicant consider deed-restricting this site from further non-agricultural development.

Page: 3
 Re: Final Minor Subdivision Plan - David E. & Feenie G. Fisher
 # Honey Brook Township - SD-05-24-18092



*Detail of - David E. & Feenie G. Fisher
 Final Minor Subdivision Plan*

3. The County Planning Commission's Multimodal Circulation Handbook (2016 Update), which is available online at www.chescopeplanning.org/resources/PubsTransportation.cfm, classifies Compass Road (State Route 10) as a minor arterial. The Handbook (page 183) recommends a 100 foot-wide right-of-way for minor arterial roads to accommodate future road and infrastructure improvements. We recommend that the applicant and the Township contact PennDOT to determine the appropriate right-of-way to be reserved for this section of Compass Road. We suggest that this area be identified as a dedicated right-of-way and be offered for dedication to PennDOT.

ADMINISTRATIVE ISSUE:

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

Page: 4
Re: Final Minor Subdivision Plan - David E. & Feenie G. Fisher
Honey Brook Township - SD-05-24-18092

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

Sincerely,



Wes Bruckno, AICP
Senior Review Planner

cc: David Fisher
Chester County Health Department
Anthony Antonelli, District Permits Manager, PennDOT
Francis J. Hanney, PennDOT
Chester County Parks + Preservation



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

June 3, 2024

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

Re: Final Subdivision - 1174 Sheep Hill Rd.
 # North Coventry Township - SD-05-24-18095

Dear Ms. Batdorf:

A final subdivision plan entitled "1174 Sheep Hill Rd.", prepared by Edward B. Walsh & Associates, Inc. and dated March 13, 2024, was received by this office on May 22, 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:	East side of Sheep Hill Road (State Route 4043), south of West Cedarville Road
Site Acreage:	7.45 acres
Lots:	2 lots
Proposed Land Use:	Single Family Residential, Open Space Conservation
Municipal Land Use Plan Designation:	Village
UPI#:	17-3-197.4

PROPOSAL:

The applicant proposes the creation of two lots. The site, which is served by on-site water and public sewer facilities, is located in the North Coventry Township R-1 Residential zoning district. The site contains a dwelling and other structures on proposed Lot 1, and a second dwelling is proposed on Lot 2.

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

Page: 2
 Re: Final Subdivision - 1174 Sheep Hill Rd.
 # North Coventry Township - SD-05-24-18095

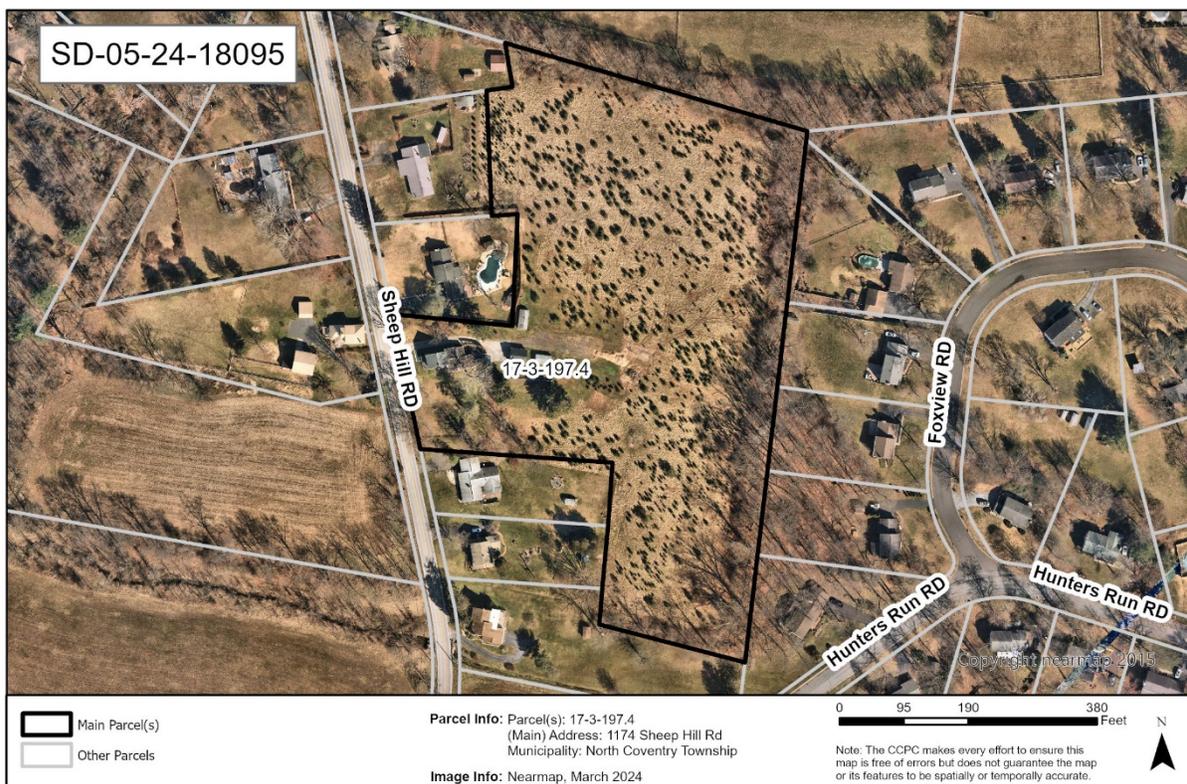
BACKGROUND:

1. The Chester County Planning Commission has previously reviewed a subdivision proposal for this site. That review, CCPC# SD-08-23-17821 and dated September 25, 2023, addressed a four-lot subdivision (including an open space area) with a 528-foot long private cul-de-sac. General Note 30 on that plan (which was dated September 7, 2021 and revised on February 7, 2023) indicated that the applicant received a conditional use granted by the Township for that four-lot subdivision in a decision dated May 22 (no year was provided). The current submission retains this General Note; the applicant and the Township should determine whether this Note and the Conditional Use to which it refers is still relevant.

COUNTY POLICY:

LANDSCAPES:

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

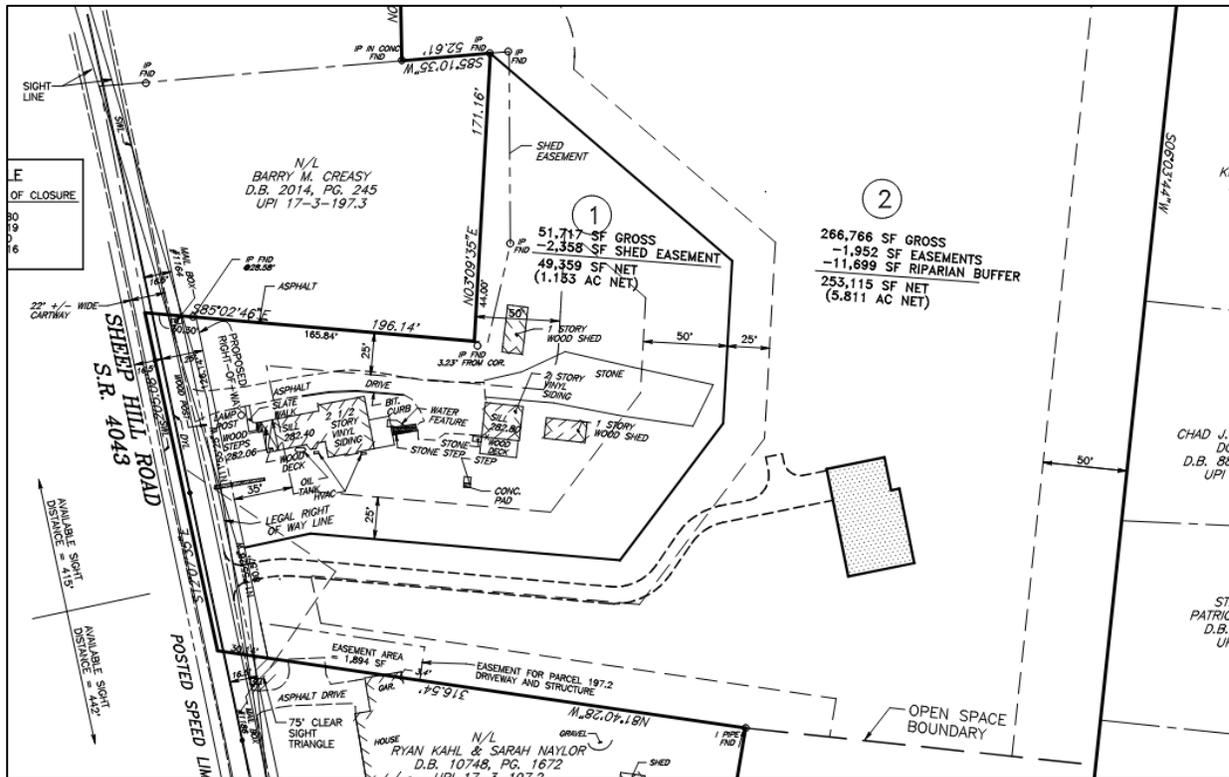


Page: 3
 Re: Final Subdivision - 1174 Sheep Hill Rd.
 # North Coventry Township - SD-05-24-18095

WATERSHEDS 2045:

3. **Watersheds 2045**, the County-wide integrated water resources plan and Act 167 Stormwater Management Plan, indicates the proposed development is located within the Schuylkill River watershed. The **Watersheds 2045** plan's highest priority objectives within this watershed are:
- addressing causes of stream impairments;
 - implementing comprehensive stormwater management;
 - protecting vegetated riparian corridors and first order streams; and
 - expanding water-based recreational opportunities and access.

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



Detail of 1174 Sheep Hill Rd. Final Subdivision Plan

PRIMARY ISSUES:

4. The 2018 North Coventry Township Comprehensive Plan's Map 8: "Protected Open Space" places this site within the "Potential Protected Open Space Opportunities" category, and Map 7: "Historic Resources" appears to designate this site as "Class 2"; "A locally significant historic resource identified by the north Coventry HC". We endorse the incorporation of the open space area within this proposed two-lot subdivision. General Note 21 on the plan also requires a conservation easement to be provided for the open space land.
5. We also suggest that the applicant consider an agricultural conservation easement for proposed Lot 2. We recommend that the applicant contact Chester County Parks + Preservation (telephone #610-344-5656) for information on the advantages of being in the County Agricultural Land Preservation Program and how lands under the agricultural conservation easement are protected.

Page: 4
 Re: Final Subdivision - 1174 Sheep Hill Rd.
 # North Coventry Township - SD-05-24-18095

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.

6. If the applicant chooses not to consider further conservation of this site, we encourage the applicant to submit a sketch plan for any future development of proposed Lot 2. A sketch plan allows the applicant to take advantage of County and municipal expertise and consider design recommendations prior to preparing a fully engineered preliminary or final plan.
7. The County Planning Commission's Multimodal Circulation Handbook (2016 Update), which is available online at www.chescoplanning.org/resources/PubsTransportation.cfm, classifies Sheep Hill Road (State Route 4043) as a local distributor. The Handbook (page 183) recommends a 50 foot-wide right-of-way for local distributor roads to accommodate future road and infrastructure improvements. We recommend that the applicant and the Township contact PennDOT to determine the appropriate right-of-way to be reserved for this section of Sheep Hill Road. We suggest that this area be identified as a dedicated right-of-way and be offered for dedication to PennDOT.

ADMINISTRATIVE ISSUES:

8. The applicant should contact the office of the Chester County Conservation District (telephone #610-455-1360) for information and clarification on erosion control measures. The provisions of the Commonwealth Erosion Control Regulations may apply to the project and may require an Earth Disturbance Permit or a National Pollutant Discharge Elimination System permit for discharge of stormwater from construction activities. Additional information on this topic is provided online at: <https://www.chesco.org/284/ErosionStormwater>.
9. A minimum of four 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 North Coventry Township. However, we appreciate the opportunity to review and comment on this plan. The staff of the Chester County Planning Commission is available to you to discuss this and other matters in more detail.

Sincerely,



Wes Bruckno, AICP
 Senior Review Planner

cc: James Treat
 Edward B. Walsh & Associates, Inc.
 Anthony Antonelli, District Permits Manager, PennDOT
 Francis J. Hanney, PennDOT
 Chester County Conservation District



THE COUNTY OF CHESTER



COMMISSIONERS
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 Eric M. Roe

Brian N. O'Leary, AICP
 Executive Director

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

June 4, 2024

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

Re: Preliminary/Final Subdivision and Land Development Plan- 224-226 Nutt Road
 # Phoenixville Borough - SD-05-24-18093, LD-05-24-18094

Dear Mr. Krack:

A preliminary/final subdivision and land development plan entitled "224-226 Nutt Road", prepared by Hopkins and Scott Inc. and dated April 1, 2024, was received by this office on May 24, 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 for your consideration.

PROJECT SUMMARY:

Location:	South of Nutt Road (State Route 23), north of Milligan Street
Site Acreage:	0.14 acres
Lots/Units:	Two lots to be merged; one structure proposed.
Proposed Land Use:	Apartment
New Parking Spaces:	20 spaces
Municipal Land Use Plan Designation:	Medium Density Residential
UPI#:	15-13-665, 15-13-666

PROPOSAL:

The applicant proposes to combine two lots into one lot and construct a four-story, 16-unit apartment building. The site, which will be served by public water and sewer facilities, is located in the Phoenixville Borough CD Corridor Development zoning district. Two existing structures on the site will be demolished.

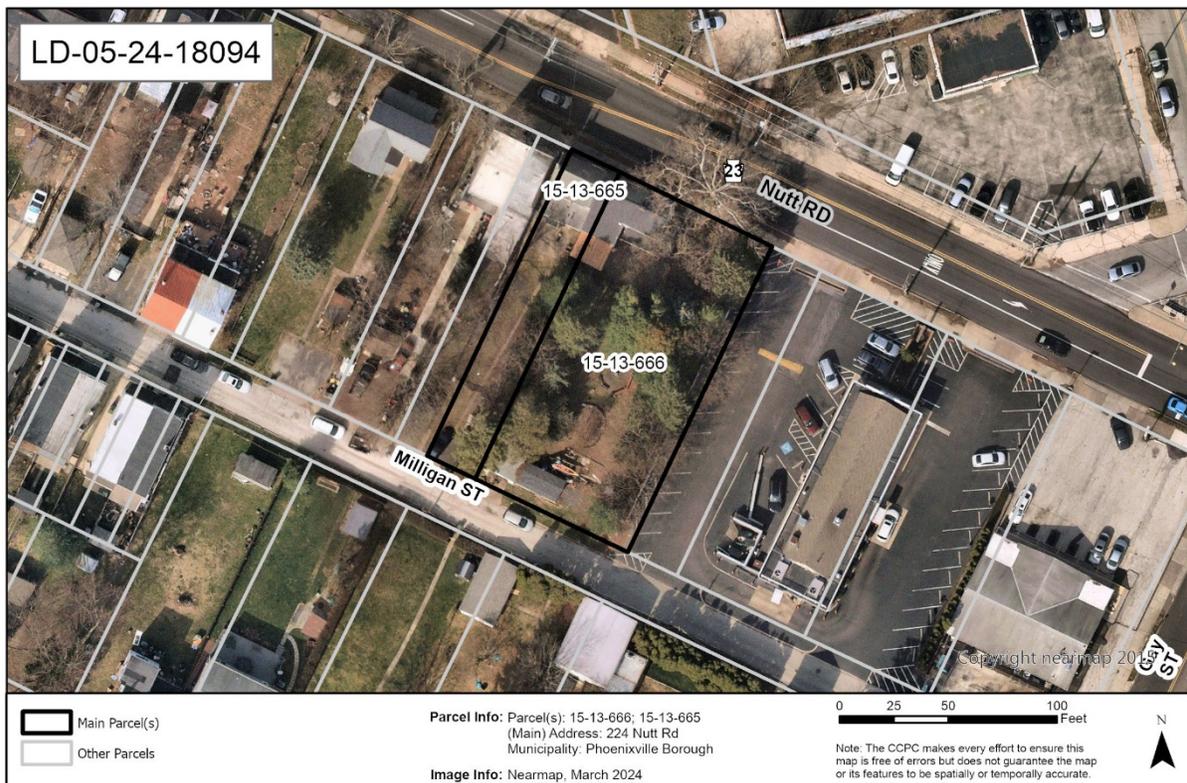
RECOMMENDATION: The County Planning Commission recommends that the issues raised in this letter should be addressed and all Phoenixville Borough issues should be resolved before action is taken on this subdivision and land development plan.

Page: 2
 Re: Preliminary/Final Subdivision and Land Development Plan- 224-226 Nutt Road
 # Phoenixville Borough - SD-05-24-18093, LD-05-24-18094

COUNTY POLICY:

LANDSCAPES:

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

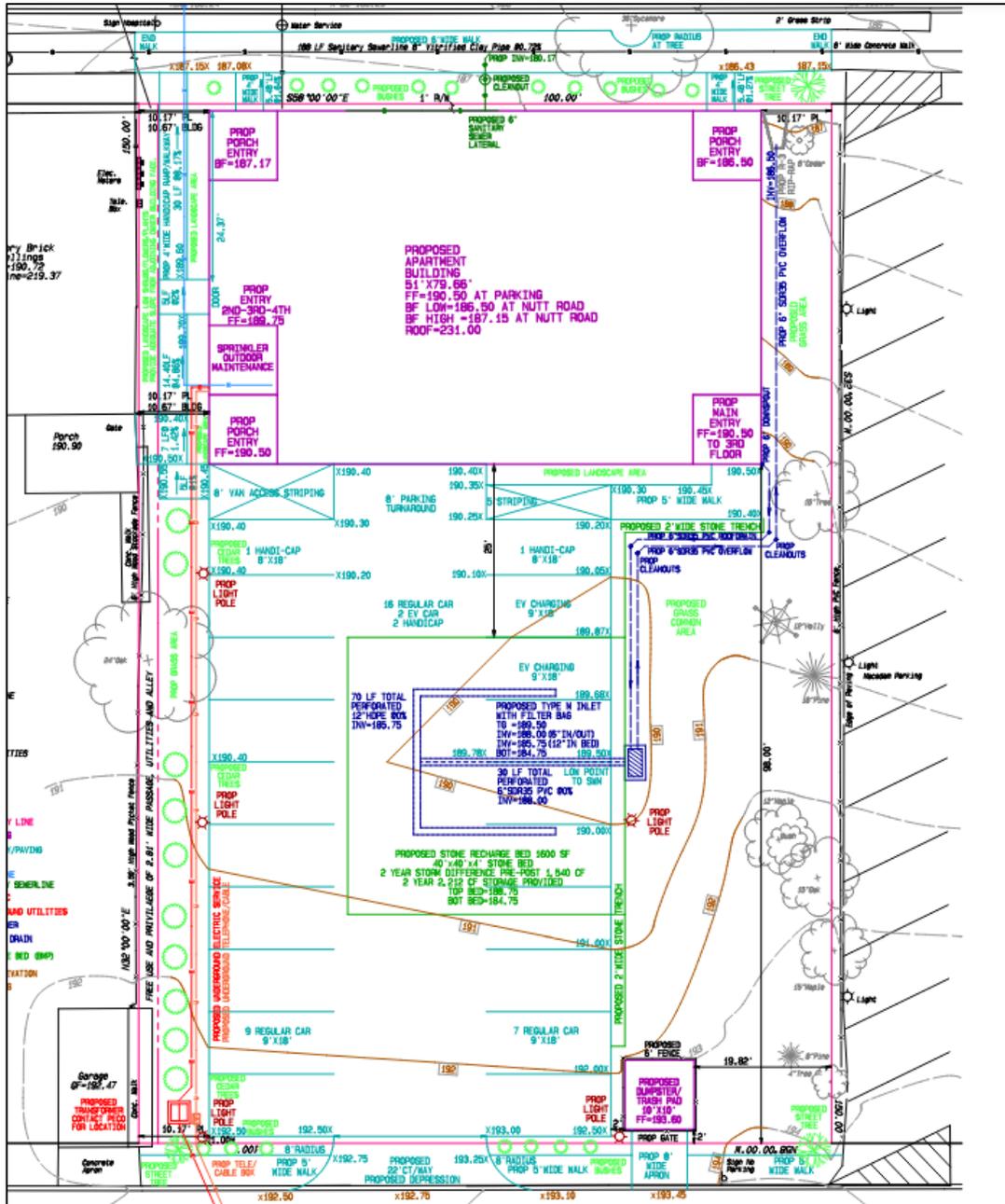


WATERSHEDS 2045:

- Watersheds 2045**, the County-wide integrated water resources plan and Act 167 Stormwater Management Plan, indicates the proposed development is located within the Schuylkill River watershed. The **Watersheds 2045** plan's highest priority objectives within this watershed are:
 - addressing causes of stream impairments;
 - implementing comprehensive stormwater management;
 - protecting vegetated riparian corridors and first order streams; and
 - expanding water-based recreational opportunities and access.

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

Page: 3
Re: Preliminary/Final Subdivision and Land Development Plan- 224-226 Nutt Road
Phoenixville Borough - SD-05-24-18093, LD-05-24-18094



*Detail of 224-226 Nutt Road
Preliminary/Final Subdivision and Land Development Plan*

PRIMARY ISSUES:

- It appears that the building's entry points are proposed at the four corners of the structure, but not at a central location along Nutt Road. The residential buildings in the vicinity generally appear to have central entry points. The applicant and the Borough should consider how this design will relate to the surrounding dwellings. We recommend that the applicant consider creating a central entrance on Nutt Road because that can better help reflect the character of the neighborhood and improve aesthetics. The rear of the structure could still retain the corner entry points.

Page: 4
 Re: Preliminary/Final Subdivision and Land Development Plan- 224-226 Nutt Road
 # Phoenixville Borough - SD-05-24-18093, LD-05-24-18094

4. We suggest that the applicant consider providing some affordably-priced housing units within the proposed apartment building. "Live" Objective B of *Landscapes3* is to accommodate housing at costs accessible to all residents. Additionally, the County has established the A+ Homes initiative, which focuses on creating homes that are attractive, affordably-priced, adaptable, aging-friendly, and accessible. Additional information on the A+ Homes initiative is available online at: <https://www.chescoplanning.org/Housing/aPlusHomes.cfm>.
5. Some of the residences in this area have brick front facades. We recommend that the front facade of the proposed building use brick of a similar pattern to fit in with the context of the surrounding area.
6. We commend the applicant for retaining the street tree on Nutt Road. The applicant and the Borough should also discuss how the proposed plants and landscaping materials will tolerate the conditions in this area, which will include extensively paved areas, road salt, and damage from pedestrians or vehicles. The applicant should use native tree, shrub, and herbaceous species.
7. The Borough's Fire Marshal should verify the design and location of all proposed fire-protection facilities and should comment in the design and location of the electric vehicle charging areas.
8. The applicant should consider using a low wall or other means to shield the building from vehicle headlights at the adjacent Dunkin' to the east.

ADMINISTRATIVE ISSUES:

9. The applicant should contact the office of the Chester County Conservation District (telephone #610-455-1360) for information and clarification on erosion control measures. The provisions of the Commonwealth Erosion Control Regulations may apply to the project and may require an Earth Disturbance Permit or a National Pollutant Discharge Elimination System permit for discharge of stormwater from construction activities. Additional information on this topic is provided online at: <https://www.chesco.org/284/ErosionStormwater>.
10. 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 Phoenixville Borough. However, we appreciate the opportunity to review and comment on this plan. The staff of the Chester County Planning Commission is available to you to discuss this and other matters in more detail.

Sincerely,



Wes Bruckno, AICP
 Senior Review Planner

cc: Hopkins and Scott Inc.
 Zachary Hoffman/Lander Craig L.
 Chester County Conservation District



THE COUNTY OF CHESTER



COMMISSIONERS
 Josh Maxwell
 Marian D. Moskowitz
 Eric M. Roe

Brian N. O'Leary, AICP
 Executive Director

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

June 6, 2024

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

Re: Preliminary/Final Land Development – Devon Donuts, LLC
 # Tredyffrin Township – LD-03-24-18034

Dear Ms. McPherson:

A Preliminary/Final Land Development Plan entitled "Devon Donuts, LLC", prepared by MG Engineering Associates LLC, and dated February 28, 2024, was received by this office on May 8, 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:	northeast corner of Lincoln Avenue and Old Lancaster Avenue
Site Acreage:	1.28
Lots/Units:	1 Lot
Non-Res. Square Footage:	46
Proposed Land Use:	Add drive-through service to existing commercial building
New Parking Spaces:	8
Municipal Land Use Plan Designation:	Stafford Mixed Use
UPI#:	43-11F-231

PROPOSAL:

The applicant proposes to add a drive-through lane and pickup window on the west side of an existing commercial building for the existing Dunkin' Donuts/convenience store operation; a 46 square foot building addition will be constructed for the drive-through window. It is our understanding that gasoline service will continue to be provided at this location (the gas pumps on the inside lane closest to the building where the pickup window will be located will be turned off). Eight parking spaces and two driveway entrances will be provided, the westernmost entrance will be limited to right-only egress. The project site, which is served by public water and public sewer, is located in the C-1 Commercial zoning district. A Transportation Impact Assessment, prepared by Albert Federick Consulting, LLC, dated February 23, 2024, was included with the plan submission.

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

Page: 3
 Re: Preliminary/Final Land Development - Devon Donuts, LLC
 # Tredyffrin Township – LD-03-24-18034

COUNTY POLICY:

LANDSCAPES:

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

WATERSHEDS 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 Darby Creek watershed. The *Watersheds 2045* plan's highest priority objectives within this watershed are: reducing stormwater runoff to mitigate flooding; restoring floodplain connectivity and vegetated riparian corridors; addressing legacy and emerging contaminants; and preserving and enhancing habitat for sensitive aquatic species. *Watersheds 2045* can be accessed at www.chesco.org/watersheds2045.

PRIMARY ISSUES:

3. While the site plan depicts the location of pavement markings for the drive-through window, the applicant and Township should determine if any additional signage is required for an integrated vehicular directional signage scheme to facilitate wayfinding for this site.
4. We acknowledge, and endorse, that sidewalks and crosswalk areas will be provided along Lancaster Avenue. Sidewalks are an essential design element in the Suburban Center Landscape.
5. We suggest that the applicant consider providing outdoor seating as an added amenity for this development.

ADMINISTRATIVE ISSUES:

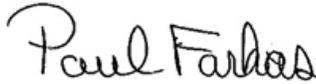
6. A site plan note on Sheet 5 indicates that the existing stormwater management system is to remain, and that a contractor shall clean and inspect the system and submit a report to the Township Engineer for their review. The Township should reserve granting final plan approval until this report has been submitted, and reviewed, by the Township engineer.
7. The site plan depicts the location of three additional buildings on the site, all of which will remain. The applicant should clearly identify the use(s) of these buildings.
8. A Pennsylvania Department of Transportation (PennDOT) 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.

Page: 4
Re: Preliminary/Final Land Development - Devon Donuts, LLC
Tredyffrin Township – LD-03-24-18034

9. The municipal signature blocks provided on Sheet 4 incorrectly identify that the project site is located in Montgomery County, rather than Chester County. This should be corrected by the applicant.
10. The plan does not include the County Planning Commission Review signature block. This information should be added to the plan.
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.

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

Sincerely,



Paul Farkas
Senior Review Planner

cc: Devon Donuts, LLC
MG Engineering Associates LLC
Petro Realty, LLC
Anthony Antonelli, District Permits Manager, PennDOT
Francis J. Hanney, PennDOT



THE COUNTY OF CHESTER



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Brian N. O'Leary, AICP
 Executive Director

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June 18, 2024

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

Re: Preliminary/Final Land Development - Valley View Lot 8B Industrial Development
 # Valley Township - LD-06-24-18115

Dear Ms. Rambo:

A preliminary/final land development plan entitled "Valley View Lot 8B Industrial Development", prepared by Commonwealth Engineers Inc. and dated May 29, 2024, was received by this office on June 6, 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:	Southeast of Waverly Boulevard, east of Hoffman Avenue
Site Acreage:	10.84 acres
Lots/Units:	1 lot/1 building
Non-Res. Square Footage:	99,960 square feet
Proposed Land Use:	Industrial
New Parking Spaces:	130 spaces, 10 reserved spaces
Municipal Land Use Plan Designation:	Suburban Center
UPI#:	38-4-279

PROPOSAL:

The applicant proposes the construction of a 99,960 square foot industrial building and 130 parking spaces with ten held in reserve. The site, which will be served by public water and public sewer facilities, is located in the Valley Township I Industrial zoning district.

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

Page: 2

Re: Preliminary/Final Land Development - Valley View Lot 8B Industrial Development
Valley Township - LD-06-24-18115

BACKGROUND:

1. The Chester County Planning Commission previously reviewed a preliminary subdivision and land development plan proposal for a portion of this tract (“Lot 8A, 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.

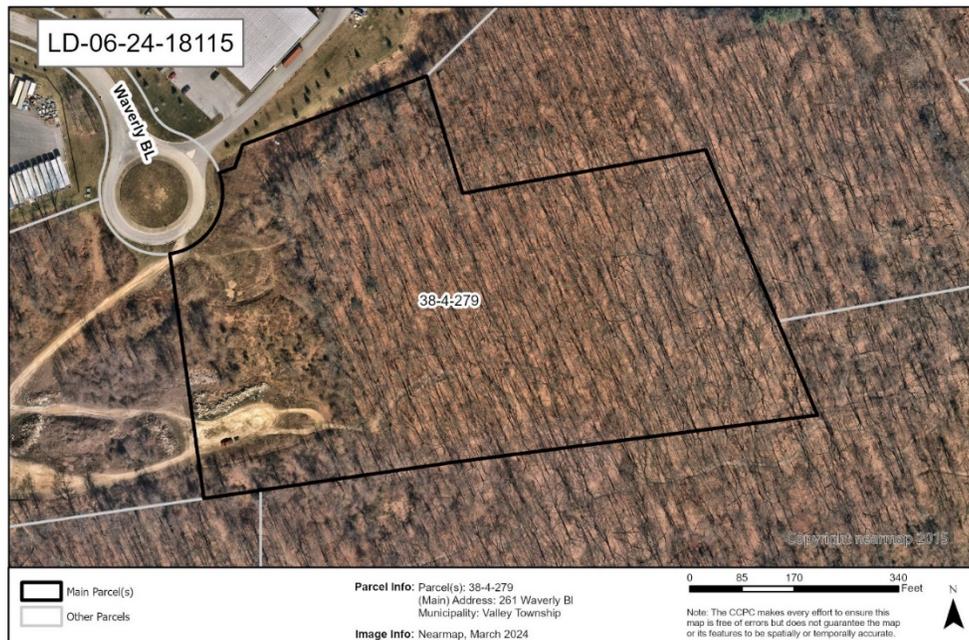
The County Planning Commission also received a subdivision plan for a portion of this tract (Valley View Lot 8), to create Lots 8A and Lot 8B. The Chester County Planning Commission forwarded our review of that plan to the Township in CCPC# SD-08-22-17325, dated August 25, 2022.

The County Planning Commission then reviewed a land development plan for Lot 8A, for the construction of an 81,931 square foot industrial facility and 87 parking spaces. The Chester County Planning Commission forwarded our review of that plan to the Township in CCPC# LD-02-24-17990, dated March 14, 2024.

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 land development is consistent with the objectives of the **Suburban Center Landscape**.



Page: 3

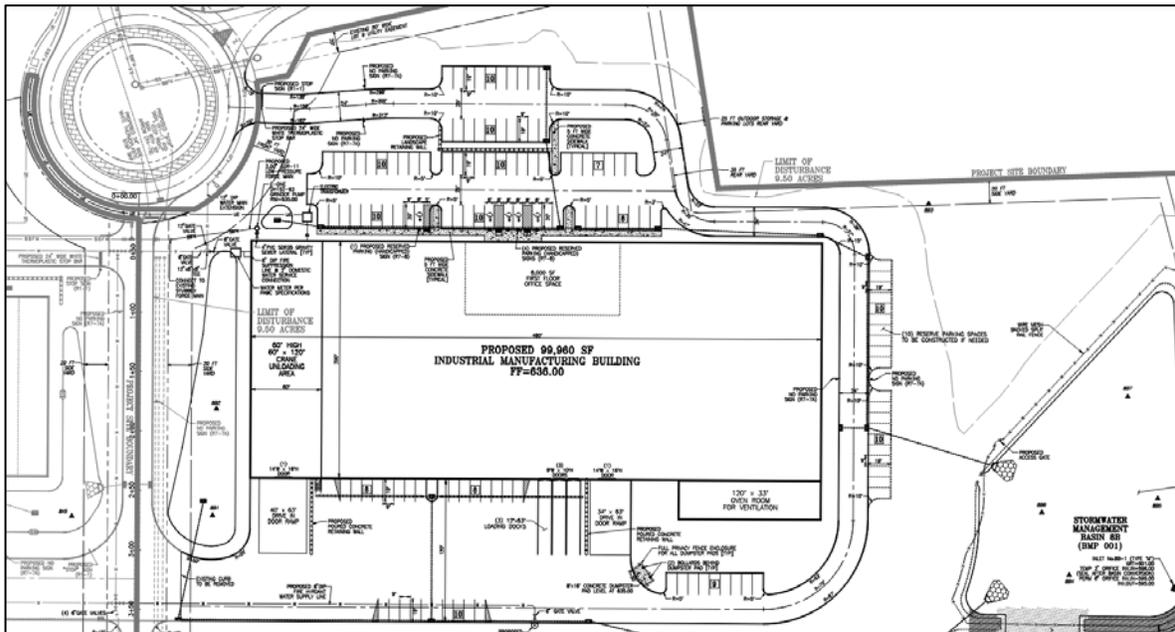
Re: Preliminary/Final Land Development - Valley View Lot 8B Industrial Development
 # Valley Township - LD-06-24-18115

WATERSHEDS 2045:

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

- protecting first order streams, riparian corridors, and existing woodlands;
- reducing stormwater runoff;
- mitigating flood risks;
- implementing source water protection measures; and
- promoting and expanding water-based recreational opportunities and access.

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



*Detail of Valley View Lot 8B 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, as indicated in the “TREE PROTECTION MEASURES AND NOTES” on the plan. Mature trees and shrubs reduce the volume and impacts of stormwater runoff by intercepting precipitation, increasing evapotranspiration, and stabilizing soil through root growth. The removal of trees should be limited to the minimum area needed for the building and support facilities. The limits of 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.

Page: 4
Re: Preliminary/Final Land Development - Valley View Lot 8B Industrial Development
Valley Township - LD-06-24-18115

5. The plan shows 130 parking spaces, with ten in reserve. We suggest that the applicant and the Township evaluate the anticipated parking demand for this facility and determine whether all 130 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. Specifically, 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 a large roof that may offer opportunities to improve the facility's long-term sustainability and reduce its reliance on energy from the grid, such as designs that incorporate "green roofs," "white roofs" and solar photovoltaic energy systems. Green roofs can reduce a building's stormwater runoff, improve insulation, increase the longevity of the roof system, and reduce heating and cooling costs. White roofs can help reflect solar radiation and also reduce cooling costs. Photovoltaic energy systems can improve the facility's long-term sustainability and reduce its reliance on energy from the grid. Additional information on green roofs is available at: <https://www.chescoplanning.org/MuniCorner/eTools/05-GreenRoofs.cfm>. Additional information on alternative energy systems such as photovoltaic systems is available at: <https://www.dvrpc.org/EnergyClimate/AEOWG/>.
7. Due to the extensive impervious cover proposed for Lot 8B, the applicant should consider the following:
 - a. Utilizing permeable paving materials in suitable locations to increase infiltration and decrease runoff volumes;
 - b. Incorporating raingardens, additional vegetated islands, or concrete planters into the parking lot designs. Raingardens can reduce runoff volume by increasing infiltration and promoting evapotranspiration while offering aesthetic benefits;
 - c. Including additional tree plantings in the landscaping plan to increase interception of precipitation.
8. 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.

ADMINISTRATIVE ISSUES:

9. 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.
10. A minimum of four copies of the plan should be presented at the Chester County Planning Commission for endorsement to permit recording of the final plan in accord with the procedures of Act 247, the Pennsylvania Municipalities Planning Code, and to meet the requirements of the Recorder of Deeds, and the Assessment Office.

Page: 5

Re: Preliminary/Final Land Development - Valley View Lot 8B Industrial Development
Valley Township - LD-06-24-18115

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

Sincerely,

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

Wes Bruckno, AICP
Senior Review Planner

cc: Commonwealth Engineers, Inc.
Chester County Conservation District
Mac Valley LLC, Attn: Bill MacCauley



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June 3, 2024

Colleen Patton, Township Administrator
 Warwick Township
 2500 Ridge Road
 Elverson, PA 19520

Re: Final Subdivision - The Estate of Leila Lehrer
 # Warwick Township - SD-05-24-18088

Dear Ms. Patton:

A final subdivision plan entitled "The Estate of Leila Lehrer", prepared by Register Associates, Inc. and dated March 21, 2024, was received by this office on May 17, 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:	On the east side of Saint Peters Road (State Route 4043), north of Harmonyville road
Site Acreage:	62.29 acres
Lots:	3 lots
Proposed Land Use:	Single Family Residential, Agriculture
Municipal Land Use Plan Designation:	Primary Conservation Area (partially) from December 2, 2003 Comprehensive Plan Addendum - Natural and Historic Resources Protection Plan-Transferable Development Rights Study - Fair Share Analysis
UPI#:	19-3-2

PROPOSAL:

The applicant proposes the creation of three lots. The site, which is served by on-site water and sewer facilities, is located in the Warwick Township RA-Residential zoning district. The site contains a dwelling and other structures, but no additional development is proposed by this plan.

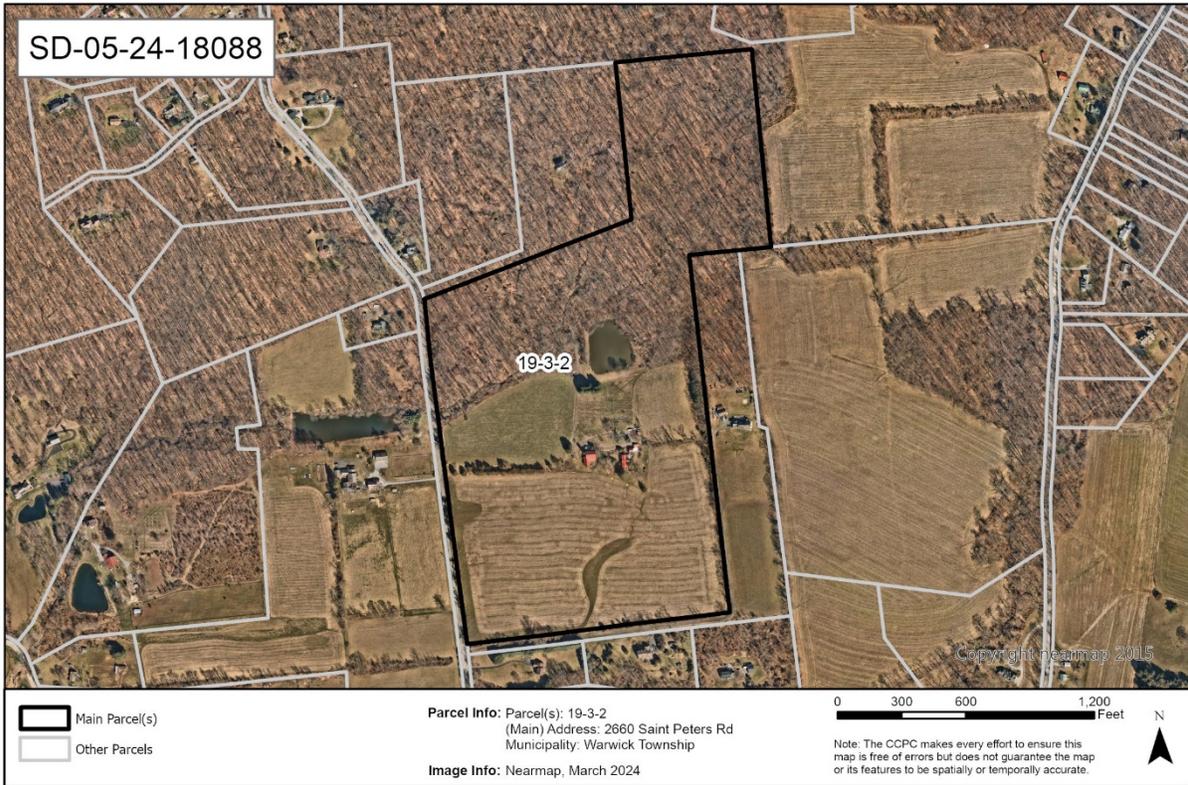
RECOMMENDATION: The County Planning Commission recommends that the issues raised in this letter should be addressed and all Warwick Township issues should be resolved before action is taken on this subdivision plan.

Page: 2
Re: Final Subdivision - The Estate of Leila Lehrer
Warwick Township - SD-05-24-18088

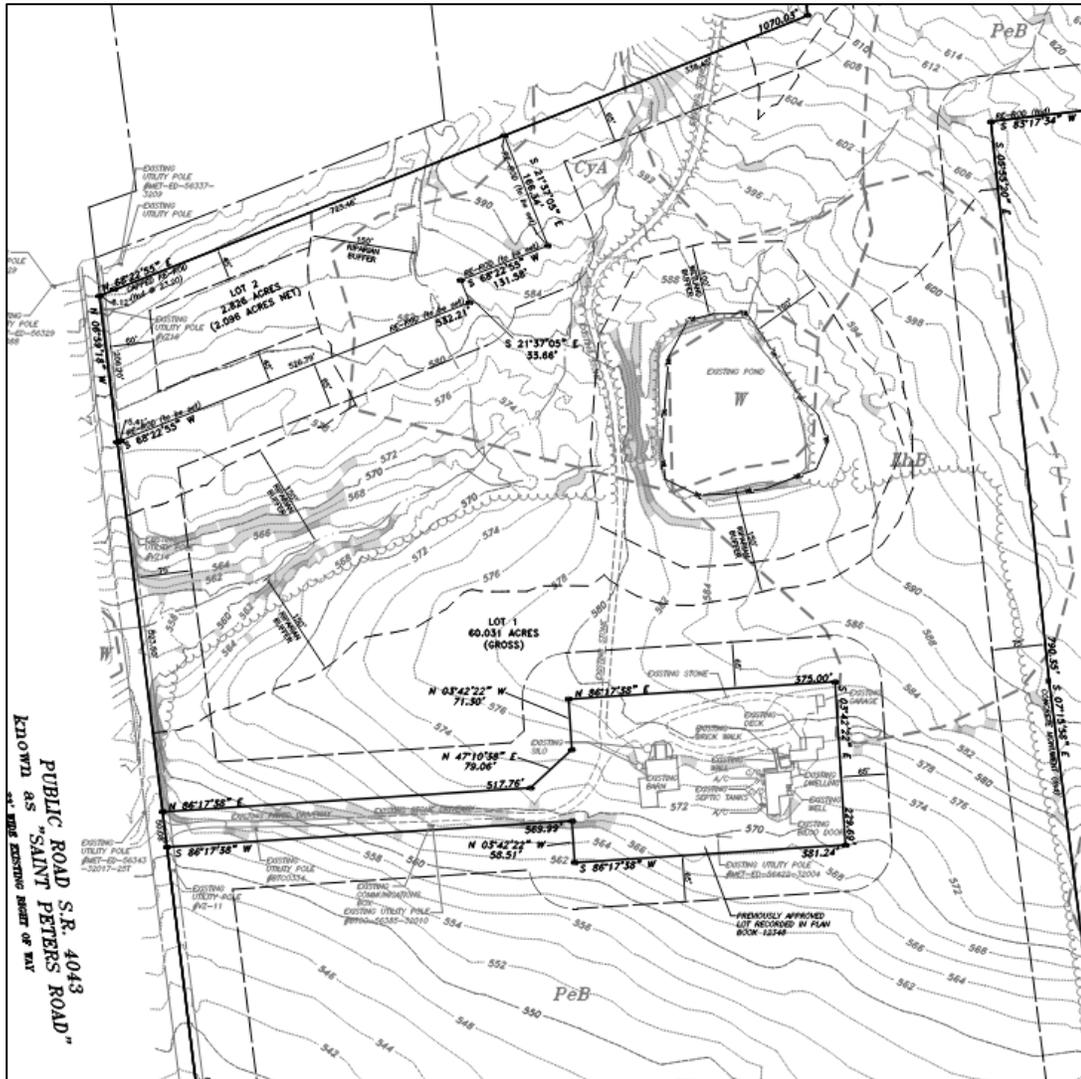
COUNTY POLICY:

LANDSCAPES:

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



Page: 3
 Re: Final Subdivision - The Estate of Leila Lehrer
 # Warwick Township - SD-05-24-18088



*Detail of The Estate of Leila Lehrer
 Final Subdivision Plan*

PRIMARY ISSUES:

2. The site is partially within the "Primary Conservation Area" identified in the December 2, 2003 Warwick Township Comprehensive Plan Addendum and also within the **Hopewell Big Woods**. The **Hopewell Big Woods** represents the last large, unbroken forest in southeastern Pennsylvania. This is an exceptional forest with hundreds of plant and bird species, unique wetlands, and clean streams, and provides open space, drinking water, and unique scenic, cultural, and natural resources. Elverson Borough, East Nantmeal, East Vincent, North Coventry, South Coventry, Warwick, West Nantmeal, and West Vincent Townships have recognized the value of this area by joining the Hopewell Big Woods Partnership, which seeks to conserve the **Woods**. *Landscapes3* also recognizes the **Hopewell Big Woods** as a natural resource priority protection area. Protecting natural areas helps ensure that the critical functions these areas provide will not diminish due to development.

Page: 4
Re: Final Subdivision - The Estate of Leila Lehrer
Warwick Township - SD-05-24-18088

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

However, if development is being considered for the remainder of this site, we encourage the applicant to submit a sketch plan for any future development. A sketch plan allows the applicant to take advantage of County and municipal expertise and consider design recommendations prior to preparing a fully engineered preliminary or final plan.

3. The County Planning Commission's Multimodal Circulation Handbook (2016 Update), which is available online at www.chescoplanning.org/resources/PubsTransportation.cfm, classifies Saint Peters Road (State Route 4043) as a local distributor. The Handbook (page 183) recommends a 50 foot-wide right-of-way for local distributor roads to accommodate future road and infrastructure improvements. We recommend that the applicant and the Township contact PennDOT to determine the appropriate right-of-way to be reserved for this section of Saint Peters Road. We suggest that this area be identified as a dedicated right-of-way and be offered for dedication to PennDOT.
4. The plan should show a proposed well location for Lot 2. The Township should not act on this submission until a proposed well location is shown on the plan. The plan should also show the location of the existing sewage absorption area on the "previously approved lot recorded in plan book 12348", as well as a proposed secondary drainfield area that can be used in the event that the primary drainage field fails. This plan should not be approved until both these features are shown on the plan. This is necessary to verify that minimum isolation distances between wells and sewage absorption areas and/or other features can be achieved; and also because Lot 2 is partially constrained by a riparian buffer area.
5. The applicant should describe the use of the "existing stone" driveway that passes through the parcel, and whether a right-of-way easement is necessary.
6. The plan and 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. Although no development is currently proposed by this subdivision, the future removal of trees should be limited to the minimum area needed for the dwellings and support facilities. The "limits of disturbance" should be delineated to protect all trees that are intended to remain, and orange construction fencing should be placed at the "limit of disturbance" to prevent unintended intrusion into these areas by construction equipment. Additional native trees and shrubs should be incorporated into the landscaping plans to replace and mitigate the loss of removed trees. The Township should also verify that any future development of the site will comply with the Township's riparian buffer requirements. *Landscapes3* supports the comprehensive protection and restoration of the county's ecosystems, including riparian corridors ("Protect" Objective B, page 63).

Page: 5
Re: Final Subdivision - The Estate of Leila Lehrer
Warwick Township - SD-05-24-18088

ADMINISTRATIVE ISSUES:

7. 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.
8. A minimum of five copies of the plan should be presented at the Chester County Planning Commission for endorsement to permit recording of the final plan in accord with the procedures of Act 247, the Pennsylvania Municipalities Planning Code, and to meet the requirements of the Recorder of Deeds, the Assessment Office, 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 Warwick 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: Joseph A Lehrer Family Trust
Chester County Parks + Preservation
Chester County Health Department
Anthony Antonelli, District Permits Manager, PennDOT
Francis J. Hanney, PennDOT



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June 13, 2024

Dale Barnett, Manager
West Brandywine Township
198 Lafayette Road
Coatesville, PA 19320

Re: Preliminary/Final Land Development - Reeceville Elementary School Addition
West Brandywine Township - LD-06-24-18122

Dear Mr. Barnett:

A preliminary/final land development plan entitled "Reeceville Elementary School Addition", prepared by Schradergroup and dated May 17, 2024, was received by this office on June 6, 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 Reeceville Road (State Route 4005), south of Hurley Road
Site Acreage: 25.90 acres
Lots: 1 lot
Non-Res. Square Footage: 10,400 square foot addition
Proposed Land Use: Educational
New Parking Spaces: No new spaces
UPI#: 29-7-166.1-E

PROPOSAL:

The applicant proposes the construction of a 10,400 square foot building addition to the Reeceville Elementary School. The northern portion of the site is located in the MSI Medical/Service Institutional zoning district in West Brandywine Township and the southern portion is located in C2 Regional Commercial zoning district in Caln Township. The building addition will be in the West Brandywine Township portion of the site. The site is served by public water and public sewer facilities. The land development was submitted to the Chester County Planning Commission by West Brandywine Township for our review.

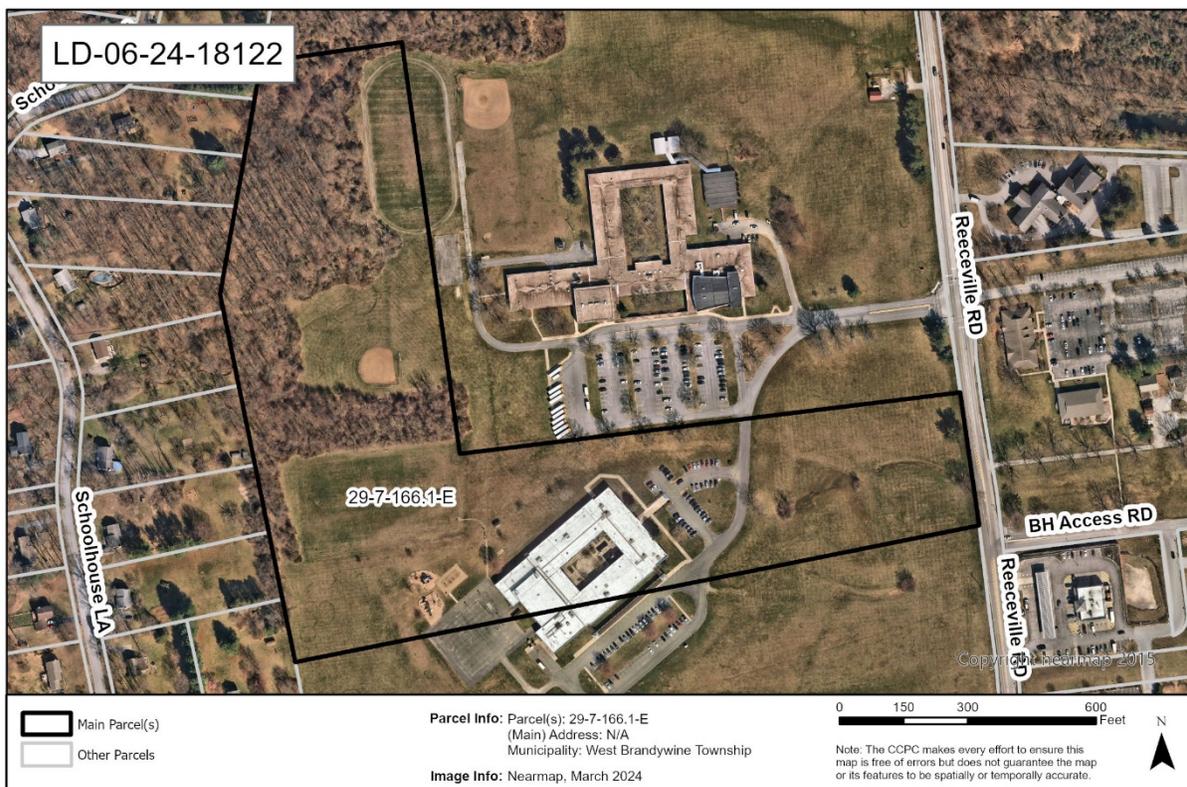
RECOMMENDATION: The County Planning Commission recommends that the issues raised in this letter should be addressed and all West Brandywine Township issues should be resolved before action is taken on this land development plan.

Page: 2
 Re: Preliminary/Final Land Development - Reeceville Elementary School Addition
 # West Brandywine Township - LD-06-24-18122

COUNTY POLICY:

LANDSCAPES:

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



WATERSHEDS 2045:

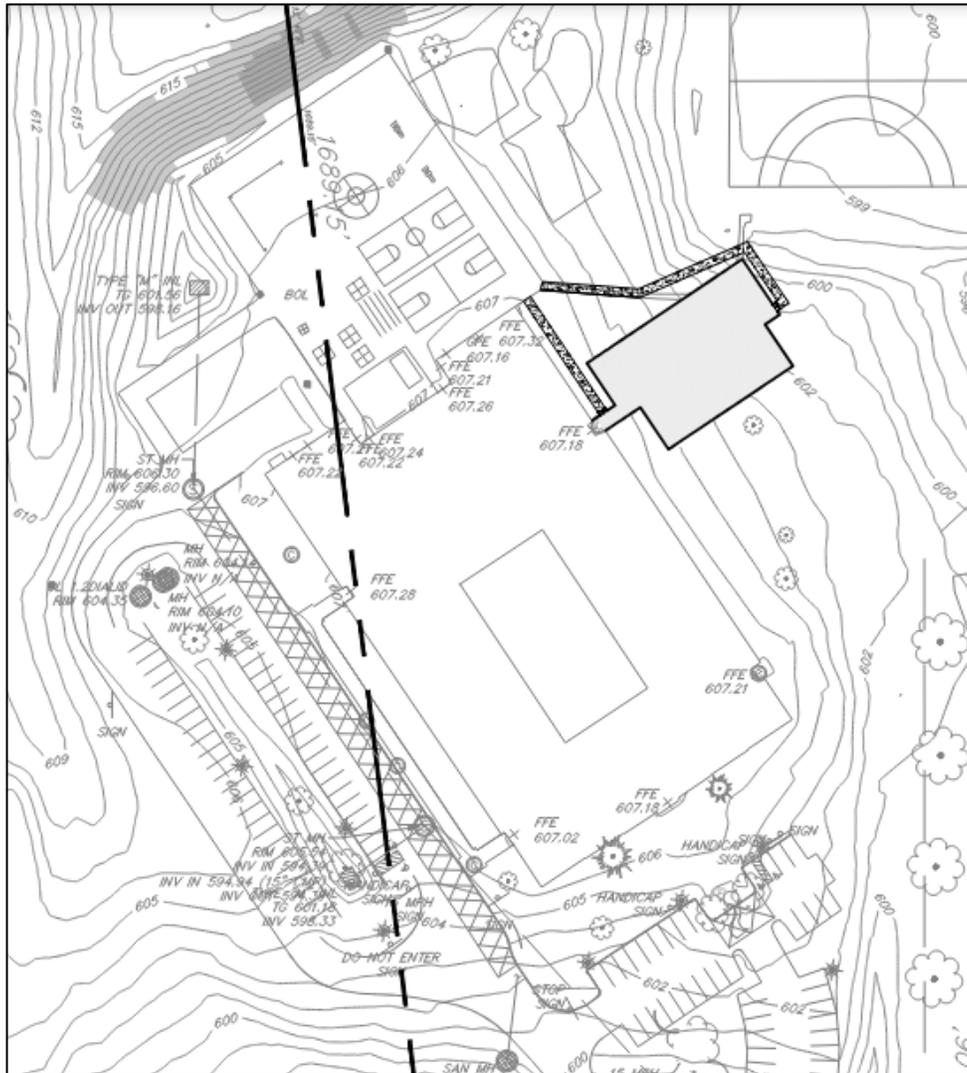
2. **Watersheds 2045**, the County-wide integrated water resources plan and Act 167 Stormwater Management Plan, indicates the proposed development is located within the Upper Brandywine Creek watershed. The **Watersheds 2045** plan's highest priority objectives within this watershed are:
 - protecting first order streams, riparian corridors, and existing woodlands;
 - reducing stormwater runoff;
 - mitigating flood risks;
 - implementing source water protection measures; and
 - promoting and expanding water-based recreational opportunities and access.

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

Page: 3
 Re: Preliminary/Final Land Development - Reeceville Elementary School Addition
 # West Brandywine Township - LD-06-24-18122

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 Reeceville Road (State Route 4005) as a major collector. The Handbook (page 183) recommends an 80 foot-wide right-of-way for major collector roads to accommodate future road and infrastructure improvements. We recommend that the applicant and the Township contact PennDOT to determine the appropriate right-of-way to be reserved for this section of Reeceville Road and that this area be identified as a dedicated right-of-way and be offered for dedication to PennDOT.
4. "Connect" Objective C of *Landscapes3*, the 2018 County Comprehensive Plan, is to provide universally accessible sidewalks, trails, and public transit connections to create a continuous active transportation network within designated growth areas. Pedestrian connectivity between sidewalks and buildings is an important component of a complete sidewalk system in the **Suburban Landscape**. We recommend that the Township strive to create a future sidewalk system in this area that can connect the school to adjoining areas.



Detail of Reeceville Elementary School Addition Land Development Plan

Page: 4
 Re: Preliminary/Final Land Development - Reeceville Elementary School Addition
 # West Brandywine Township - LD-06-24-18122

5. The proposed building includes a roof area that may offer opportunities to improve the facility's long-term sustainability and reduce its reliance on energy from the grid, such as designs that incorporate "green roofs," "white roofs" and solar photovoltaic energy systems. Green roofs can reduce a building's stormwater runoff, improve insulation, increase the longevity of the roof system, and reduce heating and cooling costs. White roofs can help reflect solar radiation and also reduce cooling costs. Photovoltaic energy systems can improve the facility's long-term sustainability and reduce its reliance on energy from the grid. Additional information on green roofs is available at: <https://www.chescoplanning.org/MuniCorner/eTools/05-GreenRoofs.cfm>. Additional information on alternative energy systems such as photovoltaic systems is available at: <https://www.dvrpc.org/EnergyClimate/AEOWG/>.

ADMINISTRATIVE ISSUES:

6. The applicant should contact the office of the Chester County Conservation District (telephone #610-455-1360) for information and clarification on erosion control measures. The provisions of the Commonwealth Erosion Control Regulations may apply to the project and may require an Earth Disturbance Permit or a National Pollutant Discharge Elimination System permit for discharge of stormwater from construction activities. Additional information on this topic is provided online at: <https://www.chesco.org/284/ErosionStormwater>.
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 County 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 West Brandywine Township. However, we appreciate the opportunity to review and comment on this plan. The staff of the Chester County Planning Commission is available to you to discuss this and other matters in more detail.

Sincerely,



Wes Bruckno, AICP
 Senior Review Planner

cc: Schradergroup
 Coatesville Area School District
 Don Vymazal, Caln Township Manager
 Anthony Antonelli, District Permits Manager, PennDOT
 Francis J. Hanney, PennDOT
 Chester County Conservation District



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

June 6, 2024

Sally Slook, Director of Building & Housing
West Chester Borough
401 E. Gay Street
West Chester, PA 19380

Re: Preliminary Land Development - 410 South High Street II
West Chester Borough – LD-05-24-18082

Dear Ms. Slook:

A Preliminary Land Development Plan entitled "410 South High Street II", prepared by Aria Engineering LLC, and dated April 16, 2024, was received by this office on May 8, 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 South High Street, between Dean Street and Price Street
Site Acreage:	1.29
Lots/Units:	1 existing lot
Proposed Land Use:	139 unit apartment building
New Parking Spaces:	175
Municipal Land Use Plan Designation:	Town Center
UPI#:	1-9-1030

PROPOSAL:

The applicant proposes the construction of a 139 unit apartment building. The Zoning Table on Sheet 3 indicates that the maximum building height will be 45 feet. Vehicular access to the lower and upper parking levels will be provided from Price Street (State Route 52). A plaza/public space area will be provided on the south side of the building along Price Street. The existing building on the site will be removed. The project site, which will be served by public water and public sewer, is located in the TC Town Center zoning district.

RECOMMENDATION: The County Planning Commission recommends that the issues raised in this letter should be addressed, particularly the design issues discussed in comments #4 through #6, and all Borough issues should be resolved before action is taken on this land development plan.

Page: 3
Re: Preliminary Land Development - 410 South High Street II
West Chester Borough – LD-05-24-18082



Architectural Plan Details, Appendix B: Impact Assessment Report, dated April 16, 2024

Page: 4
 Re: Preliminary Land Development - 410 South High Street II
 # West Chester Borough – LD-05-24-18082

BACKGROUND:

1. The Chester County Planning Commission previously reviewed a preliminary land development plan for this site (“410 South High Street,” dated February 6, 2023), which addressed the construction of a mixed-use building containing 125 apartment units, 9,200 square feet of commercial retail space, and 170 parking spaces (CCPC# LD-02-23-17573, dated March 29, 2023). It is our understanding that, on December 20, 2023, the Borough granted preliminary plan approval for a revised plan (dated February 6, 2023 and last revised September 22, 2023) proposing the construction of 128 apartment units. It is also our understanding that the prior land development plan submission is still an active application; we note the Act 247 County Referral Form identifies the current plan submission as a “New proposal.”

COUNTY POLICY:

LANDSCAPES:

2. 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. 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 2045:

3. *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/watersheds2045.

PRIMARY ISSUES:

Design Issues:

4. While situated in the Borough’s Town Center zoning district, the project site adjoins residential areas to the west and to the south zoned NC-2 Neighborhood Conservation. We note that, while the maximum height permitted in the Town Center district is 45 feet, the maximum height in the NC-2 district is 35 feet. We recommend that the applicant and Borough consider providing fourth-floor step backs, in order to mitigate the massing and height differences between the new building and the adjoining parcels. The County Planning Commission’s Urban Center Design Guide (page 21) recommends that the height of new buildings should match or gradually transition from the existing scale and unique characteristics of nearby properties. The Design Guide is available online at: <https://www.chescoplanning.org/municorner/PDF/UrbanCenterDesignGuide.pdf>.

Page: 5
 Re: Preliminary Land Development - 410 South High Street II
 # West Chester Borough – LD-05-24-18082

5. Map 2: Historic Resources Inventory in the Borough’s 2011 Historic Preservation Plan indicates that parcels to the north, west, and south of the project site contain historic resources that contributed to the 2005 West Chester Borough National Register Historic District Boundary increase. The applicant and Borough should ensure that the design of the proposed development respects the design, materials, and massing of the neighboring 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.
6. We suggest that the applicant and Borough consider providing commercial use(s) on the ground floor of the building that would serve the community as well as the building’s residents. *Landscapes3* supports mixed-use development in the Urban Center Landscape.
7. The project site is located within the study limits of the Borough’s 2020 South High Street Corridor Plan. The plan identifies that the development of this portion of the corridor, from Union Street to Lacey Street, is critical to realize the community’s vision to connect the Borough’s Historic and Commercial core to the West Chester University campus (page 48). The applicant and Borough should ensure that this proposal is generally consistent with the recommendations set forth in the plan, which is currently available online at:
<https://www.chescoplanning.org/municorner/PDF/VPP-HighStreetCorridorStudy.pdf>.
8. We acknowledge, and endorse, that the design of the Landscape Plan (Sheet LP-100) includes the planting of additional street trees, which are an essential design element in the Urban Center Landscape.
9. While the site plan appears to depict that two entrances will be provided at the northeast corner of the building, at the South High Street/Dean Street intersection, the site plan should clearly depict the location of all proposed building entrances.

Access and Circulation:

10. We acknowledge, and endorse, the installation of sidewalks and crosswalk areas. Sidewalks are an essential design element in the **Urban Center Landscape**.
11. The site plan identifies 36 of the 175 proposed parking spaces as “bonus spaces.” It is identified on Page 1 of the Parking Study Evaluation (prepared by Bowman, April 16, 2024) that the bonus spaces, which are stacked behind available spaces, are intended to be marketed and leased to residents who desire additional parking spaces. The applicant should clearly identify how this parking arrangement will function, including any signage and pavement markings required for this parking arrangement.
12. There is an existing bus stop for SEPTA Bus Route 104 on the project site. The applicant and Borough should coordinate with SEPTA regarding any potential bus stop improvements at this location. We note that there is only an existing bus stop sign affixed to a tree at this location. Consideration should be provided for making this bus stop more visible and user friendly.
13. The applicant and Borough should consider providing dedicated bicycle parking. Bicycle racks should be located in visible areas near building entrances and/or areas of pedestrian activity such as bus shelters, and they should be located under a shelter or building overhang to provide shelter from the elements. Additional information on this topic is provided in the County Planning Commission’s Multimodal Circulation Handbook (2016 Update), which is available online at:
www.chesco.org/documentcenter/view/27029.

Page: 6
 Re: Preliminary Land Development - 410 South High Street II
 # West Chester Borough – LD-05-24-18082

Affordably-Priced Housing Units:

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

Stormwater Management:

15. 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.
16. Access points for maintenance and inspections of the subsurface stormwater infiltration systems should be located and designed to facilitate maintenance and potential repairs with minimal disturbance to surrounding uses. In addition, subsurface systems may be considered confined spaces that require additional safety requirements for inspection and maintenance.

ADMINISTRATIVE ISSUES:

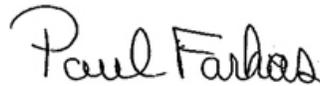
17. According to the Waivers Requested table on Sheet 1, the applicant is requesting four waivers from the design standards set forth in Article IV of the Borough Subdivision and Land Development Ordinance, pertaining to the design of the proposed driveway on Price Street, along with two waivers from the Infiltration Requirements set forth in Section 94-306 of the Borough Stormwater Management 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 requirements are intended to manage.
18. As noted in our previous review, Item 10 in the Sequence of Construction table on Sheet 8 includes the application of waterproofing to the exterior of all subsurface foundation walls. The applicant should ensure that a licensed professional inspects the area after waterproofing is applied.
19. The site plan depicts the location of several retaining walls. We suggest that the applicant and Borough refer to the Retaining Wall Design Standards planning eTool in its design of these retaining walls, which is available online at:
<https://www.chescoplanning.org/MuniCorner/eTools/74-RetainingWalls.cfm>.
20. The Borough Fire Marshal should verify the design and location of all proposed fire-protection facilities.
21. The Borough should ensure that this proposal provides for in-building coverage for public safety and emergency service radio communications. The applicant should contact the Chester County Department of Emergency Services Technical Division at 610-344-5000 for additional information on this issue.

Page: 7
Re: Preliminary Land Development - 410 South High Street II
West Chester Borough – LD-05-24-18082

22. A Pennsylvania Department of Transportation (PennDOT) 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.
23. The applicant should contact the office of the Chester County Conservation District (telephone #610-455-1360) for information and clarification on erosion control measures. The provisions of the Commonwealth Erosion Control Regulations may apply to the project and may require an Earth Disturbance Permit or a National Pollutant Discharge Elimination System permit for discharge of stormwater from construction activities. Additional information on this topic is provided online at: <https://www.chesco.org/284/ErosionStormwater>.
24. Sheet 2 indicates that the project site consists of two separate parcels (Parcel A and Parcel B), which appear to be references to the total number of historic premises/tracts identified in the deed of the current parcel, rather than the existing parcel identified in current County mapping records (UPI# 1-9-1030). This should be clarified by the applicant.
25. 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 West Chester Borough. However, we appreciate the opportunity to review and comment on this plan. The staff of the Chester County Planning Commission is available to you to discuss this and other matters in more detail.

Sincerely,



Paul Farkas
Senior Review Planner

cc: High Street 410 LLC
Aria Engineering LLC
Gary D. Saluti and Suzanne M. Dunphy
Chester County Conservation District
Anthony Antonelli, District Permits Manager, PennDOT
Francis J. Hanney, PennDOT
Chester County Water Resources Authority
SEPTA (Attn. Planning Division)



THE COUNTY OF CHESTER



COMMISSIONERS

Josh Maxwell
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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

June 26, 2024

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

Re: Final Subdivision - Woodlands at Greystone (Phase 6)
West Goshen Township – SD-05-24-18105

Dear Mr. Bashore:

A Final Subdivision Plan entitled Woodlands at Greystone (Phase 6), prepared by Horizon Engineering Associates, LLC, and dated August 4, 2009, and last revised on April 5, 2024, was received by this office on May 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 subdivision for your consideration.

PROJECT SUMMARY:

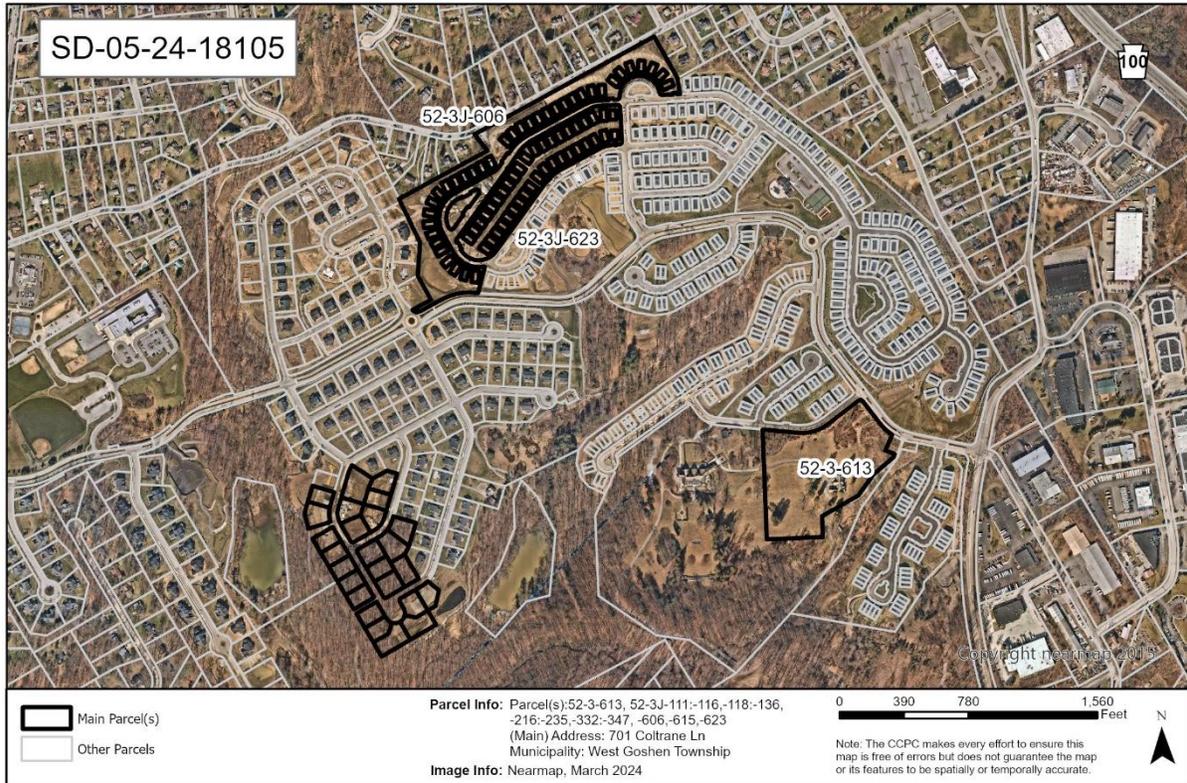
Location:	west side of Phoenixville Pike, north of Route 322
Site Acreage:	41.91 acre portion of 434.17 acre tract
Proposed Land Use:	61 Single Family Residential Units
Municipal Land Use Plan Designation:	High Density Residential; Mixed Use; and Open Space
UPI#:	52-3-613, 52-3J-111 to 52-3J-116, 52-3J-118 to 52-3J-136, 52-3J-216 to 52-3J-235, 52-3J-332 to 52-3J-347, 52-3J-606, 52-3J-615, and 52-3J-623

PROPOSAL:

The Chester County Planning Commission has previously reviewed several plans for the Woodlands at Greystone development, a 589 unit residential development on a 434.17 acre tract. The current plan submission addresses the construction of the sixth, and final, phase of this project, which proposes the construction of 61 residential units. The project site, which will be served by public water and public sewer, is located in the R-3B Flexible Design Conservation zoning district.

RECOMMENDATION: The County Planning Commission has no planning issues with this subdivision plan. All Township issues should be resolved before action is taken on this subdivision plan.

Page: 2
 Re: Final Subdivision - Woodlands at Greystone (Phase 6)
 # West Goshen Township – SD-05-24-18105



BACKGROUND:

1. The Chester County Planning Commission previously reviewed a subdivision plan which addressed revisions for Phase 5 of the Woodlands at Greystone development (CCPC# SD-09-22-17364, dated September 23, 2022). According to our records, this plan was approved by the Township on September 19, 2023.

COUNTY POLICY:

LANDSCAPES:

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

Page: 3
Re: Final Subdivision - Woodlands at Greystone (Phase 6)
West Goshen Township – SD-05-24-18105



Site Plan Detail, Sheet 27B (Phasing Plan): Woodlands at Greystone (Phase 6)

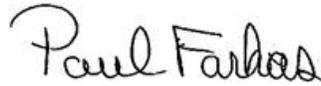
ADMINISTRATIVE ISSUES:

3. 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: 4
Re: Final Subdivision - Woodlands at Greystone (Phase 6)
West Goshen Township – SD-05-24-18105

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

Sincerely,

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

Paul Farkas
Senior Review Planner

cc: RLD Greystone, LLC
Jerrehian, LLC
Horizon Engineering Associates, LLC



THE COUNTY OF CHESTER



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

June 13, 2024

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

Re: Preliminary Subdivision - 513 Susan LLC
West Goshen Township – SD-05-24-18106

Dear Mr. Bashore:

A Preliminary Subdivision Plan entitled "513 Susan LLC", prepared by Register Associates Inc., and dated April 30, 2024, was received by this office on June 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:

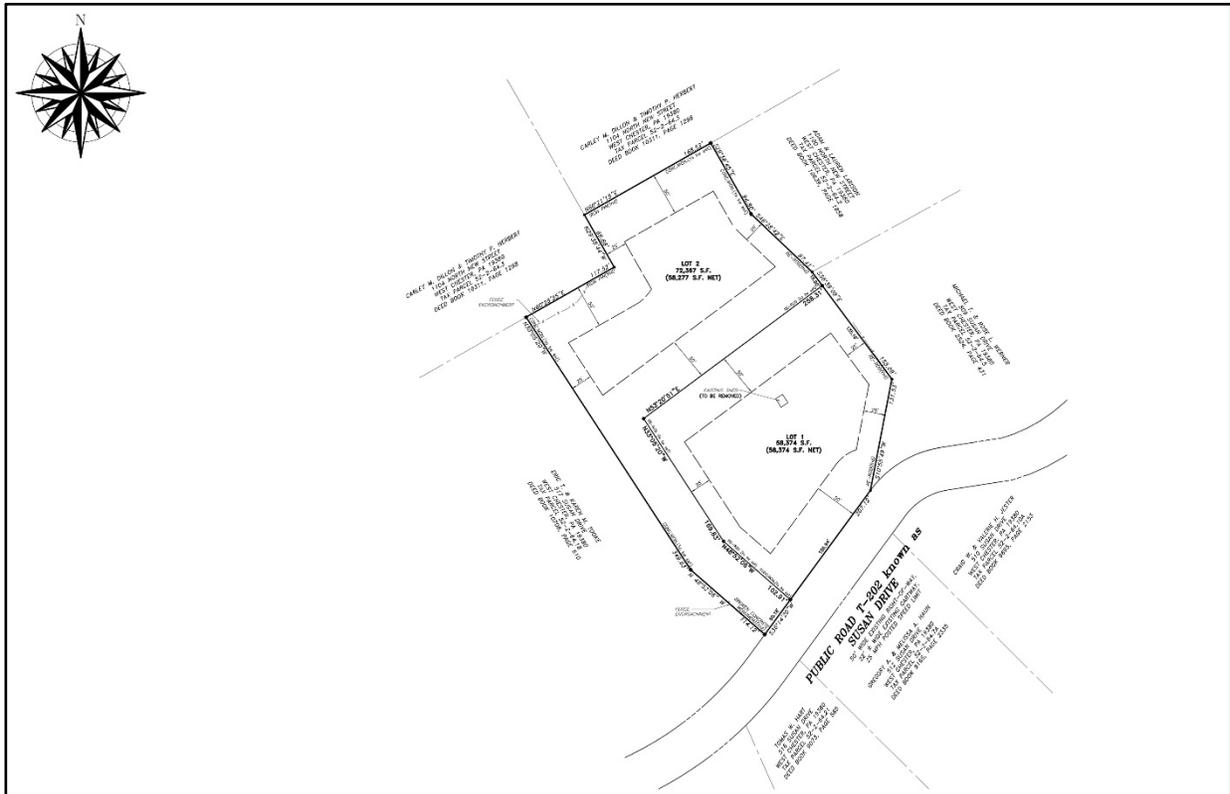
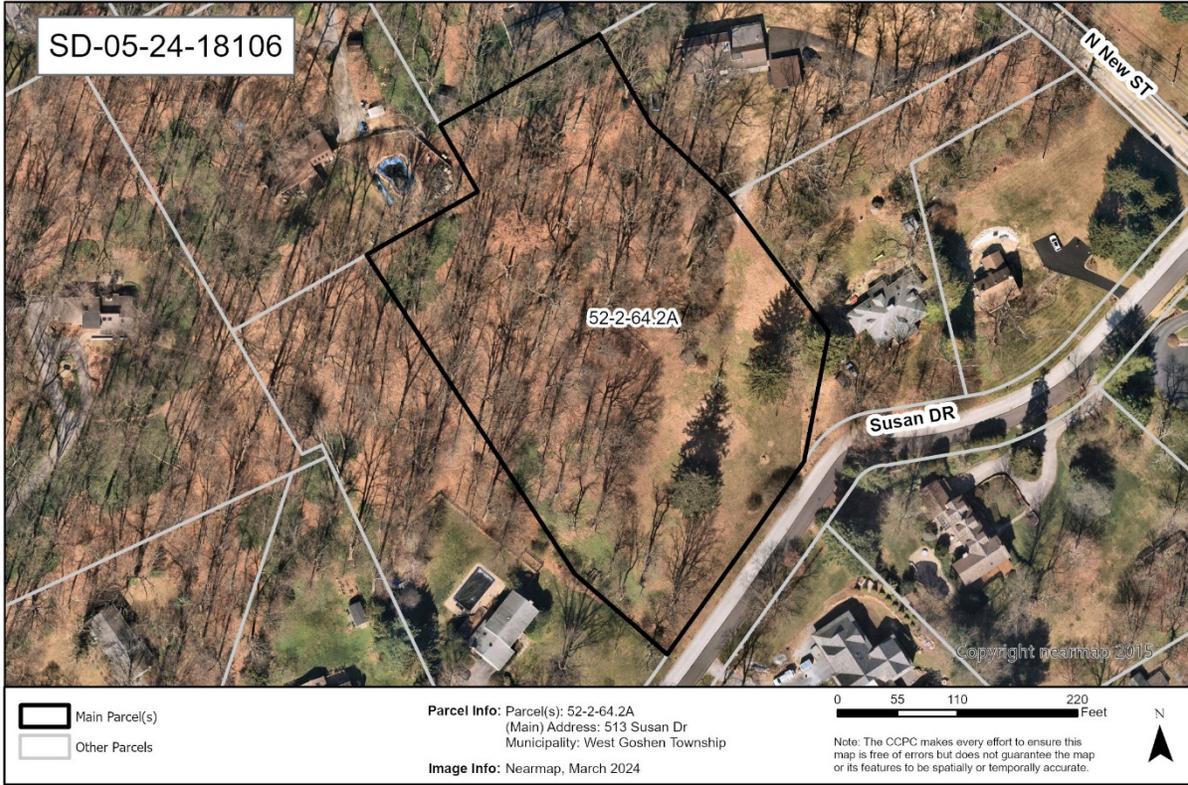
Location:	north side of Susan Drive, west of North New Street
Site Acreage:	3.00
Lots/Units:	2 lots
Non-Res. Square Footage:	0
Proposed Land Use:	Single Family Residential
Municipal Land Use Plan Designation:	Residential Infill Development
UPI#:	52-2-64.2A

PROPOSAL:

The applicant proposes the creation of two single family residential lots. The project site, which will be served by public water and public sewer, is located in the R-2 Residential zoning district.

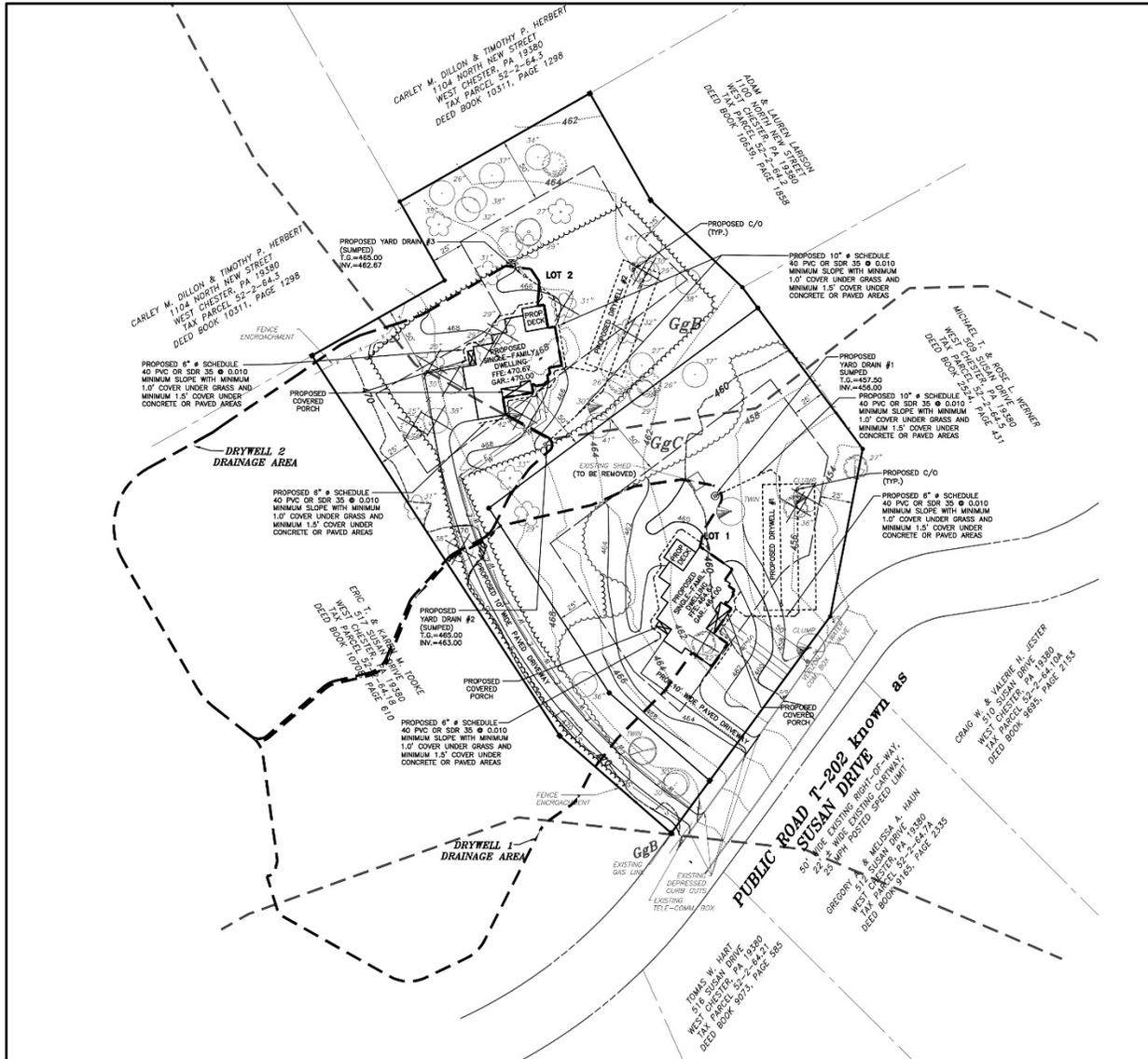
RECOMMENDATION: The County Planning Commission recommends that the issues raised in this letter should be addressed, and all Township issues should be resolved before action is taken on this subdivision plan.

Page: 2
Re: Preliminary Subdivision - 513 Susan LLC
West Goshen Township – SD-05-24-18106



Site Plan Detail, Sheet 2: Preliminary Subdivision - 513 Susan LLC

Page: 3
Re: Preliminary Subdivision - 513 Susan LLC
West Goshen Township – SD-05-24-18106



Site Plan Detail, Sheet 4: Preliminary Subdivision - 513 Susan LLC

BACKGROUND:

1. The Chester County Planning Commission has previously reviewed a subdivision proposal that included the current project site. CCPC# SD-03-21-16683, “Struckmeyer Subdivision,” dated April 20, 2021, addressed two conveyances between three residential parcels (UPI# 52-2-64.2, 52-2-64.2A, and 52-2-64.18). According to our records, this subdivision plan was approved by Township on June 15, 2021.

COUNTY POLICY:

LANDSCAPES:

2. The project site is located within the **Suburban Landscape** designation of [Landscapes3](#), the 2018 County Comprehensive Plan. The vision for the **Suburban Landscape** is predominantly residential communities with locally-oriented commercial uses and facilities, accommodating growth at a

Page: 4
 Re: Preliminary Subdivision - 513 Susan LLC
 # West Goshen Township – SD-05-24-18106

medium density that retains a focus on residential neighborhoods, with enhancements in housing diversity and affordability. The proposed subdivision is consistent with the objectives of the **Suburban Landscape**.

WATERSHEDS 2045:

3. *Watersheds 2045*, the County-wide integrated water resources plan and Act 167 Stormwater Management Plan, indicates the proposed development is located within the Upper Brandywine Creek watershed. The *Watersheds 2045* plan's highest priority objectives within this watershed are: protecting first order streams, riparian corridors, and existing woodlands; reducing stormwater runoff; mitigating flood risks; implementing source water protection measures; and promoting and expanding water-based recreational opportunities and access. *Watersheds 2045* can be accessed at www.chesco.org/watersheds2045.

PRIMARY ISSUES:

4. We suggest that the applicant and the Township consider the use of a shared driveway entrance for both lots. Shared driveways can reduce the number of new access points on public roads, limit impervious coverage, reduce earth disturbance and lower construction costs.
5. The plan and 2024 aerial photography indicate that a portion of the site is wooded. Mature trees and shrubs reduce the volume and impacts of stormwater runoff by intercepting precipitation, increasing evapotranspiration, and stabilizing soil through root growth. The removal of trees should be limited to the minimum area needed for the dwellings and support facilities. The "limits of disturbance" should be delineated to protect all trees that are intended to remain, and orange construction fencing should be placed at the "limit of disturbance" to prevent unintended intrusion into these areas by construction equipment. Additional native trees and shrubs should be incorporated into the landscaping plans to replace and mitigate the loss of removed trees.

ADMINISTRATIVE ISSUES:

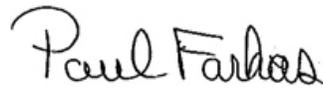
6. Land disturbance and land development activities that occur within Chester County must comply with the ***County-wide Act 167 Stormwater Management Plan for Chester County, PA*** (August 2022) and the associated Act 167 stormwater management ordinance standards adopted by each municipality.
7. The applicant is requesting three waivers from the provisions of the Township Subdivision and Land Development Ordinance, along with one waiver from Chapter 69-Soil Erosion and Sediment Control of the Township. Waiver requests should only be granted following the determination that the proposed project either meets the purpose of these requirements or does not create the impacts that these provisions are intended to manage.
8. The site plan states that the individual property owner will be responsible for the ownership and maintenance of all stormwater management facilities on their lot. Ongoing efforts by the municipality may be needed to educate the homeowners so that they can fully understand and fulfill the operation and maintenance requirements for these facilities.

Page: 5
Re: Preliminary Subdivision - 513 Susan LLC
West Goshen Township – SD-05-24-18106

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.

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

Sincerely,



Paul Farkas
Senior Review Planner

cc: 513 Susan LLC
B&G Properties, LLC
Register Associates, Inc.



THE COUNTY OF CHESTER



COMMISSIONERS

Josh Maxwell
Marian D. Moskowitz
Eric M. Roe

Brian N. O'Leary, AICP
Executive Director

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601 Westtown Road
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(610) 344-6285 Fax (610) 344-6515

June 5, 2024

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

Re: Final Land Development - 2416 Chestnut Tree Road
West Nantmeal Township - LD-05-24-18083

Dear Ms. Kolpak:

A final land development plan entitled "2416 Chestnut Tree Road", prepared by HNT Engineering & Surveying and dated April 19, 2024, was received by this office on May 8, 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 Chestnut Tree Road (State Route 4025); to the north of Horseshoe Pike (State Route 322). The municipal boundary with Honey Brook Township is to the west.
Site Acreage:	12.62 acres
Lots/Units:	1 lot/1 structure
Non-Res. Square Footage:	50,000 square feet
Proposed Land Use:	Industrial
New Parking Spaces:	30 spaces
Municipal Land Use Plan Designation:	Industrial
UPI#:	23-6-16.3

PROPOSAL:

The applicant proposes the construction of a 50,000 square foot industrial building and 30 parking spaces. The site, which will be served by on-site water and on-site sewer facilities, is located in the West Nantmeal Township LI Limited Industrial zoning district.

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

Page: 2
Re: Final Land Development - 2416 Chestnut Tree Road
West Nantmeal Township - LD-05-24-18083

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 area immediately to the west across Chestnut Tree Road from this site is located in the **Rural Center Landscape**. This landscape often evolves from a village at an historic crossroads that has expanded over time. The vision for the **Rural Center Landscape** is as a community focal point for the surrounding rural and agricultural areas that accommodates limited growth, with transportation infrastructure and amenities provided at a village scale and character. The proposed land development is consistent with the objectives of the **Rural Landscape**, due to its proximity to the **Rural Center Landscape**.



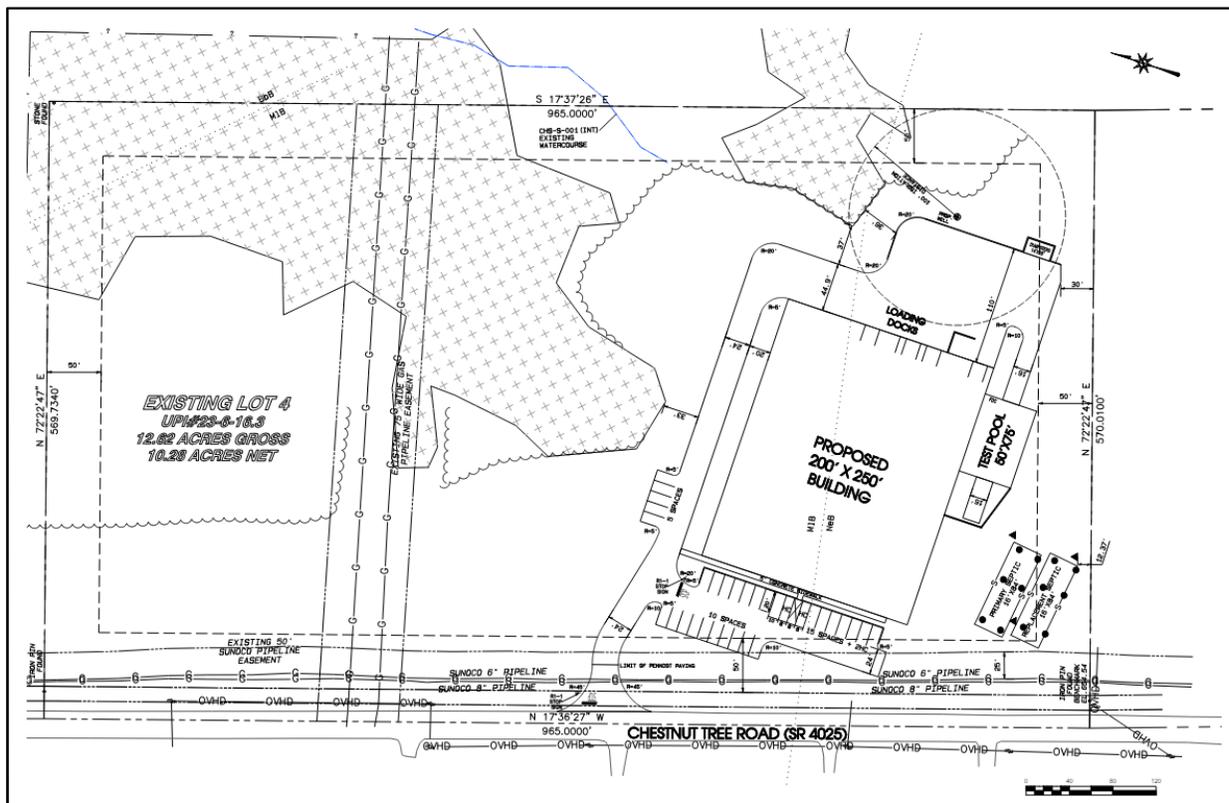
Page: 3
 Re: Final Land Development - 2416 Chestnut Tree Road
 # West Nantmeal Township - LD-05-24-18083

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 Upper Brandywine Creek watershed. The *Watersheds 2045* plan's highest priority objectives within this watershed are:

- protecting first order streams, riparian corridors, and existing woodlands;
- reducing stormwater runoff; mitigating flood risks;
- implementing source water protection measures; and
- promoting and expanding water-based recreational opportunities and access.

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



*Detail of 2416 Chestnut Tree Road
 Final Land Development Plan*

PRIMARY ISSUES:

3. The County Planning Commission's Multimodal Circulation Handbook (2016 Update), which is available online at www.chescoplanning.org/resources/PubsTransportation.cfm, classifies Chestnut Tree Road (State Route 4025) as a minor collector. The Handbook (page 183) recommends an 80-foot-wide right-of-way for minor collector roads to accommodate future road and infrastructure improvements. We recommend that the applicant and the Township contact PennDOT to determine the appropriate right-of-way to be reserved for this section of Chestnut Tree Road. We suggest that this area be identified as a dedicated right-of-way and be offered for dedication to PennDOT.

Page: 4
 Re: Final Land Development - 2416 Chestnut Tree Road
 # West Nantmeal Township - LD-05-24-18083

4. We also recommend that West Nantmeal Township and Honey Brook Township work with PennDOT regarding future improvements to the Chestnut Tree Road (State Route 4025) and Horseshoe Pike (State Route 322) intersection to the south of this site.
5. In the future, we recommend that West Nantmeal Township and Honey Brook Township work together to improve the potential walkability along this portion of Chestnut Tree Road. Sidewalks can improve pedestrian safety in this area, especially for the residents in the single-family development to the west of Chestnut Tree Road and ultimately for pedestrians at the New Village Greene development farther south.
6. The plan proposes 30 parking spaces. A narrative submitted by the applicant from HNT Engineering & Surveying (undated) indicates that the facility is proposed to employ 30 to 40 persons. However, we suggest that the applicant and the Township evaluate the initial parking demand for this facility and determine whether all of the proposed parking spaces will be immediately necessary. If fewer spaces are required, we suggest that the extra spaces could be landscaped and held in reserve instead of being paved. The reserve spaces could be converted to paved spaces in the future if it becomes evident that they are actually needed. Reserving parking spaces in this manner can help to reduce initial construction costs, limit the creation of impervious surfaces, and increase opportunities for landscaping.
7. The proposed stormwater management basin should be designed to conform with the natural drainage pattern and existing topography of the site to limit earth disturbance and minimize soil compaction. Applying these considerations enhances the potential of the stormwater basins to become visual amenities and offer opportunities for passive recreation for the facilities employees.

To provide visual interest, the shapes of the basins should be as natural looking as practical. The natural topography is usually curvilinear and less “boxy” or geometrically shaped. Creating a variety of slope changes so the sides of the basins undulate also mimics natural conditions. The appearance of the basins can be further enhanced with native trees, shrubs, grasses, and other flowering species to increase their water treatment functions and aesthetic value. To maximize opportunities for passive recreation, the perimeters of the basins should incorporate features such as trails, viewpoints, and seating areas.

8. The proposed building includes large roof areas that may offer opportunities to improve the facility’s long-term sustainability and reduce its reliance on energy from the grid, such as designs that incorporate “green roofs,” “white roofs” and solar photovoltaic energy systems. Green roofs can reduce a building’s stormwater runoff, improve insulation, increase the longevity of the roof system, and reduce heating and cooling costs. White roofs can help reflect solar radiation and also reduce cooling costs. Photovoltaic energy systems can improve the facility’s long-term sustainability and reduce its reliance on energy from the grid. Additional information on green roofs is available at: <https://www.chescoplanning.org/MuniCorner/eTools/05-GreenRoofs.cfm>. Additional information on alternative energy systems such as photovoltaic systems is available at: <https://www.dvrpc.org/EnergyClimate/AEOWG/>.
9. The Chester County Planning Commission does not endorse the use of on-site water or sewer for commercial or industrial uses, due to the potential for high wastewater flows and the contamination of groundwater resources. We recommend that the applicant connect to public systems in consideration of potable water safety and water supply dependability when they become available within a reasonable distance.

Page: 5
Re: Final Land Development - 2416 Chestnut Tree Road
West Nantmeal Township - LD-05-24-18083

10. The proposed land development is near transmission pipelines operated by Texas Eastern Transmission Corporation (Enbridge) and Sunoco Pipeline (Energy Transfer). We suggest that the applicant contact the pipeline operators to ensure that the land development does not result in any encroachments into the pipeline rights-of-way. We recommend that the plan include the field survey location of the pipelines, the sizes, materials and depths (if known), and the types of products typically being transported through the pipelines. Pipeline operator contact information is located on the pipeline markers within the easements and can also be found at the Chester County Pipeline Information Center Pipeline Operators page:
<http://www.chescoplanning.org/pic/operators.cfm>.
11. The site contains delineated wetlands. Although it does not appear that any development activity will encroach into the delineated wetland area, the applicant should be aware that placement of fill in wetlands is regulated by the Corps of Engineers in accordance with Section 404 of the Clean Water Act (1977) and the Department of Environmental Protection under Chapter 105 Rules and Regulations for the Bureau of Dams and Waterway Management.
12. The plan and 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 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.

13. While we acknowledge the planting of evergreen trees is proposed along the property frontage, we encourage the applicant to provide additional native evergreen and deciduous trees and shrubs to better screen the front yard parking from the public right-of-way. We also suggest the applicant consider limiting the use of white pine trees because, while they tend to grow quickly, they may require additional maintenance to remove deceased lower limbs.

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

Page: 6
Re: Final Land Development - 2416 Chestnut Tree Road
West Nantmeal Township - LD-05-24-18083

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,



Wes Bruckno, AICP
Senior Review Planner

cc: A&J Specialties, LLC
HNT Engineering & Surveying
Chester County Health Department
Anthony Antonelli, District Permits Manager, PennDOT
Francis J. Hanney, PennDOT
Chester County Conservation District
Warren Obenski, Honey Brook Township Manager



THE COUNTY OF CHESTER



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June 14, 2024

Candace Miller, Secretary
 West Nottingham Township
 100 Park Road
 P.O. Box 67
 Nottingham, PA 19362

Re: Preliminary/Final Land Development - Stoneyfield Estates
 # West Nottingham Township – LD-05-24-18091

Dear Ms. Miller:

A Preliminary/Final Land Development Plan entitled "Stoneyfield Estates", prepared by Howell Engineering, and dated March 26, 2024, was received by this office on May 17, 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:	north side of Saint Patty Drive, south of Sunrise Drive
Site Acreage:	42.10
Lots:	3 existing lots
Non-Res. Square Footage:	2,600
Proposed Land Use:	Replace wastewater treatment plant serving an existing residential community
Municipal Land Use Plan Designation:	Rural Protection, adjoining Industrial/Employment
UPI#:	68-6-147.3, 68-6-147.2, 68-6-147.1

PROPOSAL:

The applicant proposes to replace the wastewater treatment plant servicing the Stoneyfield Estates residential community. The proposed improvements include the construction of an 800 square foot control/pump building, and an 1,8000 square foot storage/office building. The plan also indicates that additional stormwater management facilities will be added within the existing development. The project site is located in the I Industrial zoning district.

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

Page: 3
 Re: Preliminary/Final Land Development - Stoneyfield Estates
 # West Nottingham Township – LD-05-24-18091

BACKGROUND:

1. The Chester County Planning Commission previously reviewed a land development plan for this site, that addressed the construction of an additional 85 residential units and 3,800 linear feet of new road at the existing mobile home park (CCPC# LD-12-14-10960, dated December 16, 2014). According to our records, this plan was approved by the Township on August 9, 2016.

COUNTY POLICY:

LANDSCAPES:

2. The project site is located within the **Rural Landscape, Agricultural Landscape, and Natural Landscape** designations of [Landscapes3](#), the 2018 County Comprehensive Plan. The vision for the **Rural Landscape** is the preservation of significant areas of open space, critical natural areas, and cultural resources with a limited amount of context sensitive development permitted to accommodate residential and farm needs. The vision for the **Agricultural Landscape** is very limited development occurring at very low densities to preserve prime agricultural soils and farm operations. 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. While the County Planning Commission stated in our previous review letter (CCPC# LD-12-14-10960) that the proposed development was not consistent with the guidelines of the **Rural Landscape** and **Agricultural Landscape** designations of [Landscapes2](#), the County Comprehensive Plan in effect in 2014, we acknowledge that the current submission addresses the replacement of the wastewater treatment plant at this existing residential development.

The Oxford Region Multimunicipal Comprehensive Plan designates the area of the project site as C-Commerce. As noted above, we acknowledge that the current submission addresses the replacement of the wastewater treatment plant at this existing residential development.

WATERSHEDS 2045:

3. *Watersheds 2045*, the County-wide integrated water resources plan and Act 167 Stormwater Management Plan, indicates the proposed development is located within the Northeast Creek watershed. The *Watersheds 2045* plan's highest priority objectives within this watershed are: protecting and restoring headwater streams and vegetated riparian corridors; addressing water quality impairments and nonpoint source pollution; and protecting groundwater resources. *Watersheds 2045* can be accessed at www.chesco.org/watersheds2045.

PRIMARY ISSUES:

Proposed Wastewater Treatment Plant:

4. The plans submitted for our review do not depict the location of the proposed wastewater treatment plant along with the location of all the residential units that were previously approved by the Township for this development. The plans should be revised to include both housing units and the wastewater treatment plan on all applicable plan sheets.
5. The proposed wastewater treatment plant tanks are sited adjacent to stormwater basin #1. We suggest that the applicant investigate the feasibility of relocating the tanks further away from the stormwater basin.

Page: 4
 Re: Preliminary/Final Land Development - Stoneyfield Estates
 # West Nottingham Township – LD-05-24-18091

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 PCSM Calculations for Basin #1 Drainage Area Lots (POI 1) provided on Sheet 8 states that, upon full buildout of development, this drainage area would exceed the maximum threshold which stormwater was designed for by 22 square feet, and to compensate, one of the remaining lots proposed will need to be reduced by a minimum of 22 square feet. The applicant and Township should ensure that this adjustment is made.
8. The applicant should provide the Township with the full Post-Construction Stormwater Management Report for this development for their review, if they haven't already done so. This information was not provided with the plan submission to the County Planning Commission.
9. The only erosion and sediment controls shown are the orange construction fence around the subsurface infiltration basins (Sheet 10). The applicant should ensure that the erosion and sedimentation control plan is consistent with Chapter 102 of the PA Code, as required by the Chester County Conservation District.
10. The unnamed tributary to Northeast Creek that traverses the western portion of the tract (UPI# 68-6-147.1 and 68-6-147.3) is designated as a Trout Stocking Fishery. Increases in impervious cover elevates the risk to thermal degradation in these streams, which could impact wild trout populations. To minimize thermal impacts to the adjacent streams, the applicant should consider retrofitting the existing stormwater basins as naturalized basins. Naturalized basins can also improve nutrient and sediment uptake and improve wildlife and pollinator habitat. The plantings should incorporate raingarden seed mix and appropriate water-tolerant native shrubs into the basin design to promote greater infiltration.
11. The applicant should clearly identify the meaning of the phrase "after major rainfall events" used in the inspection of post-construction stormwater management facilities notes provided on Sheet 6 – PCSM Notes & Details. We recommend including inspections at least after a 10-year or greater storm.
12. To ensure that the stormwater management controls continue to function as designed, the applicant should include information on the frequency and proper inspection, operation, and maintenance of these systems in an Inspection, Operation and Maintenance Plan. Additionally, 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.

ADMINISTRATIVE ISSUES:

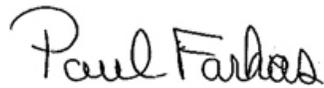
13. The applicant should ensure that consistent names are provided for the existing roadway network in this development. We note that, while the Title Plan (Sheet 1) and the Grading & Utilities Plan (Sheet 2) identifies the cul-de-sac road that the treatment plant is located on is Saint Patty Drive, which matches current County mapping records, other plan sheets identify this road as Clover Drive.

Page: 5
Re: Preliminary/Final Land Development - Stoneyfield Estates
West Nottingham Township – LD-05-24-18091

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

Sincerely,



Paul Farkas
Senior Review Planner

cc: Martins Community, LLC
Howell Engineering
Chester County Conservation District
Chester County Water Resources Authority



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

June 10, 2024

Kathryn Shillenn, Secretary
 West Vincent Township
 729 South Matthews Road
 Chester Springs, PA 19425

Re: Butterscotch Pastry Shop Conditional Use
 # West Vincent Township - CU-05-24-18097

Dear Ms. Shillenn:

A conditional use plan entitled "Butterscotch Pastry Shop Conditional Use", prepared by Francis and Ruthairat Pascal and dated April 24, 2024, was received by this office on May 22, 2024. Although our review is not required by Act 247, the Pennsylvania Municipalities Planning Code as amended, our comments are offered as a planning service at the request of West Vincent Township. This review does not replace the need for an official referral by West Vincent Township of a preliminary or final subdivision or land development plan, as required by the Pennsylvania Municipalities Planning Code.

PROJECT SUMMARY:

Location:	1406 Hollow Road, Birchrunville, PA 19421
Site Acreage:	3.6 acres
Lots/Units:	1 lot
Proposed Land Use:	Commercial/Restaurant
New Parking Spaces:	72 spaces
Municipal Land Use Plan Designation:	Village
UPI#:	25-4-80

PROPOSAL:

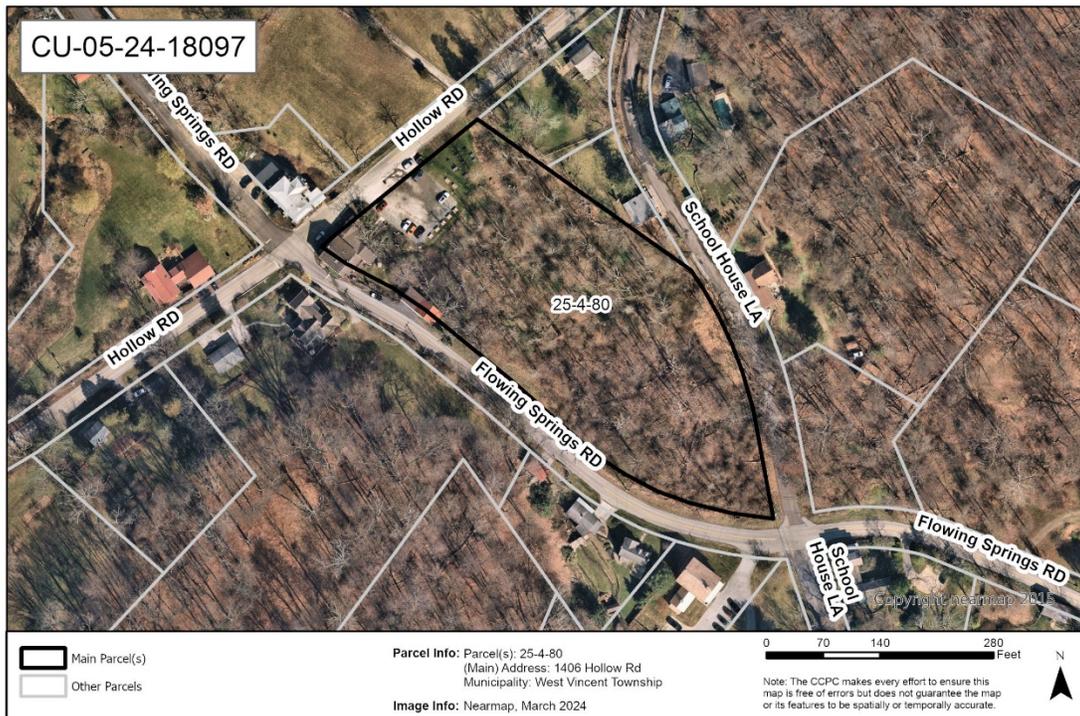
The applicant proposes to provide outside seating, occasional live music, backroom seating, baking on premises and 72 parking spaces at a commercial site located at 1406 Hollow Road, Birchrunville, within the West Vincent Township BV Birchrun Village zoning district. The proposed activity is subject to conditional use review according to Section 390-219 of the West Vincent Township Zoning Ordinance.

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

Page: 2
 Re: Butterscotch Pastry Shop Conditional Use
 # West Vincent Township - CU-05-24-18097

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 conditional use activity is consistent with the objectives of the **Rural Landscape**.

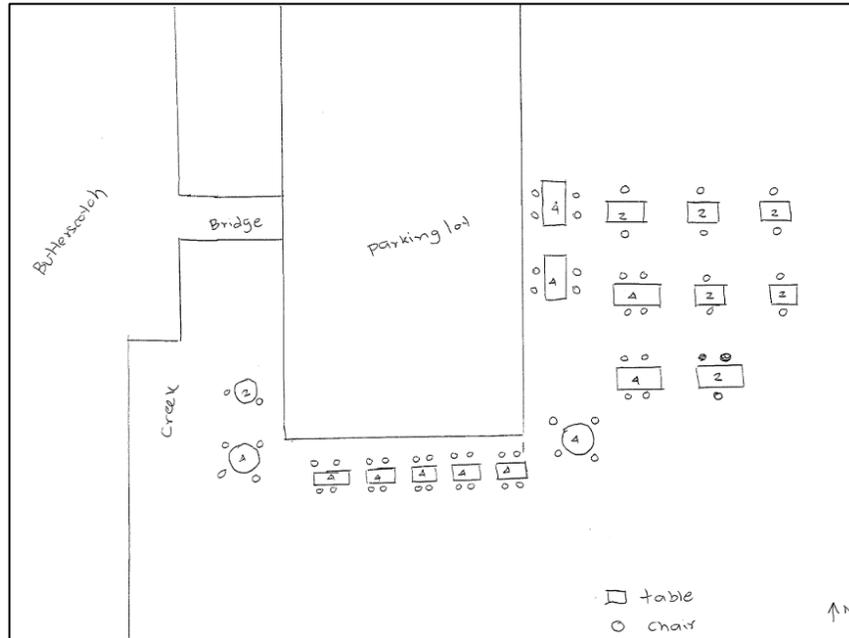


PRIMARY ISSUES:

2. The materials submitted by the applicant are limited and specific details are difficult to interpret. We recommend that the Township and the applicant consider the following suggestions in this letter. As it reviews the proposed conditional use, the Board of Supervisors should be aware that they can "...attach such reasonable conditions and safeguards, in addition to those expressed in the ordinance, as it may deem necessary to implement the purposes of ...the zoning ordinance." (Municipalities Planning Code, Section 913.2(a)).
3. Map 2 "Future Land Use" in the 2021 Phoenixville Regional Comprehensive Plan designates the Birchrunville area within the "Village" future land use category. The Regional Comprehensive Plan (page 3.7) describes "Villages" including Birchrunville as mixed use areas of low to moderate intensity where a historical context is to be maintained. Commercial uses would be neighborhood-oriented as opposed to highway-oriented, and may include local service/retail, cultural, artisan, farm produce, and similar establishments. Adaptive re-use of historical buildings is promoted in order to maintain their viability, and this may include flexible zoning standards specific to those buildings and sites. The Township should consider how well the proposed conditional use advances the policies in the Phoenixville Regional Comprehensive Plan.

Page: 3
 Re: Butterscotch Pastry Shop Conditional Use
 # West Vincent Township - CU-05-24-18097

The Township can refer to the Chester County Planning Commission's **Village Preservation Guide** for additional concepts regarding maintaining Birchrunville's Village character, at: <https://www.chescoplanning.org/Historic/Guides-VillagePreservation.cfm>



***Detail of Butterscotch Pastry Shop
 Conditional Use Plan***

4. We suggest that the Township review the Chester County eTool on **Outdoor Dining** for its recommendations regarding this type of proposal, at: <https://www.chescoplanning.org/MuniCorner/eTools/54-OutdoorDining.cfm>, as well as the following matters regarding this specific proposal:
 - a. Maintaining safe vehicle and pedestrian circulation, including the safety of employees who may be in proximity to vehicles as they serve customers;
 - b. Ensuring the proper separation of parking and seating areas, using protective devices such as bollards, wheel stops, or through other designs;
 - c. Consideration of re-stripping the parking lot, and perhaps narrowing the entry and exit points;
 - d. ensuring that the parking on the site is adequate, considering that “backroom seating” is proposed;
 - e. The effects of lighting on nearby areas if the restaurant will be open during the evening;
 - f. Access to sanitation facilities and sufficient water supply and sewage disposal;
 - g. Controlling potential trespassing on adjacent parcels;
 - h. Review of the proposal by the Township’s first responders;
 - i. Appropriate hours of operation, and
 - j. Control of noise (including amplified music) and litter.

5. Map 8 “Bicycle Plan” in the Phoenixville Regional Comprehensive Plan classifies Hollow Road as a “beginner” bicycle route and Flowing Springs Road as an “intermediate” route. It may be appropriate for the applicant to provide a bicycle rack to encourage bike riders to visit the site.

Page: 4
Re: Butterscotch Pastry Shop Conditional Use
West Vincent Township - CU-05-24-18097

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

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: Francis and Ruthairat Pascal



THE COUNTY OF CHESTER



COMMISSIONERS
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Brian N. O'Leary, AICP
 Executive Director

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

June 10, 2024

Kathryn Shillenn, Township Secretary
 West Vincent Township
 729 St. Matthews Road
 Chester Springs, PA 19425

Re: Harrington Conditional Use
 # West Vincent Township - CU-05-24-18099

Dear Ms. Shillenn:

A conditional use plan entitled "Harrington Conditional Use", prepared by Nave Newell Inc. and dated April 22, 2024, was received by this office on May 15, 2024. Although our review is not required by Act 247, the Pennsylvania Municipalities Planning Code as amended, our comments are offered as a planning service at the request of West Vincent Township. This review does not replace the need for an official referral by West Vincent Township of a preliminary or final subdivision or land development plan, as required by the Pennsylvania Municipalities Planning Code.

PROJECT SUMMARY:

Location:	2380 Flowing Springs Road, Chester Springs
Site Acreage:	19.10 acres
Lots:	1 lot
Proposed Land Use:	Single Family Residential
Municipal Land Use Plan Designation:	Rural
UPI#:	25-4-43

PROPOSAL:

The applicant proposes the construction of a dwelling in an area of steep slope, which requires the issuance of a conditional use pursuant to the provisions of the West Vincent Township Zoning Ordinance Section 390-98 (1), (2). The site, which will be served by on-site water and sewer facilities, is located in the RC-Rural Conservation zoning district. A "Woodland Preserve/Conservation Area" is also proposed.

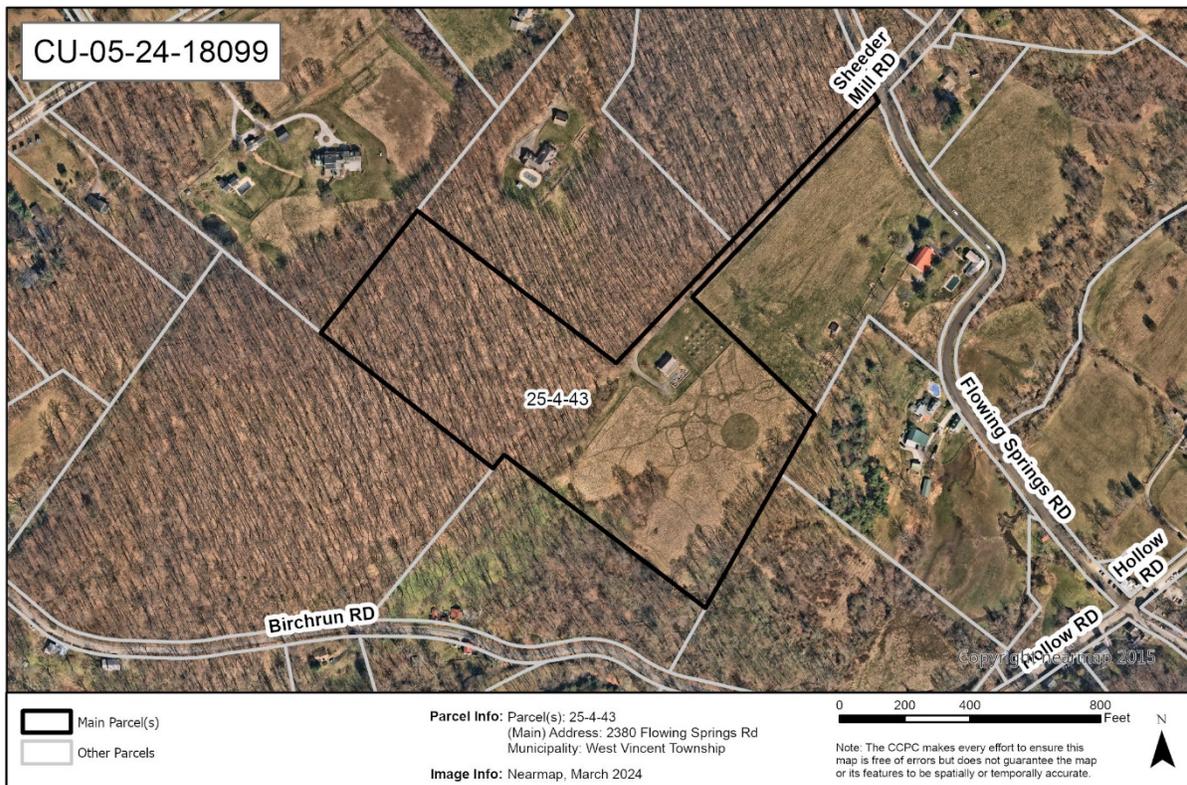
RECOMMENDATION: The County Planning Commission recommends that the issues raised in this letter should be addressed and all West Vincent Township issues should be resolved before action is taken on this conditional use plan.

Page: 2
 Re: Harrington Conditional Use
 # West Vincent Township - CU-05-24-18099

COUNTY POLICY:

LANDSCAPES:

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



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 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.

Page: 3
 Re: Harrington Conditional Use
 # West Vincent Township - CU-05-24-18099

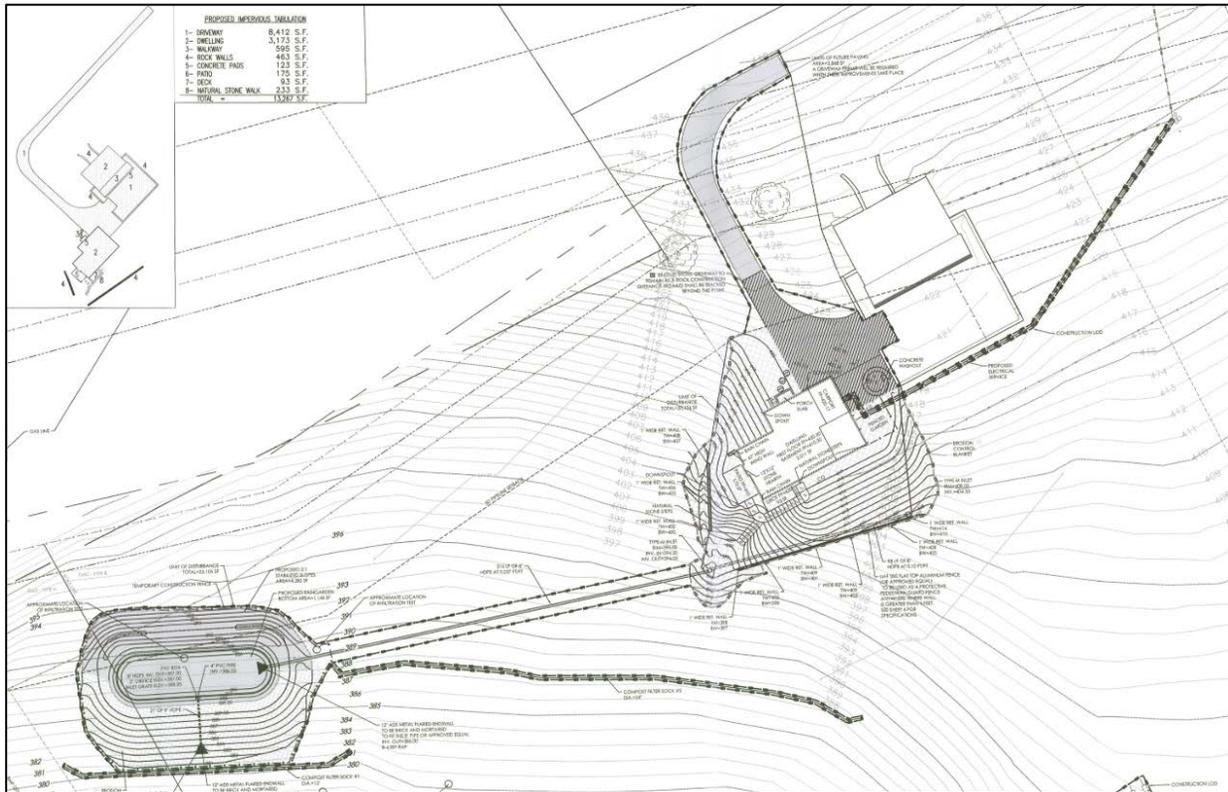
PRIMARY ISSUES:

3. We commend the applicant for preserving a portion of this site, which is located in the **Hopewell Big Woods**. The **Hopewell Big Woods** represents the last large, unbroken forest in southeastern Pennsylvania. This is an exceptional forest with hundreds of plant and bird species, unique wetlands, and clean streams, and provides open space, drinking water, and unique scenic, cultural, and natural resources. Elverson Borough, East Nantmeal, East Vincent, North Coventry, South Coventry, Warwick, West Nantmeal, and West Vincent townships have recognized the value of this area by joining the Hopewell Big Woods Partnership, which seeks to conserve the Woods. *Landscapes3* recognizes the **Hopewell Big Woods** as a natural resource priority protection area. Protecting natural areas helps ensure that the critical functions these areas provide will not diminish due to development.

Therefore, in addition to the “Woodland Preserve/Conservation Area” shown on the plan, we suggest that the applicant consider deed-restricting the remainder of 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.

4. A small 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 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 plan should identify the water well location. The Township should not act on this submission until the well location is shown on the plan. This is necessary to verify that minimum isolation distances between the well and sewage absorption areas and/or other features can be achieved.
6. The plan includes a “Rain Garden Construction Sequence”, but the plan does not appear to clearly show the location of the rain garden. 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.
7. The plan’s General Notes state that the maintenance of the permanent stormwater management facilities, which includes rain gardens, shall be the responsibility of the individual lot owner. Ongoing efforts by the municipality may be needed to educate the homeowners so that they can fully understand and fulfill the operation and maintenance requirements for these facilities, particularly in regard to the on-going maintenance of the rain garden plantings.

Page: 4
 Re: Harrington Conditional Use
 # West Vincent Township - CU-05-24-18099



*Detail of Harrington
 Conditional Use Plan*

8. The proposed stormwater management basin should be designed to conform with the natural drainage pattern and existing topography of the site, to limit earth disturbance, and minimize soil compaction. Applying these considerations enhances the potential of the stormwater basin to be a visual amenity and opportunity for passive recreation. To provide visual interest, the shape of the basin should be as natural looking as practical. The natural topography is usually curvilinear and less “boxy” or geometrically shaped. Creating a variety of slope changes so the sides of the basin undulate also mimics natural conditions. The appearance of the basin can be further enhanced with native trees, shrubs, grasses, and other flowering species to increase its water treatment functions and aesthetic value.
9. The proposed development appears to be in proximity to gas transmission pipelines (as well as a fiber optic line). We suggest that the applicant contact the pipeline operator to ensure that the application does not result in any encroachments into the pipeline right-of-way. We recommend that the plan include the field survey location of the pipeline, the size, material and depth (if known), and the type of product typically being transported through the pipeline. Pipeline operator contact information is located on the pipeline markers within the easement and can also be found at the Chester County Pipeline Information Center Pipeline Operators page: <http://www.chescoplanning.org/pic/operators.cfm>.

Page: 5
Re: Harrington Conditional Use
West Vincent Township - CU-05-24-18099

ADMINISTRATIVE ISSUES:

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



Wes Bruckno, AICP
Senior Review Planner

cc: Nave Newell Inc.
Jesse Harrington
Chester County Health Department
Chester County Conservation District



THE COUNTY OF CHESTER



COMMISSIONERS
 Josh Maxwell
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 Eric M. Roe

Brian N. O'Leary, AICP
 Executive Director

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

June 25, 2024

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

Re: Preliminary/Final Subdivision and Land Development - Villas at West Whiteland
 # West Whiteland Township – SD-04-24-18066 and LD-04-24-18069

Dear Mr. Weller:

A Preliminary/Final Subdivision and Land Development Plan entitled "Villas at West Whiteland", prepared by Howell Engineering, and dated October 10, 2023, and last revised May 28, 2024, was received by this office on May 31, 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 for your consideration.

PROJECT SUMMARY:

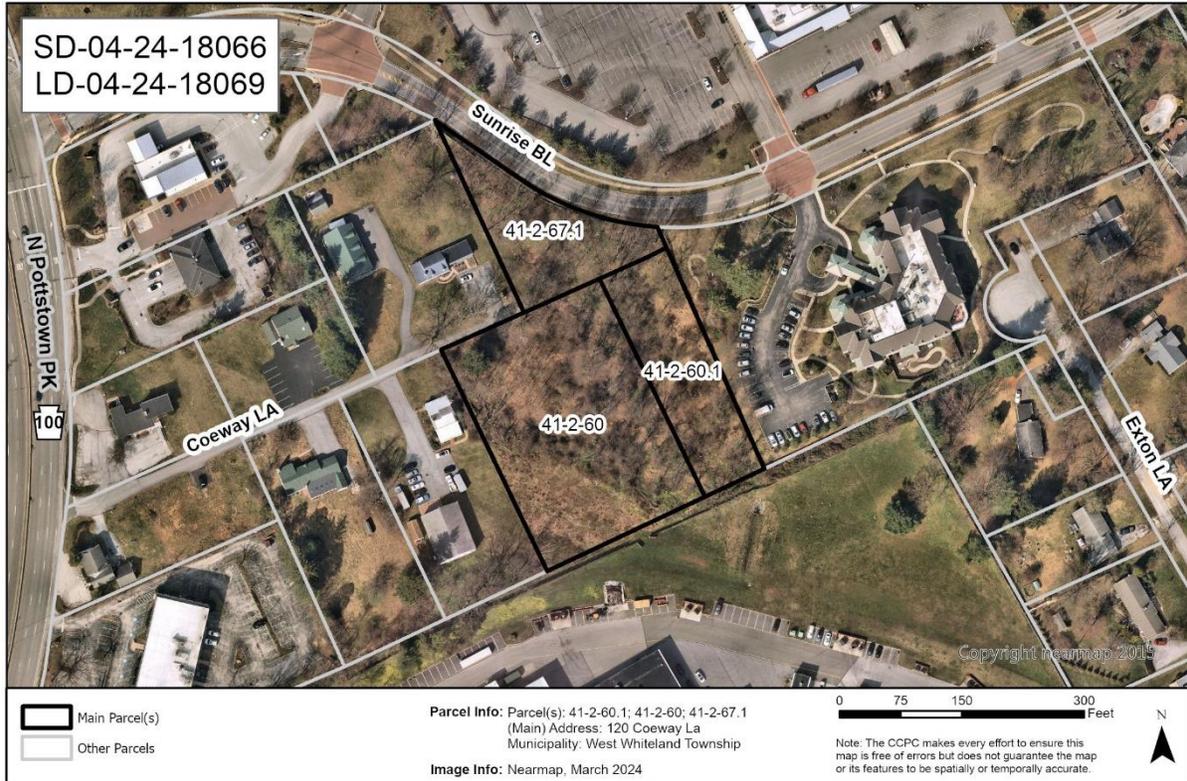
Location:	southwest side of Sunrise Boulevard, east of Route 100
Site Acreage:	2.58
Lots/Units:	3 existing lots; 1 proposed lot
Non-Res. Square Footage:	0
Proposed Land Use:	32 apartment units
New Parking Spaces:	66
Municipal Land Use Plan Designation:	Town Center Mixed Use
UPI#:	41-2-60, 41-2-60.1, 41-2-67.1

PROPOSAL:

The applicant proposes the consolidation of three existing lots into one lot, along with the construction of two apartment buildings containing 32 residential units, 66 parking spaces, and a 2,370 square foot community center. In addition to the proposed driveway entrance on Sunrise Boulevard, an emergency access connection will be provided from Coeway Lane. The project site, which will be served by public water and public sewer, is located in the Town Center Mixed Use zoning district. A Traffic Analysis, prepared by Traffic Planning and Design, Inc., dated October 19, 2023, was included with the plan submission. It is our understanding that the Chester County Commissioners have approved HOME Investment Partnership Program funding for this project.

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 and land development plan.

Page: 2
 Re: Preliminary/Final Subdivision and Land Development - Villas at West Whiteland
 # West Whiteland Township – SD-04-24-18066 and LD-04-24-18069



BACKGROUND:

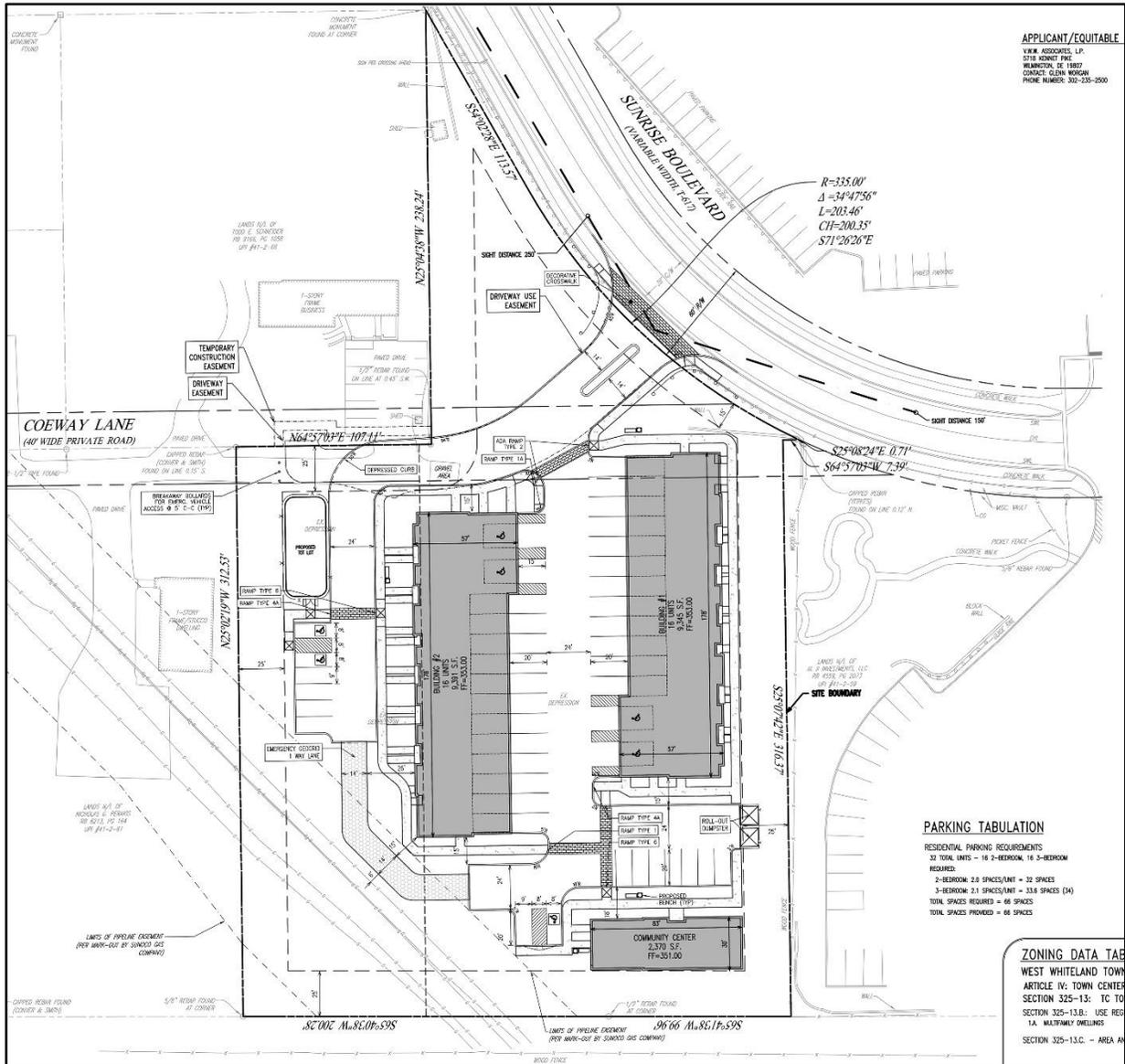
1. The County Planning Commission previously reviewed a land development plan for this site, which addressed the construction of a 37,976 square foot hotel (CCPC# LD-12-16-14634, dated January 17, 2017). We have no record of the Township granting final plan approval for this prior submission.

COUNTY POLICY:

LANDSCAPES:

2. The project site is located within the **Suburban Center Landscape** designation of [Landscapes3](#), the 2018 County Comprehensive Plan. The vision for the **Suburban Center Landscape** is regional economic, population and transportation centers with varying land uses, accommodating substantial future growth of medium to high intensity. 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 plan submission is consistent with the objectives of the **Suburban Center Landscape**. We also endorse the applicant's efforts for providing affordably priced housing. "Live" Objective B of **Landscapes3** is to accommodate housing at costs accessible to all residents.

Page: 3
 Re: Preliminary/Final Subdivision and Land Development - Villas at West Whiteland
 # West Whiteland Township – SD-04-24-18066 and LD-04-24-18069



Site Plan Detail, Sheet 2: Villas at West Whiteland

WATERSHEDS 2045:

3. *Watersheds 2045*, the County-wide integrated water resources plan and Act 167 Stormwater Management Plan, indicates the proposed development is located within the Upper Brandywine Creek watershed. The *Watersheds 2045* plan’s highest priority objectives within this watershed are: protecting first order streams, riparian corridors, and existing woodlands; reducing stormwater runoff; mitigating flood risks; implementing source water protection measures; and promoting and expanding water-based recreational opportunities and access. *Watersheds 2045* can be accessed at www.chesco.org/watersheds2045.

Page: 4
Re: Preliminary/Final Subdivision and Land Development - Villas at West Whiteland
West Whiteland Township – SD-04-24-18066 and LD-04-24-18069

PRIMARY ISSUES:

4. The site plan depicts the location of a Sunoco Pipeline L.P. transmission pipeline easement in the southeast corner of the project site. The applicant should include verification that:
 - (a) The applicant has contacted the pipeline operator and has provided the pipeline operator with documentation detailing the proposed development activity and where the activity is to take place;
 - (b) The applicant has made sufficient access to the pipeline available to the pipeline operator for routine maintenance and emergency operations in conjunction with existing easements; and
 - (c) The pipeline operator has reviewed the documents for compatibility with continued or proposed safe operation of the transmission pipelines.

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>.

5. The Township should verify that the design of the proposed outdoor lighting plan (Sheet 21) conforms to Township ordinance requirements. The illumination should be directed inward from the periphery of the site and be oriented to reduce glare and visual impact on the adjoining roadways and land uses.
6. We suggest that the applicant and Township investigate the feasibility of providing direct pedestrian access from the project site to the Fairfield Place Shopping Center to the south.

ADMINISTRATIVE ISSUES:

7. It is identified on Sheet 4 that, on January 24, 2024, the Township Board of Supervisors granted conditional use approval for this project, with nine conditions of approval. Prior to granting final plan approval, the Township should verify that all applicable conditions of approval are incorporated into the final plan.
8. 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.
9. The Requested Waivers table on Sheet 1 indicates that 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.
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 and Land Development - Villas at West Whiteland
West Whiteland Township – SD-04-24-18066 and LD-04-24-18069

11. The site plan depicts the location of a driveway easement that extends onto an adjoining parcel (UPI# 41-2-66). The details of this easement should be incorporated into the deeds of the affected lots.
12. A minimum of four (4) copies of the plan should be presented at the Chester County Planning Commission for endorsement to permit recording of the final plan in accord with the procedures of Act 247, the Pennsylvania Municipalities Planning Code, and to meet the requirements of the Recorder of Deeds, 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 West Whiteland Township. However, we appreciate the opportunity to review and comment on this plan. The staff of the Chester County Planning Commission is available to you to discuss this and other matters in more detail.

Sincerely,



Paul Farkas
Senior Review Planner

cc: VWW Associates, LP
Delaware Valley Development Company
Howell Engineering
Patel Suresh
Chester County Conservation District

Proposed Plan and Ordinance Reviews



ORDINANCE PROPOSALS

6/1/2024 to 6/30/2024

The staff reviewed proposals for:

	Total
Miscellaneous Ordinance (Misc.) Updates	1
Subdivision and Land Development Ordinance (SLDO) Amendments	1
Zoning Ordinance Amendments	1
TOTAL REVIEWS	3

MUNICIPALITY	FILE NO.	REVIEW DATE	TOPIC	LANDSCAPES3 CONSISTENCY
New Garden Township	MU-05-24-18113	6/20/2024	Proposed - Misc Update The Kennett Consolidated School District proposes the potential sale of a 7.52 acre portion of a 79.04 acre site (UPI# 60-5-36-E) located on the east side of Newark Road, south of Egypt Run Road.	Consistent
Upper Uwchlan Township	ZA-05-24-18107	6/3/2024	Proposed - Zoning Ordinance Amendment definitions, use regulations in C-1, C-3, LI	Consistent
West Goshen Township	SA-05-24-18109	6/21/2024	Proposed - SLDO Amendment The Township proposes to add regulations for electric vehicle parking to Article V - Development and Design Standards of the Township SLDO. The Commission reviewed an earlier version of this amendment on February 22, 2024 (CCPC# SA-01-24-17978).	Consistent

TOTAL NUMBER OF ORDINANCE PROPOSALS WITH RELEVANCE TO LANDSCAPES3: 3

TOTAL NUMBER OF ORDINANCE PROPOSALS CONSISTENT WITH LANDSCAPES3: 3

Ordinance Review Letters



THE COUNTY OF CHESTER



COMMISSIONERS
 Josh Maxwell
 Marian D. Moskowitz
 Eric M. Roe

Brian N. O'Leary, AICP
 Executive Director

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

June 20, 2024

David H. Comer, Esquire
 Fox Rothschild, LLP
 P.O. Box 3001
 Blue Bell, PA 19422-3001

Re: Kennett Consolidated School District – Possible Sale of School District Property
 # New Garden Township – MU-05-24-18113

Dear Mr. Comer:

The Chester County Planning Commission has reviewed the proposal you submitted on May 30, 2024, as required by Section 305 of Act 247, the Pennsylvania Municipalities Planning Code. We offer the following comments on this proposal.

PROJECT SUMMARY:

Location:	east side of Newark Road, south of Egypt Run Road
Site Acreage:	7.52 acre portion of 79.04 acre parent tract
Lots/Units:	1 lot
Site Zoning:	R-1 Low Density Residential
Municipal Land Use Plan Designation:	Site Sensitive Residential
UPI#:	60-5-36-E

PROPOSAL:

1. The Kennett Consolidated School District proposes the sale of an approximately 7.52 acre portion of UPI# 60-5-36-E (510 Newark Road).

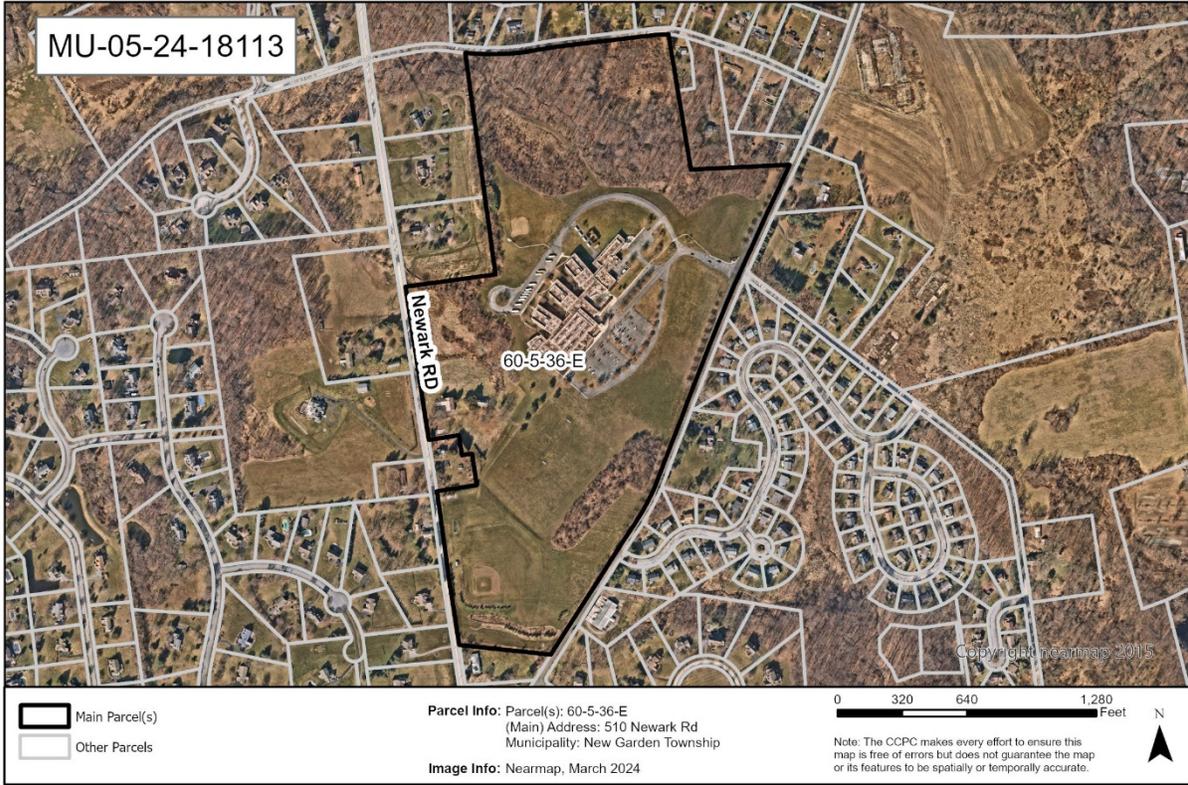
BACKGROUND:

2. The County Planning Commission previously reviewed a subdivision plan for this site. CCPC# SD-04-21-16737, "Kennett Middle School Subdivision," dated June 1, 2021, addressed the creation of two lots from the 79.04 acre middle school parcel. According to our records, this subdivision plan was approved by New Garden Township on September 24, 2021. We note that the parcel that is proposed to be sold by the School District is identified as "Proposed Lot #2" on the previously approved plan.

LANDSCAPES:

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

Page: 2
Re: Kennett Consolidated School District – Possible Sale of District Property
New Garden Township – MU-05-24-18113



Site Plan Detail, Sheet 2, Approved Plan: Kennett Middle School Subdivision Plan

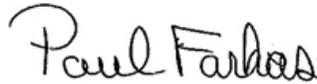
Page: 3
Re: Kennett Consolidated School District – Possible Sale of District Property
New Garden Township – MU-05-24-18113

COMMENTS:

4. The Kennett Consolidated School District should be satisfied that it will not need this parcel for any future use. We note that the Delaware Valley Regional Planning Commission has projected populations increase for the municipalities of the school district. These municipal population projections are available online at: <https://chescoplanning.org/Resources/Data/10-3.cfm>.
5. The house on this lot is identified as Historic Resource #48 in New Garden Township. Research indicates that the first house constructed on this site was built in 1741, with the current house being constructed around 1758. As stated in our review of the prior subdivision plan (CCPC# SD-04-21-16737), the creation of a parcel around the historic farmstead is a positive action that will promote the on-going preservation of this resource. “Appreciate” Objective A of *Landscapes3*, the 2018 County Comprehensive Plan, is to preserve historic resources in their context while supporting appropriate reuse as a vital part of our community infrastructure and character.

We appreciate the opportunity to comment on this proposal.

Sincerely,



Paul Farkas
Senior Review Planner

cc: Christopher Himes, Manager, New Garden Township
Kennett Consolidated School District



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

June 3, 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-05-24-18107

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 May 22, 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", "hookah bar/lounge", "microbrewery", "mini warehouse-self storage", "municipal use", "office building", "personal service establishment", "public place of amusement or recreation";
 - B. The definitions of "Educational use", "recreation, active", "recreation, passive", and dwelling unit" are revised;
 - C. Use regulations in the C-1 Village District, the C-3 Highway Commercial District, the LI Limited Industrial District are amended;
 - D. "Conversion of Dwellings" in Section 200-63 is to be deleted ("Conversion of Dwellings" is regulated by special exception in the C-1 Village District and the C-3 Highway Commercial District, allowing a single-family dwelling to converted into a dwelling containing a greater number of dwelling units);
 - E. Swimming pool regulations are to be amended (a requirement that a fence must be white or earth tone in color is to be deleted); and
 - F. Other minor edits were included.

BACKGROUND:

2. The Chester County Planning Commission reviewed an earlier version of this submission, and our comments were forwarded to the Township in a letter dated March 12, 2024 (refer to CCPC # ZA-02-24-18007). We noted in our letter that 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.

Page: 2

Re: Zoning Ordinance Amendment - Definitions, use regulations in C-1, C-3, LI Districts

Upper Uwchlan Township - ZA-05-24-18107

3. The Township addressed our other comments in our previous review, notably regarding the regulation of “hookah bar/lounge” and definitions and regulations relating to “recreation, active”, “recreation, passive” and “recreational uses”.
4. “Conversion of Dwellings” in Section 200-63 is to be deleted; this may imply that the related references to it in the C-1 Village District and the C-3 Highway Commercial District will also be deleted. The Township should verify this edit in the final amendment. We have no further substantial comments on this current submission.

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



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

June 21, 2024

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

Re: Subdivision and Land Development Ordinance Amendment - Electric Vehicles and Electric Vehicle Charging Stations
 # West Goshen Township – SA-05-24-18109

Dear Mr. Bashore:

The Chester County Planning Commission has reviewed the proposed Subdivision and Land Development Ordinance (SLDO) amendment as submitted pursuant to the provisions of the Pennsylvania Municipalities Planning Code, Section 505(a). The referral for review was received by this office on May 29, 2024. We offer the following comments to assist in your review of the proposed SLDO amendment.

DESCRIPTION:

1. West Goshen Township proposes the following amendments to its SLDO:
 - A. Add definitions for the following terms to Section 72-6: Electric Vehicle (EV); Electric Vehicle Charging Levels; Electric Vehicle Readiness Levels; Electric Vehicle Charging Stations (EVCS); Electric Vehicle Parking Space (EVPS); and
 - B. Add Section 72-36.1, Vehicular Parking. Electric vehicle capability requirements, electric vehicle charging station installation requirements, electric vehicle charging station and site standards are provided.

BACKGROUND:

2. The County Planning Commission reviewed an earlier version of this amendment on February 22, 2024 (CCPC# SA-01-24-17978). We acknowledge that several of the comments from our previous review letter have been addressed by the Township.

COMMENTS:

3. As stated in our previous review, we endorse the Township's efforts towards incorporating electric vehicle charging station and site standards into the Township Code. Electric vehicles help reduce carbon emissions, improve air quality, and promote energy efficiency. Additionally, local regulations that promote the provision of electric charging stations can advance the use and practicality of electric vehicles, which is consistent with the objective set forth in *Landscapes3*, the 2018 County Comprehensive Plan, to support a resilient and clean energy network (page 131). This initiative also supports the greenhouse gas reduction goals of the 2021 Chester County Climate Action Plan.

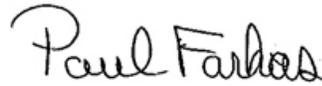
Page: 2
Re: Subdivision and Land Development Ordinance Amendment - Electric Vehicles and Electric
Vehicle Charging Stations
West Goshen Township – SA-05-24-18109

4. The reference to Section 72-36.2.B.1 provided in Section 72-36.1.B(2) should be changed to Section 72-36.1.B(1).
5. The reference to Section 72-36.2.C.1 provided in Section 72-36.1.C(2) should be changed to Section 72-36.1.C(1).

RECOMMENDATION: The County Planning Commission supports the adoption of the proposed SLDO 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 505(b) 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

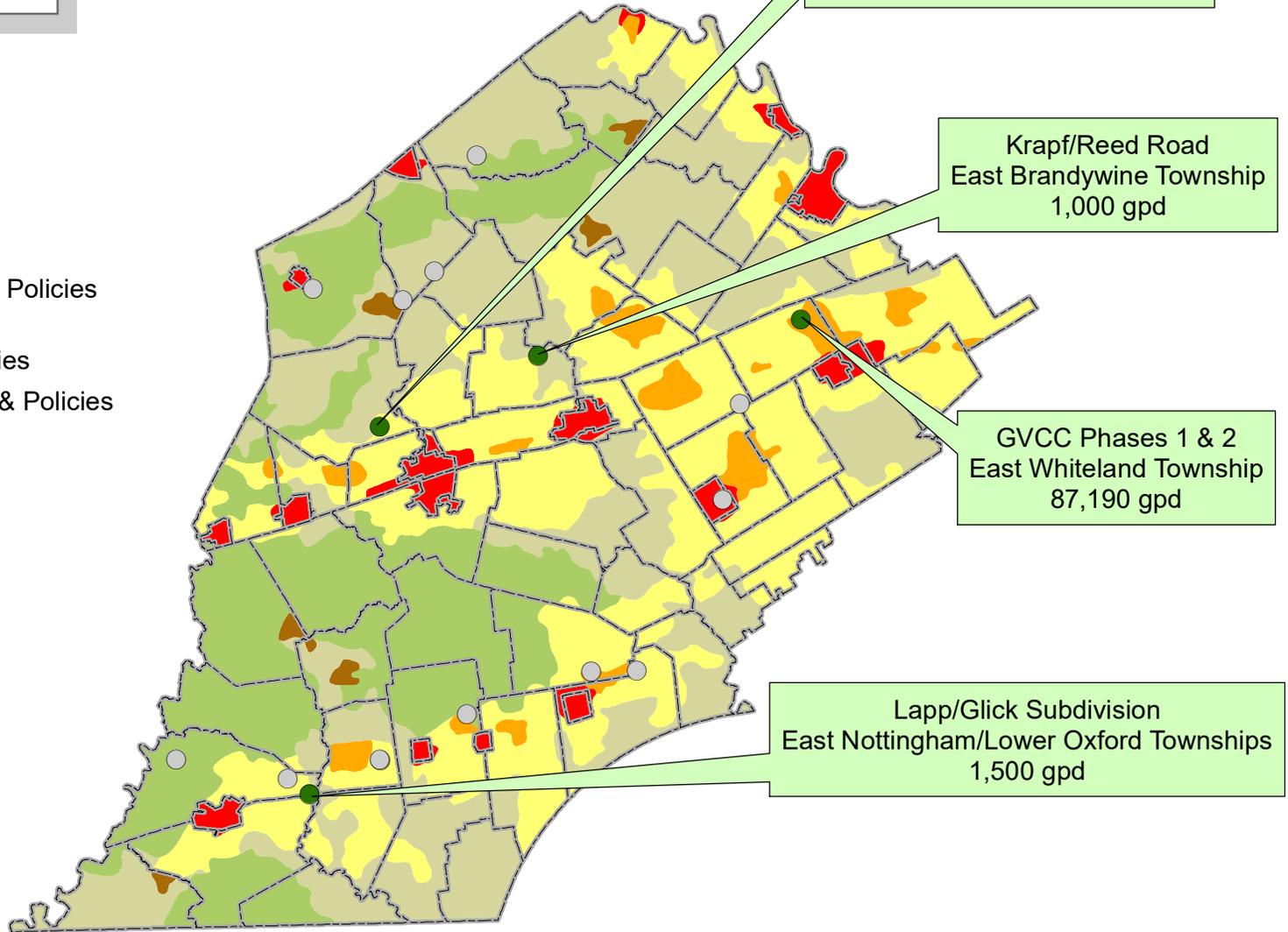


Act 537 Reviews for Chester County June 2024

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

Legend

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

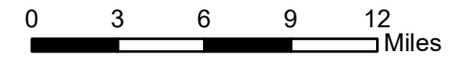


Rock Run Water Treatment Plant
West Caln Township
6,428 gpd

Krapf/Reed Road
East Brandywine Township
1,000 gpd

GVCC Phases 1 & 2
East Whiteland Township
87,190 gpd

Lapp/Glick Subdivision
East Nottingham/Lower Oxford Townships
1,500 gpd



Map prepared July 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
July 10, 2024

ENVIRONMENTAL PLANNING ACTIVITIES

Sewage Facilities Planning

MAJOR REVISIONS TO MUNICIPAL PLANS:

None

MINOR REVISIONS TO MUNICIPAL PLANS:

East Brandywine Township, Reed Road/Krapfs

The applicant is proposing a residential land development of two lots on 21.2 acres. The site is located Reeds Road. The amount of wastewater for the project is 1,000 gpd. The project is to be served by individual on-lot sewage disposal system. This project is designated as a Rural Landscape and is consistent with *Landscapes3*.

East Whiteland Township, Great Valley Corporate Center Mixed Use Development

The applicant is proposing a mixed use of office space (304,000sf) and apartments (300), on 27.1 acres. The site is located on Conestoga Road. The amount of wastewater for the project is 87,190 gpd. The project is to be served by a public sewage disposal system managed by the township and the Valley Forge Sewer Authority. This project is designated as a Suburban Center Landscape and is consistent with *Landscapes3*.

Lower Oxford & East Nottingham Townships, Lapp/Glick

The applicant is proposing a residential development of 3 single family homes on approximately 114.9 acres, with all land otherwise, to remain in agricultural use. The site is located on Elkdale Road. The amount of wastewater for the project is 1,500 gpd. The project is to be served by individual on-lot sewage disposal system. This project is designated as a Rural and a Suburban Landscape and is consistent with *Landscapes3*.

West Caln Township, Rock Run Water Treatment Plant Connection

The applicant is proposing the connection of the existing water treatment pump station at the Rock Run Treatment Plant, on 5.4 acres. The site is located on Reservoir Road. The amount of wastewater (backwash water) for the project is 6,428 gpd. The project is to be served by the public sewage disposal system operated by Pennsylvania American Water Company. This project is designated as a Suburban Landscape and is consistent with *Landscapes3*.

Action Requested

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

7/10/2024

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 GVCC Mixed Use Development, East Whiteland Township

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

1. Date plan received by county planning agency. April 29, 2024
2. Date plan received by planning agency with areawide jurisdiction N/A Agency name N/A
3. Date review completed by agency June 25, 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. Watersheds, the Chester County Integrated Water Resources Plan, was adopted in 2023.</u> |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 2. Is this proposal consistent with the comprehensive plan for land use?
<u>According to the Landscapes map adopted in 2018, the proposed subdivision/land development includes land designated as the Suburban Center Landscape. The vision for the Suburban Center Landscape is regional economic, population and transportation centers with varying land uses, accommodating substantial future growth of medium to high intensity. Public sewer systems are supported in this landscape when available.</u> |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 3. Does this proposal meet the goals and objectives of the plan?
If no, describe goals and objectives that are not met |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 4. Is this proposal consistent with the use, development, and protection of water resources?
If no, describe inconsistency <u>Landscapes3 Protect Objective A states: "Guide development away from sensitive natural resources and toward areas appropriate for accommodating growth." According to PA Code Title 25, Chapter 93, this proposal is located in a watershed or sub-watershed that has a stream use designated as Exceptional Value Waters - Valley 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: 6/25/2024

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 residential portion of this project was previously reviewed under PA Act 247, Case LD-07-23-17761, and was consistent with the Suburban Center Landscapes.

PC53-06-24-18152

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
George Hayward, Greystar
Steven Brown, East Whiteland Township
Nicole Gambone, Ebert Engineering



**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 525 Reeds Road, East Brandywine Township

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

1. Date plan received by county planning agency. June 06, 2024
2. Date plan received by planning agency with areawide jurisdiction N/A Agency name N/A
3. Date review completed by agency June 26, 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. Watersheds, the Chester County Integrated Water Resources Plan, was adopted in 2023.</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- Culbertson Run. These streams are given high priority when considering watershed protection measures. The applicant may need to conduct further coordination with DEP or other agencies in order to comply with the water quality standards set forth in this regulation.</u> |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 5. Is this proposal consistent with the county or areawide comprehensive land use planning relative to Prime Agricultural Land Preservation? If no, describe inconsistencies: |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 6. Does this project propose encroachments, obstructions, or dams that will affect wetlands?
If yes, describe impact: |
| <input type="checkbox"/> | <input type="checkbox"/> | 7. Will any known historical or archaeological resources be impacted by this project? Not Known.
If yes, describe impacts |
| <input type="checkbox"/> | <input type="checkbox"/> | Will any known endangered or threatened species of plant or animal be impacted by the development project? <u>Not Known. The applicant's submission indicates there are one or more sites of concern, but it does not demonstrate that potential conflicts have been resolved with the US Fish and Wildlife Service or the PA Fish and Boat Commission.</u> |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 9. Is there a county or areawide zoning ordinance? |
| <input type="checkbox"/> | <input type="checkbox"/> | 10. Does this proposal meet the zoning requirements of the ordinance? N/A |

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

- | | | |
|-------------------------------------|-------------------------------------|--|
| <input type="checkbox"/> | <input type="checkbox"/> | 11. Have all applicable zoning approvals been obtained? N/A |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 12. Is there a county or areawide subdivision and land development ordinance? No |
| <input type="checkbox"/> | <input type="checkbox"/> | 13. Does this proposal meet the requirements of the ordinance? N/A
If no, describe which requirements are not met |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 14. Is this proposal consistent with the municipal Act 537 Official Sewage Facilities Plan?
If no, describe inconsistency |
| <input type="checkbox"/> | <input type="checkbox"/> | 15. Are there any wastewater disposal needs in the area adjacent to this proposal that should be considered by the municipality? Not known If yes, describe |
| <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? <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.</u>

If yes, will this project plan require the implementation of storm water management measures? <u>Individual municipalities should be consulted regarding the specific stormwater ordinance regulations in effect in their municipality. For more information, please visit the Chester County Water Resources Authority at http://www.chesco.org/water.</u> |

18. Name, Title and signature of person completing this section:

Name: Carrie J. Conwell, AICP

Title: Senior Environmental Planner

Date: 6/25/2024

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

Signature: 

SECTION D. ADDITIONAL COMMENTS (See Section D of instructions)

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

This project was reviewed under PA Act 247 as Case # SD-03-24-18049, and was consistent with the Rural Landscape.

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.

PC53-06-24-18156

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
Adam Brower, Site Contact
Lisa Taraschi, East Brandywine Township
Jeff Miller, Evans Mill Environmental LLC



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

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

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

Project Name & Municipality Lapp/Glick, Lower Oxford Township/East Nottingham Township

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

- Date plan received by county planning agency. May 31, 2024
- Date plan received by planning agency with areawide jurisdiction N/A Agency name N/A
- Date review completed by agency June 26, 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>Landscape3, the Chester County Comprehensive Plan, was adopted in 2018. Watersheds, the Chester County Integrated Water Resources Plan, was adopted in 2023.</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 and Suburban Landscape. The vision for the Suburban Landscape is predominantly residential communities with locally-oriented commercial uses and facilities, accommodating growth at a medium density that retains a focus on residential neighborhoods, with enhancements in housing diversity and affordability. Both on-lot and public sewer systems are supported in this landscape. The vision for the Rural Landscape is the preservation of significant areas of open space, critical natural areas, and cultural resources with a limited amount of context sensitive development permitted to accommodate residential and farm needs. On-lot sewage disposal, or very limited public or community sewer service to serve cluster development or concentrations of failing on-lot sewage systems, is supported in this landscape.</u> |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 3. Does this proposal meet the goals and objectives of the plan?
If no, describe goals and objectives that are not met |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 4. Is this proposal consistent with the use, development, and protection of water resources?
If no, describe inconsistency <u>Landscapes3 Protect Objective A states: "Guide development away from sensitive natural resources and toward areas appropriate for accommodating growth." According to PA Code Title 25, Chapter 93, this proposal is located in a watershed or sub-watershed that has a stream use designated as High Quality Waters, the Big Elk Creek. These streams are given high priority when considering watershed protection measures. The applicant may need to conduct further coordination with DEP or other agencies in order to comply with the water quality standards set forth in this regulation.</u> |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 5. Is this proposal consistent with the county or areawide comprehensive land use planning relative to Prime Agricultural Land Preservation? If no, describe inconsistencies: |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 6. Does this project propose encroachments, obstructions, or dams that will affect wetlands?
If yes, describe impact: |
| <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.</u> |

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

Date: 6/25/2024

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

Signature: 

SECTION D. ADDITIONAL COMMENTS (See Section D of instructions)

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

This project was reviewed under PA Act 247 as case SD-01-17526, and was consistent with the Rural Landscape.

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.

PC53-06-24-18154

The county planning agency must complete this Component within 60 days.
This Component and any additional comments are to be returned to the applicant.

cc: Elizabeth Mahoney, PaDEP
Chester County Health Department
Amos Glick, Site Contact
John Lapp, Site Contact
Deborah Kinney, Lower Oxford
Jeff Miller, Evans Mill Environmental LLC



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

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

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

Project Name & Municipality Rock Run Water Treatment Plant Connection Project, West Caln Township

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

1. Date plan received by county planning agency. May 20, 2024
2. Date plan received by planning agency with areawide jurisdiction N/A Agency name N/A
3. Date review completed by agency June 05, 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 <i>et seq.</i>)? <u>Landscapes2</u> , the Chester County Comprehensive Plan, was adopted in 2009. <u>Watersheds</u> , the Chester County Comprehensive Plan Integrated Water Resources Element, was adopted in 2002. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 2. Is this proposal consistent with the comprehensive plan for land use? <u>According to the Landscapes map adopted in 2018, the proposed subdivision/land development includes land designated as the Suburban Landscape. The vision for the Suburban Landscape is predominantly residential communities with locally-oriented commercial uses and facilities, accommodating growth at a medium density that retains a focus on residential neighborhoods, with enhancements in housing diversity and affordability. Both on-lot and public sewer systems are supported in this landscape.</u> |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 3. Does this proposal meet the goals and objectives of the plan?
If no, describe goals and objectives that are not met |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 4. Is this proposal consistent with the use, development, and protection of water resources?
If no, describe inconsistency |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 5. Is this proposal consistent with the county or areawide comprehensive land use planning relative to Prime Agricultural Land Preservation? If no, describe inconsistencies: |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 6. Does this project propose encroachments, obstructions, or dams that will affect wetlands?
If yes, describe impact: |
| <input type="checkbox"/> | <input type="checkbox"/> | 7. Will any known historical or archaeological resources be impacted by this project? Not Known.
If yes, describe impacts |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 8. Will any known endangered or threatened species of plant or animal be impacted by the development project? |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 9. Is there a county or areawide zoning ordinance? |
| <input type="checkbox"/> | <input type="checkbox"/> | 10. Does this proposal meet the zoning requirements of the ordinance? N/A |

Yes No SECTION C. AGENCY REVIEW (continued)

- 11. Have all applicable zoning approvals been obtained? **N/A**
- 12. Is there a county or areawide subdivision and land development ordinance? **No**
- 13. Does this proposal meet the requirements of the ordinance? **N/A**
If no, describe which requirements are not met
- * 14. Is this proposal consistent with the municipal Act 537 Official Sewage Facilities Plan?
If no, describe inconsistency *While the proposed project is inconsistent with the West Caln Act 537 Plan/PAWC Regional Act 537 Plan, this project proposes to connect an existing water treatment plant (owned and operated by PAWC) to the existing sewer system (owned and operated by PAWC) to eliminate trucking backwash water being treated onsite, which is an operation and maintenance improvement. The proposed path of the sewer line extension is located in an area where the existing land use pattern is suburban. No additional connections are proposed.
- 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?
- 18.

Name, Title and signature of person completing this section:

Name: Carrie J. Conwell, AICP

Title: Senior Environmental Planner

Signature: *Carrie J. Conwell*

Date: 6/5/2024

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.

PC53-06-24-18116

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
Kelly Kowalski, Pennsylvania American Water Company
Kim Milane-Sauro, West Caln Township
Marci Poli, Entech Engineering Inc.

Discussion and Information Items

Community Planning

Community Planning Municipal Assistance Projects

July 2024

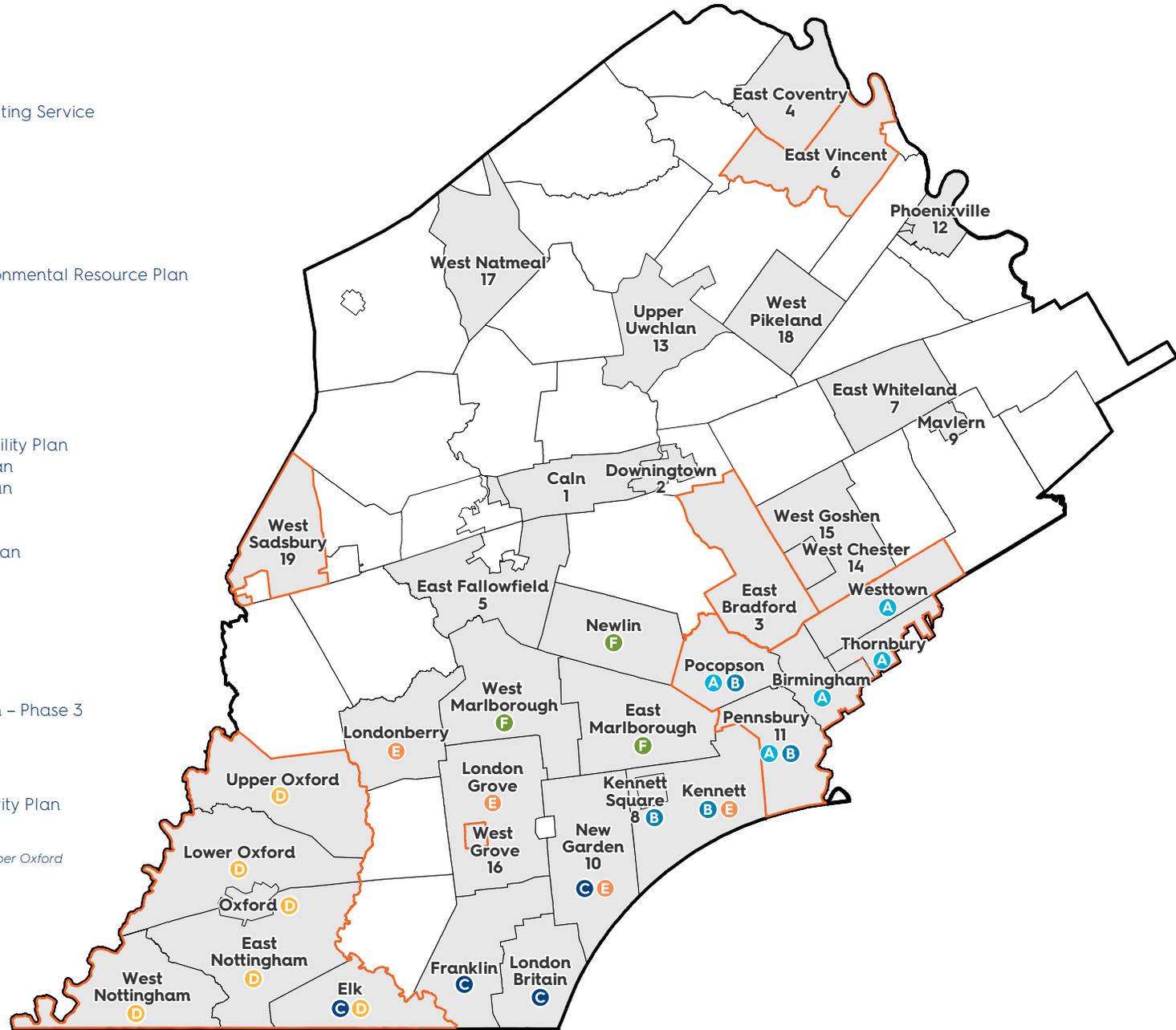
- Municipality with Ongoing VPP Project
- Municipality with Planning Commission Consulting Service

Single-Municipality Projects

1. Caln Zoning Ordinance
2. Downingtown Comprehensive Plan
3. East Bradford Zoning Ordinance
4. East Coventry Land Use Assumptions Report
5. East Fallowfield Open Space, Recreation, & Environmental Resource Plan
6. East Vincent Zoning Ordinance
7. East Whiteland Zoning Ordinance
8. Kennett Square State Street Revitalization Study
9. Malvern Zoning Ordinance Amendments
10. New Garden Zoning Ordinance Update
11. Pennsbury Ordinance Update
12. Phoenixville Zoning Ordinance
13. Upper Uwchlan Eagle Village Gateways and Mobility Plan
14. West Chester Parks, Recreation, & Open Space Plan
15. West Goshen Parks, Recreation, & Open Space Plan
16. West Grove Zoning Ordinance
17. West Nantmeal Comprehensive Plan
18. West Pikeland Parks, Recreation, & Open Space Plan
19. West Sadsbury Comprehensive Plan

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

July 2024 (Activities as of 6/30/24)

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.

SINGLE MUNICIPALITY

1. Caln Township – Zoning Ordinance Update

Percent Completed: 10%

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. The 3rd and 4th meetings were held in April and May and the Task Force continued to discuss large developable parcels and other outstanding zoning inconsistencies. The June meeting was an interesting discussion regarding ideas to further promote the Township's cluster development option.

2. Downingtown – Comprehensive Plan

Percent Completed: 80%

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 consultant has drafted plan chapters, and the last task force meeting was March 18th. Comments on the draft chapters were sent prior to the meeting. The consultant has provided a tentative schedule for plan adoption by the end of August 2024 (the contract end date is February 2025). A full draft has been made available to the task force for review and comment. The task force public meeting is June 24 to present the plan to the public, to be followed by the planning commission public meeting then Act247/VPP Review and council adoption (exact schedule TBD).

3. East Bradford Township – Zoning Ordinance Update

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

The July meeting will cover Historic Resource Protection Standards. A six-month extension request has been received from the Township.

4. East Coventry Township – Land Use Assumptions Report

Percent Completed: 85% Contract Term: 8/23–7/25 Consultant: McMahon Associates, Inc. Monitor: Kate Clark

The Task Force met in May to review the draft report. Final edits will be completed and reviewed by the Task Force, and then report will be presented to the Board of Supervisors.

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

Percent Completed: 90% Contract Term: 5/23–10/24 Consultant: Simone Collins Monitor: Kate Clark

A public meeting was held on May 30th to present the draft plan. The plan is anticipated to be submitted for Act 247 in the coming month.

6. East Vincent – Zoning Ordinance

Percent Completed: 80% Contract Term: 4/22–9/24 Consultant: Chester County Planning Commission Monitor: Kate Clark

The full draft ordinance was distributed to the Township in late April. CCPC will attend the Township's July 16th Planning Commission meeting to discuss the draft ordinance.

7. East Whiteland Township – Zoning Ordinance

Percent Completed: 15% Contract Term: 9/23–8/25 Consultant: Bergmann Monitor: Chris Patriarca

The Township and consultant team are undertaking a series of targeted stakeholder interviews for feedback on ordinance provisions. The next Task Force meeting is scheduled for July.

8. Kennett Square Borough – State Street Revitalization Study

Percent Completed: 0% Contract Term: TBD Consultant: Derck & Edson Monitor: Kevin Myers

The Borough proposes to work with a planning and design consultant to help improve several sites along State Street. This street is the main commercial district in the borough and includes shops, restaurants, office spaces, the library, and more. These quality-of-life improvements to State Street will create a better space for both residents and visitors to enjoy.

9. Malvern Borough – Zoning Ordinance Amendments

Percent Completed: 0% Contract Term: TBD Consultant: Thomas Comitta Associates

Monitor: Jeannine Speirs

The Borough will be updating the zoning ordinance text and map to support implementation of the Malvern Borough Comprehensive Plan of 2022. Issues to be addressed include accessory dwelling units, open space regulation refinements, multi-family opportunities in the LI Limited Industrial district, business promotion and parking regulations in commercial districts, historic resource regulation refinements, riparian and woodland regulations, and climate resilient landscaping. The contract is out for Borough signatures.

10. New Garden Township – Zoning Ordinance Update

Percent Completed: 0% Contract Term: 7/24-6/26 Consultant: Michael Baker International

Monitor: Libby Horwitz

The Township proposes to update their current zoning ordinance for consistency with the Township’s adopted Comprehensive Plan (2018), Village of Toughkenamon Streetscape and Transportation Improvement Plan (2020), and Official Map (2019). The Township intends to address several important planning issues including the County Planning Commission’s “Missing Middle” housing initiatives for attainable and affordable housing. The Township has chosen Michael Baker International as their consultant.

11. Pennsbury Township – Ordinance Updates

Percent Completed: 10% Contract Term: 5/24-10/25 Consultant: Brandywine Conservancy

Monitor: Kate Clark

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 kickoff meeting was held on May 14th and the next task force meeting is scheduled for June 27th, where draft ordinance language will be reviewed.

12. Phoenixville Borough – Zoning Ordinance Update

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

Monitor: Chris Patriarca

The June meeting covered proposed changes to zoning district specifications, potential zoning map changes, and revised the accessory dwelling unit (ADU) standards.

13. Upper Uwchlan Township – Eagle Village Gateways and Mobility Plan

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

Monitor: Patty Quinn

The Eagle Village Gateways and Mobility Plan will build community and stakeholder consensus related to needed improvements at the two intersections of Pottstown Pike (Route 100) and Graphite Mine Road, which serve as the northern and southern gateways to the Village of Eagle.

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

Percent Completed: 0% Contract Term: 5/24-4/26 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. The first meeting took place in February and the grant monitor attended the following meeting on May 29th.

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

Percent Completed: 0% Contract Term: 5/24-4/26 Consultant: Toole Recreation Planning Monitor: Mark Gallant

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 kick-off meeting was held on May 15th.

16. West Grove Borough – Zoning Amendments

Percent Completed: 70% 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 covered Definitions which completed a full first review of the ordinance. A full 2nd draft documenting the proposed amendments to the full ordinance was created and sent to the borough, in part for review and input by the Zoning Officer, Engineer, and Solicitor as necessary.

17. West Nantmeal Township – Comprehensive Plan Update

Percent Completed: 0% Contract Term: 6/24-5/26 Consultant: Castle Valley Consultants Monitor: Elise Davis/Mark Gallant

West Nantmeal Township will be updating 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. The VPP Grant Agreement has been signed by the County Commissioners and forwarded to the Township. The kick-off meeting will be held on July 22nd.

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

Percent Completed: 15% Contract Term: 6/23-5/25 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. A Task Force meeting is being scheduled for July.

19. West Sadsbury Township – Comprehensive Plan

Percent Completed: 90% Contract Term: 2/23-1/25 Consultant: Chester County Planning Commission Lead Planner: Kate Clark

CCPC met with the Township's Board of Supervisors on June 11th, where the Board authorized the Act 247 review for the plan. Potential adoption of the plan could occur on August 13th.

20. West Whiteland Township – Comprehensive Plan - New

Percent Completed: 0% Contract Term: 7/24–6/26 Consultant: Chester County Planning Commission Lead Planner: Chris Patriarca

CCPC will serve as the lead consultant for an update of the township comprehensive plan. The plan will focus on those issues of greatest priority to the township and on recommendations that will assist the township in future strategic efforts. The plan will focus on providing clear direction for implementation of plan recommendations. Further, the plan will consider data and policies in existing regional and local plans and studies that apply to the township.

MULTI-MUNICIPAL PROJECTS

21. 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.

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

Percent Completed: 40% Contract Term: 12/22–11/24 Consultant: Brandywine Conservancy Monitor: Jeannine Speirs

The four townships are preparing a plan to 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. Consultant discussed how this Plan could interface with the County Heritage Tourism Plan in terms of possible overarching themes. Task Force provided feedback on thematic direction. David Blackburn is attending meetings of the group. Project themes have been vetted to focus on the Mason Dixon/Arc Corner as the primary theme. First public meeting for the project occurred in May. Consultant is working with municipalities on historic resources mapping.

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

Percent Completed: 50% Contract Term: 2/23–7/24 Consultant: McMahon Associates Monitor: Chris Patriarca

The five municipalities are proposing a corridor plan which places community needs and values at its center. The May Task Force meeting covered the initial draft recommendations of the plan. Full draft plan is forthcoming, and a formal extension request is anticipated.

24. Harriet Tubman Underground Railroad – Path to Freedom Heritage Interpretation Plan

Percent Completed: 0% Contract Term: 6/23-5/25 Consultant: National Travel Center Monitor: Jeannine Speirs

Harriet Tubman Scenic Byway Commission member municipalities: Kennett Township (lead), Pennsbury Township, Pocopson Township, and Kennett Square Borough are completing a Heritage Interpretation Plan for the Harriet Tubman Underground Railroad – Path to Freedom. This grant will allow for an 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 heritage interpretation plan and tour for this important part of Chester County history. First Task Force meeting is in June.

25. 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. The February and March Task Force meetings focused on follow-up to the Public Meeting and a review of the draft Existing Land Use Map. We will continue to pull together and present existing conditions over the next few months and begin community visioning and development a public survey in late Summer.

26. Unionville Area Region – Comprehensive Plan Update

Percent Completed: 80% Contract Term: 4/22–09/24 Consultant: Brandywine Conservancy Monitor: Kate Clark

The draft plan has been sent to each municipal planning commission to be reviewed and to authorize the Act 247 review. A joint meeting will be planned for potential adoption of the plan, likely in September.

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 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 Inquiries or Requests

1. East Caln (Zoning Ordinance Update)
2. Kennett Township (subdivision and land development ordinance) – Contract development underway
3. Spring City (comprehensive plan)
4. South Coatesville Borough (general planning assistance)

Cash Grant Inquiries (or VPP channel not established yet)

1. Sadsbury Township – Comprehensive Plan Update (March 2024)
2. West Nottingham Township – Corridor Study (November 2021)
3. Charlestown Township – Traffic Impact Fee (December 2022)
4. East Pikeland Township – Parks & Recreation Plan (January 2024)
5. Kennett Township (lead), Pennsbury Township, Pocopson Township, and Kennett Square Borough – Phase 2 Path to Freedom Heritage

Interpretation Plan (June 2025)

HISTORIC PRESERVATION

- **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: In July Blackburn will provide an overview of the America250 Chester County Commission and a summary of the Heritage Tourism Plan for the monthly planning meeting. 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:

- County DCD: 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.
- County-owned Bridges/Facilities: in coordination with CC Facilities Dept (Eric Quinn). David attended the monthly county bridge meeting with CC facilities lead Eric Quinn.
 - Completed right of way settlements s regarding homeowners adjacent to an abutment of Bridge #199.
 - Right of Way work in process for #111 [E. Bradford Twp]; 134 [E. Brandywine and Upper Uwchlan Twp]; #250 [E. Pikeland Twp].
 - Condemnation moving forward for a parcel adjacent to #4 [Little Britain Twp and Lancaster County]
 - Multiple design projects are active:
 - Blackburn is crafting text and looking for pics and illustrations for two proposed interpretive panels at #26 [Elk and New London Twp] and #207 [E. Coventry Twp].
 - Historic classification is required for three bridge design projects: #143 [W. Nantmeal Twp]; #259 [Warwick Twp]; #320 [Kennett Twp]. Blackburn and Speirs will define and set.
 - Blackburn will attend August East Vincent township commissioners meeting when recommendations are made for Seven Stars Road bridge rehab project.

Other design projects active are Elkview Road #35 [Lower Oxford and Penn Twp] #35; Harvey's Road #92 [Newlin Twp]; Allerton Road #111

[Bradford Twp]; N. Reeds Road #134 [Upper Uwchlan & E. Brandywine Twp]; Wyebrook Road #143 [W. Nantmeal Twp]; Dutton Mill Road #157 [E. Goshen Twp]; Mill Road #167 [Tredyffrin Twp]; Creek Road #175 [Schuylkill Twp]; Seven Stars Road #190 [E. Vincent Twp]; Bertolet School Road #196 [E & W Vincent Twp]; Spring Creek Road [E. Pikeland Twp]; County Park Road #259 [Warwick Twp]; Thomas Road #300 [Tredyffrin Twp]; W. Cedarville Rd. #311 [N. Coventry Twp]; Hillendale Road #320 [Kennett Twp]; Bid packages are advertised for Hickory Hill Road #40 and Mill Road #65 covered bridges.

- Construction is commencing on Watermark Road #21 [Upper Oxford Twp]; Hadfield Road #244 [E. Brandywine Twp].
- Bridge inspection contract was extended through April. The contract will be readvertised.
- Bridge crew is working on #40, #138, #196, # and #207.
- Heritage Coordinator Blackburn will be meeting Eric Quinn [Facilities] to discuss the County's official response to the engineer's recommendation of complete replacement of the trestle bridge, Elk View Road #35 [Lower Oxford and Penn Twp].

Non-County affiliated Section 106:

- Reviewed informational update concerning archaeological field work conducted at Pickering Dam Road bridge project.
- Downingtown Train Station project has been reactivated and mitigation is underway for the demolition of a project identified historic resource in a project identified historic district for a storm water basin; FTA and PennDot engineers indicated there is no other way to do this project but to demolish the historic resource.
- 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.
- Reviews for historic resource ordinance language: Caln
- National Register Nomination support: Nothing new to report
- Historic Commissions and HARBs: Nothing to report.
- : Blackburn will attend the annual meeting of the Chester County Historic Preservation Network.
- **Heritage Education/Tourism/Interpretation Network** – multiple efforts to support education and interpretation throughout the county. Staff: Brian O'Leary led [CHESCO250], support from David Blackburn for the 250th Commission and Iron & Steel Partnership, and Jeannine

Speirs for Brandywine Battlefield/southern Philadelphia Campaign region/Battlefield Heritage Centers and interpretive sites, municipal heritage interpretive plans/planning, Battle of the Clouds. Paoli Battlefield, Valley Forge/northern 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:
- Reviewed different iterations of edited PowerPoint.
 - Commission hosted first community summit at Thordal Farm. Blackburn, Spiers, and O’Leary attended. There were 160 attendees that learned about current initiatives, what’s coming down the pike, and small group brainstorming with participants as to tools/programs/initiatives they’d like to see.
 - Due to annual leave, Blackburn was unable to attend the Executive Committee meeting.
 - America250 PA Infrastructure Program Grant: waiting for award.
 - LSA grant for interactive kiosks: waiting for award.
 - Community Development Grant: Request for Heritage Interpretive Network.
- County Heritage Tourism Plan: Held first implementation meeting. Second will be in July. Countywide Heritage Interpretive Network list and map is underway.
- Working with Chester County Visitor Bureau as they move to initiate use of the marketing tools from the Plan.
- Heritage Interpretive Network
 - Iron and Steel Heritage Partnership: May meeting was cancelled. Next meeting is scheduled for 18 July. There will be two property owners attending whose homes were built for two different furnace ironmasters. Both homes are rentals through Airbnb. We will also discuss iron related programming for America250.
 - Brandywine Battlefield Task Force (BBTF) & Phila. Campaign Partnership:
 - Battlefield heritage interpretive signage project - last sign of 15 signs in the project is to be installed soon. Several sign dedication events have occurred and have received press coverage.
 - Opportunities are being worked on to coordinate on heritage interpretation for education and outreach. One opportunity is a driving tour visitor experience implementation project to mesh with/tie together the County Heritage Tourism Plan and 250th with the already existing/in place Brandywine Battlefield Heritage Interpretive Network concept and Signage Project, and the Philadelphia Campaign theme. Funding is being sought.
 - BBTF has expanded to include other Phila. Campaign sites leading up to the 250th as a Phila. Campaign Partnership, and organized, in coordination with ChesCo250 and DelCo250, a May 30 working meeting about 250th events/projects/programs ideas and the Heritage Interpretive Network as a long term, legacy project with the 250th as the launch. Over 30 organizations were represented and there were around 60 attendees. It was also

- coordinated with ChesCo250th June Summit event as back-to-back working meetings.
 - BBTF/Phila. Campaign Partnership is planning a Heritage Site capacity building workshop for August.
- Valley Forge reached out to Speirs understand the Heritage Interpretive Network. After talking, Valley Forge, along with Hopewell Furnace, are now on board as Gateways under the Heritage Interpretive Network.
- Blackburn attended and Speirs presented on behalf of the Philadelphia Campaign heritage theme and planning to date and future proposed projects. at the CC250 Summit in June
- A regional Heritage Interpretive and Connectivity Plan is funded under VPP (See Above) for the Mason-Dixon/Delaware Arc Corner area.
- A regional Heritage Interpretive Plan is funded under VPP (see above) for the Path to Freedom
- Oxford Region Historical Subcommittee presented an overview of the agricultural theme of the heritage interpretive network and presented at the CC250 Summit in June as the facilitating region for the Agricultural Heritage Interpretive theme.
- Blackburn attended the monthly meeting of the Oxford Region Historical Committee to report on bridge work and assist with planning for a meeting with an exhibit contractor. Speirs attended for Heritage Interpretive Network planning.
- Technical assistance has been requested to help facilitate heritage centers.
 - Underground Railroad Heritage Center at Barnard Station
 - African American history Heritage Center effort at Passtown School
 - Brandywine Battlefield Heritage Centers
 - Phila Campaign/Paoli Heritage Center

- **Town Tours** – A series of free educational programs on historic towns, neighborhoods, and other items of interest in Chester County.
Staff: David Blackburn support from Sally Warren and additional CCPC Staff as needed.
External Partners: CCHPN and individual site organizers/municipalities/municipal historical commissions
Status:
 - 6 June: Chester County History Center, Kick Off Celebration: 125
 - 13 June: South Coventry Twp, Coventryville: 145
 - 20 June: West Whiteland Twp, Ashbridge Mansion and Indian Run Farm: 250
 - 27 June: Upper Uwchlan Twp, Upland Farm Park
 - 11 July: West Bradford Twp, Highland Orchards
 - 18 July: East Whiteland Twp, White Horse Village
 - 25 July: Uwchlan Twp, Baird House
 - 1 August: Tredyffrin Twp, Baptist Church in the Great Valley
 - 8 August: North Coventry Twp, Coventry Woods
 - 15 August: Yellow Springs

- **Community Engagement** --
 - Blackburn met with representatives of the Oxford Regional History Center to discuss interpretive media contractors, focused on agricultural history, at several sites throughout the Oxford region.
 - Blackburn attended the annual meeting of the Chester County Historic Preservation Network where they celebrate their successes and volunteers.
 - Received information from a concerned citizen regarding the potential demolition of a historic property in West Goshen Twp.
 - Received an inquiry concerning how to document and nominate a Paoli property to the National Register of Historic Places
 - Technical assistance for New Garden historic resources ordinance standards regarding a proposed demolition

- **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.
The first draft of the new Heritage Tourism map was reviewed by Speirs, Blackburn, and O’Leary. A list of changes was provided to Murtoff. The next draft will be shared with colleagues and partners for review at the end of June or beginning of July.

- **Adaptive Reuse Design Guide** – development of a guide specific to adaptive reuse
Staff: Mark Gallant led with support from Jake Michael, Elise Davis, and David Blackburn
External Partners: Advisory Committee for the project
Project lead Gallant is meeting with David and Blackburn to refine the project and present a rough draft outline.

ECONOMIC

- **CCEDC Coordination** – Regular contact regarding ongoing projects.
- **Reinvestment Opportunities Map** – Online presentation for municipalities complete. Initiating outreach efforts for project. Additional mapping work completed for Coatesville.
- **Non-Residential Construction Report** – 2024 report (2023 data) completed and posted.
- **State of the County Economy Report** – 2024 Bureau of Labor Statistics (BLS) data available, downloading and analyzing data for section complete, drafting text for online update. Additional data to be updated as it becomes available.

HOUSING

- **Housing Choices Committee** – Meeting held June 4th, CCPC provided updates on housing efforts and led a discussion on organizations to invite for the 2024 annual housing forum, which will be a convening of housing organizations.
- **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.
- **Housing eTools** – Updates are complete, although resources and examples will continue to be added as appropriate.
- **Case Studies** – TBD
- **Housing Forum** – Fall 2024 forum held in September as a convening of housing groups in the county,
- **Residential Construction Report** – 2023 (2022 data) report posted. **Final of 2024 (2023 data) complete and in final review before posting.**
- **Starter Home Pilot Project** – Initial meetings held with four municipalities based on interest. CCPC created and sent proposals outlining potential CCPC assistance through the Starter Home Pilot and other initiatives. Currently finalizing zoning recommendations and example site plans for municipalities. 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 can 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 as part of the Chamber morning talks in June.

URBAN CENTERS

- **VPP Support** –, Downingtown (comprehensive plan update), West Chester Parks and Recreation Plan, Kennett Square (State Street Revitalization Study).
- **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. A full draft of zoning amendments with tracked edits was sent to Atglen borough via email on 4/24/2024. Next steps are to be determined.; 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. Draft zoning amendments to include TND development were sent to Parkesburg borough and a meeting was held for initial discussion on 4/11/2024. A second draft was created and sent to the borough for review and comment which occurred on May 23rd. A third draft will be completed and sent to the borough for the planning commissions consideration at an official planning meeting commission (to date the work has been done by a small working group).

- **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** – 2024 Urban Centers Forum scoping meeting is scheduled for 5/9/2024. The 2024 UCF may either occur as one forum at a central location (topic TBD) or as a series of three forums (southern, east/northern, and western Chester County) by region.
- **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. The next UCII update will be in the last quarter of 2024.

- **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). The next coordination will be the 2025 CRP.
- **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.
- **Presentations:** Attended the Western Chester County COG 1/26/2022 and presented a CCPC overview on 2/23/2022. Attended the 5/3/2022 Avondale Borough Council meeting along with Brian O’Leary. Attended CCPC Housing presentation to Kennett Square Council on June 8, 2022. Attended Kennett Square Borough Council meeting on May 3, 2023. Leading Coatesville Mobile Workshop for the 2023 APA National Conference on April 3, 2023. Led WCU planning studio on tour of Coatesville back on Feb. 27th and attended final student presentation at WCU on May 8th. Will continue to coordinate WCU on how University/student planning studios can be modified to better coordinate with municipalities to increase the benefits to all parties. In addition, continuing discussion on collaboration with WCU regarding ArcUrban use and/or student internships/work to collaborate on municipal assistance/projects. The Urban Planner is scheduled to present at the WCCCC Future Focus annual event in late June.

CHESTER COUNTY

VISION PARTNERSHIP PROGRAM

Rolling Mini-Grant

Available Now!

\$10,000 Maximum cash award value

Must be completed within a year

Apply anytime



Any municipality that has endorsed or acknowledged Landscapes3 is eligible

This grant can be used for

- Expanding the network of open space
- Guiding local solar ordinances
- Protecting natural resources
- Addressing the housing affordability crisis
- Encouraging ag-friendly communities
- Expanding mobility options
- Creating complete streets
- Preserving historic villages

Projects can include

- Special study, action plan, or implementation plan
- Zoning ordinance amendments
- Subdivision and land development ordinance amendments
- Official map and ordinance
- Study and/or ordinance creating a new municipal implementation board or commission



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chescoplanning.org/Municorner/VPP-RollingMini.cfm



Sustainability Division Update

Sustainability Division

Monthly Activities Report – July 2024

Summary:

- Sustainable HOAs:
 - A series of four virtual roundtable discussions for HOAs are in development. Topics include: sustainable landscaping, tree and woodland management, stormwater management, and sustainability action planning. The first of these virtual discussions was held on 6/26 and focused on Sustainable Landscaping. There were 25 attendees, half of which were HOA residents, 1/3 were HOA board members, with a few consultants. The second of these events will be held on 8/7 and will focus on stormwater management.
 - The Water Resources Authority held a County/Municipal Idea Exchange workshop on 6/20/24 to solicit feedback from municipal managers on: 1.) a potential new funding source for municipal stormwater and drinking water infrastructure projects; 2.) the county's hazard mitigation plan updated, and 3.) how municipalities could partner with HOAs on stormwater projects that could implement their MS4 plans.
- A meeting of the Chester County Local Government Climate Action Team was held on 6/24. The topic discussed was EV charging ordinances. West Whiteland, Phoenixville, and West Chester each presented about their ordinance, reasoning for their chosen regulations, and lessons learned.
- CCPC is hiring for a Sustainability Planner IV to support the division's work program.
- Chester County was awarded approx. \$479,000 in federal Energy Efficiency and Conservation Block Grant funds that will be used to develop a rooftop solar array at 313 W. Market St., pilot several electric utility vehicles for Parks maintenance, and to develop an energy plan for county facilities.
- The Commonwealth and Philadelphia Green Capital Corp. were awarded \$156M through the EPA's Solar for All program. This funding will be used in part to expand Philadelphia's successful Solarize Philly program to the four suburban counties, including Chester County. Solarize Philly provides a defined pathway for homeowners interested in going solar, and subsidizes loans for low to moderate income households so their monthly solar payments are lower than their previous electric bills. The program is expected to roll out this fall, and CCPC will work with partners to help promote it.
- With the retirement of Glenn Bently, Carrie Conwell will take over his responsibility of writing Act 67/68 review letters, and will support Agricultural Security Area reviews and 7-year plans.

Multimodal Transportation Planning Division

Multimodal Transportation Planning Division

June 2024

US 202/PA 926 Intersection Status

One of Chester County's top priority projects is finally going to construction this summer. The much maligned US202/PA926 intersection has a selected contractor under contract who is scheduled to begin work in mid-July. This project was added to the region's TIP back in FY2013, and has since languished due to the uncertainty of the proposed Crebilly Farm development in its northwest quadrant. There were some plans to have the developer complete the intersection improvements which would have been done much quicker and cheaper - but when it became apparent that was not going to happen, the project proceeded through the design and review process at PennDOT District 6-0 using Federal monies, thus requiring NEPA and Historical clearance for the serpentine stone mansion located in the NW corner.



Proposed improvements include installation of a southbound right-turn deceleration lane on US 202 and an additional eastbound left-turn lane on SR 926, creating a double left-turn configuration along the eastbound approach onto Route 202 NB. Pedestrian and bicycle intersection improvements include crosswalks, ADA ramps, pedestrian landings, as well signal equipment upgrades for pedestrian push buttons, countdown signal heads, and lighting. For more information on the project, please visit the PennDOT project page found [here](#).

Josh Maxwell named DVRPC Board Chair / Patty Elkis Retirement

On Thursday, June 27th, the DVRPC Board elected Chester County Commissioners' Chair Josh Maxwell to serve as the DVRPC Board Chair for the State FY2025 beginning in July. Rounding out the slate of elected Board officers are: Vice Chair Ed Potasnak, New Jersey Governor's Appointee; Secretary Tom Stanuikynas, Burlington County, NJ; and, Treasurer Bob Harvie, Bucks County Commissioner. For more information on the DVRPC Board, please visit their [website](#). In other DVRPC news, former Planning Director and current Deputy Executive Director Patty Elkis is retiring from DVRPC at the end of June after 32 years of distinguished service. For more info on Patty's career and retirement plans, please read this [article](#) on the DVRPC website.

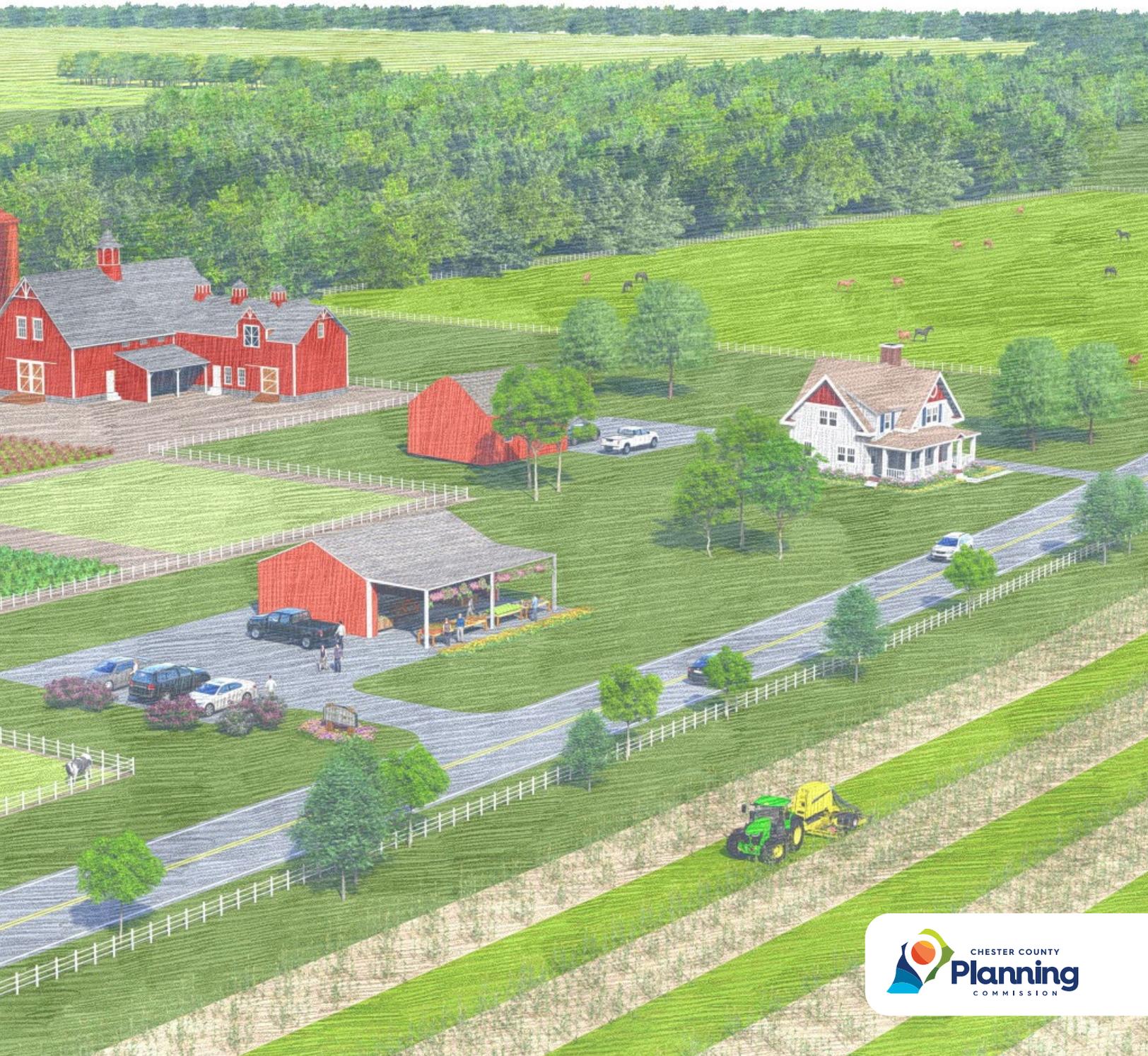


Design & Technology Division Update

Agricultural Landscapes Design Guide

Chester County, PA

Draft 07/03/24



Draft 07/03/24



Prepared by the Chester County Planning Commission
September 2024

Chester County Planning Commission Members

Michael C. Heaberg, Chair

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Roberta Cosentino

Stephanie Duncan

Dr. Douglas Fasick

Frank Furman

Matthew Hammond, P.E.

Molly Morrison

Andy Wright, AICP, PP, PTP



Chester County Board of Commissioners

Josh Maxwell

Marian Moskowitz

Eric Roe

Agricultural Landscapes Design Guide

Chester County, PA

Contents

CHAPTER 1	About the Guide	4
CHAPTER 2	Planning Principles	9
CHAPTER 3	Design Elements	19
	BUILDING CHARACTER	21
	SITE AMENITIES	25
	TRANSPORTATION	31

This is the sixth and final design guide the Planning Commission has prepared for Chester County's Landscape categories. The framework for each guide is the same with the intent to support your municipality's objectives, values, and priorities in regard to the character of new development.

Purpose

Chester County is committed to quality of design in its built environment.

Quality design of new development is characterized by context sensitivity and the thoughtful arrangement of details that define streets, public spaces, and communities. Ultimately, quality design improves a community's function and appearance by unifying diverse elements.

The purpose of this guide is to:

- Protect agricultural activity and prime farmland
- Promote development with compatible rural character
- Protect and restore the environment
- Promote the preservation of open space
- Promote interconnected greenways and wildlife and other natural corridors

The design elements in this guide are focused on the maintenance of a low density development pattern and conservation of agricultural lands and sensitive environmental resources.



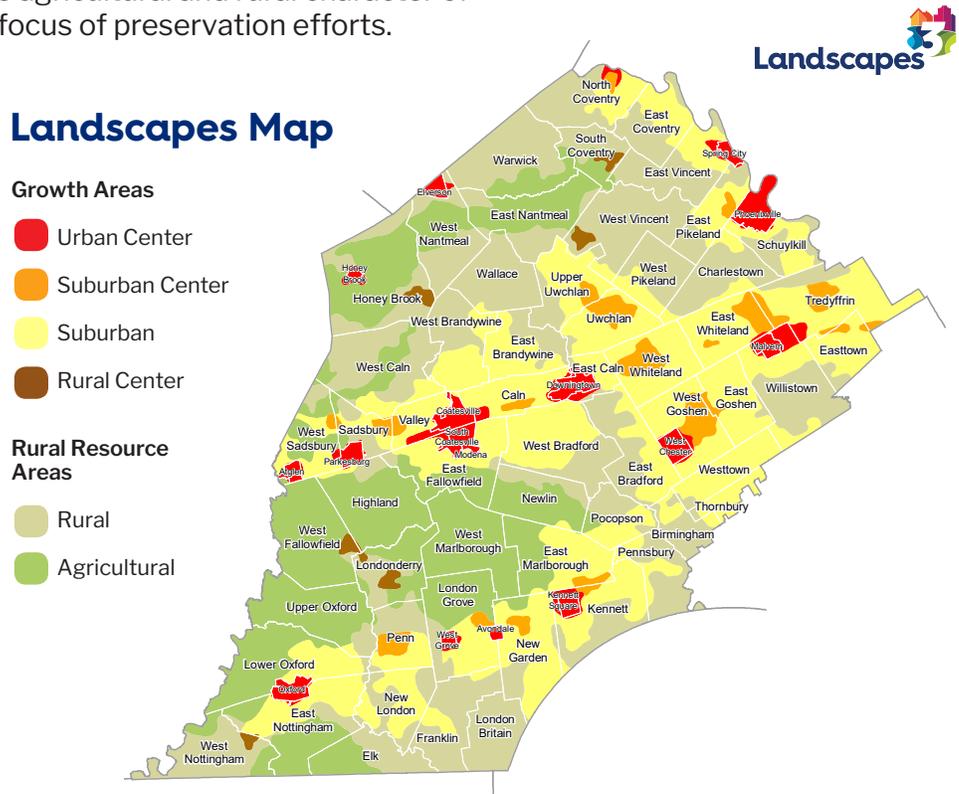
View of a farm in Upper Oxford Township.

Audience

This guide is intended for use by developers, design professionals, community members, municipal attorneys, elected officials, administrative staff, engineers, planners, businesses, county planning commission members and staff, and the general public. Each has a role in ensuring that new development fits within its context and contributes to the livability of Agricultural landscapes.

Foundation

The foundation for this guide is *Landscapes3*, Chester County’s comprehensive plan. The plan, adopted in 2018, establishes a preservation and growth vision for the county and its municipalities. Within the plan, the Landscapes Map identifies six landscape categories where growth and rural resource protection should occur to achieve the vision. The four Growth Area landscape categories best accommodate future growth. These are planned for a full range of infrastructure and are highly suitable for development and redevelopment. The two landscape categories of the Rural Resource Areas, including Agricultural landscapes, are not appropriate for significant growth, strongly reflect the agricultural and rural character of the county, and serve as a focus of preservation efforts.



Long-term Vision

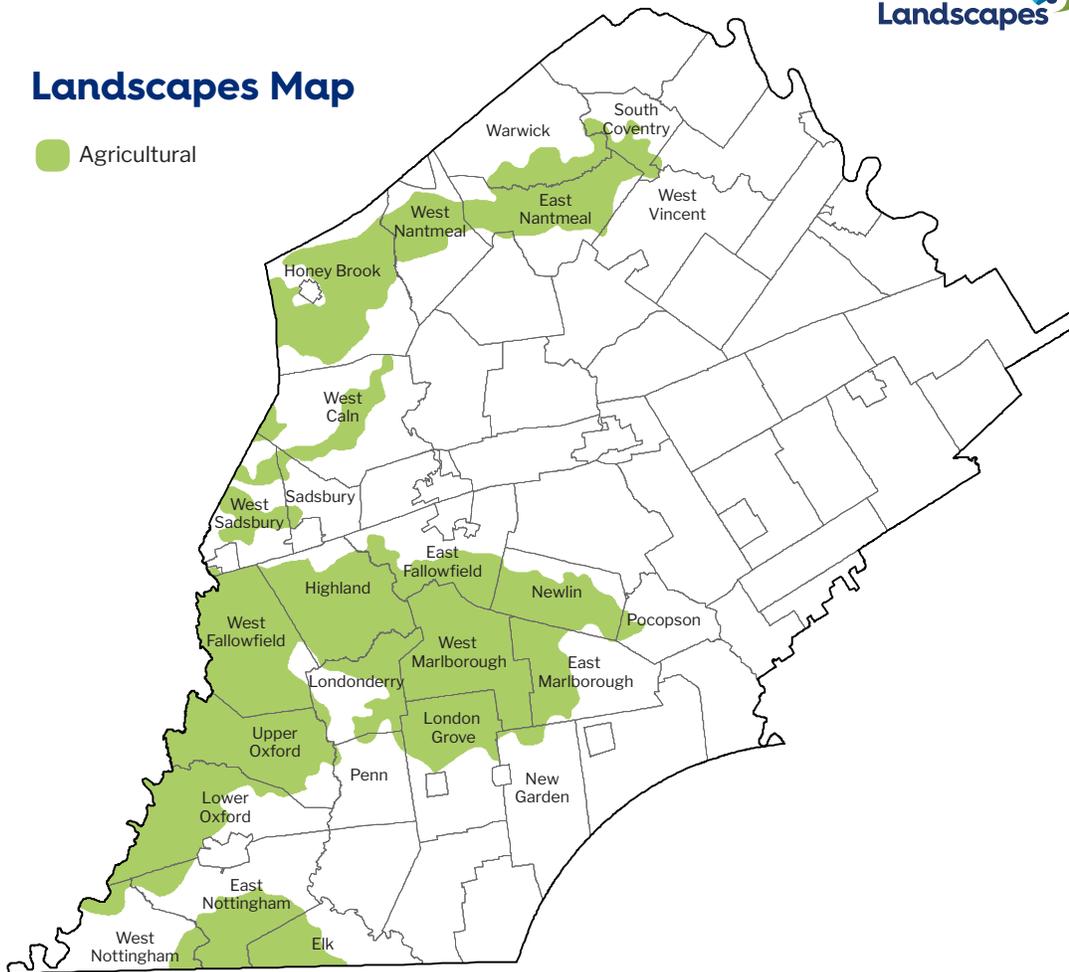
As a Rural Resource Area for Chester County, the vision for the Agricultural landscape is very limited development occurring at low densities to preserve agricultural soils and farm operations.

Agricultural landscapes are mostly located adjacent to rural landscapes and consist of large contiguous areas of farmland with primes soils and physical characteristics that support economically sustainable yields.



Landscapes Map

Agricultural



Format

The planning principles and design elements established in the *Landscapes3* vision for the Agricultural landscapes serve as the basis for the format of this guide.

Planning Principles

The key objectives, values, and priorities to consider when creating long range plans, investing in infrastructure, or evaluating proposed development.

This section has four themes: **Growth Outlook, Preservation Focus, Land Use Patterns,** and **Infrastructure.** The importance of each principle is discussed along with a list of example supportive policies that guide municipal action and facilitate rural resource protection. For further information, a link to on-line resources is provided.

Design Elements

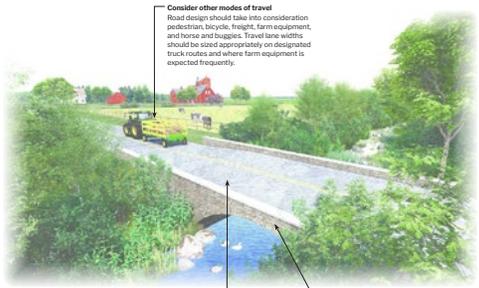
The guidelines for the treatment of development and related features based on well-established patterns of building and quality design.

This section has three themes: **Building Character, Site Amenities,** and **Transportation.** Each guideline is introduced with an overview of “why” it is important to the health, safety, and welfare of the county’s Agricultural landscapes. The overview is followed by an illustration or graphic to express design considerations and best practices to carry out each design element. A regulatory strategy from a local source is found at the bottom of each topic as well as a link to additional on-line resources.

CHAPTER 2 Planning Principles

PLANNING THEME	PRESERVATION FOCUS
PRINCIPLE & RATIONALE	<p>Preservation of farmsteads and farm buildings Farmsteads and farm buildings are vital components of agricultural heritage, providing historical, cultural, and architectural value. Preserving and restoring these features ensures their continued use and contribution to agricultural communities.</p>
COUNTY EXAMPLE	 <p><i>This historic property in Honey Brook Township helps maintain the agricultural character of the community.</i></p>
SUPPORTIVE POLICIES	<p>Example Policies</p> <ul style="list-style-type: none"> • Maintain a database that defines, inventories, maps, and prioritizes historic resources. • Encourage rehabilitation and adaptive reuse of existing buildings rather than demolition. • Consider the creation of an Agricultural Historic District or an overlay historic resources ordinance. • Support efforts to educate residents on the long-term value of historic resources to the community.
MUNICIPAL PLAN EXAMPLE POLICY	<p>MUNICIPAL EXAMPLE</p> <ul style="list-style-type: none"> • Identify roadways with particularly strong visual characteristics as well as scenic vistas that are worthy of special preservation efforts. <p><small>London Grove Township Comprehensive Plan, 2011; p. 3-2-12. ▶</small></p>
ONLINE TOOL	<p>Toolbox</p> <ul style="list-style-type: none"> Historic Resource Protection Standards ▶ Adaptive Reuse ▶ Historic and Cultural Resource Preservation Planning ▶
LAND USE PATTERNS	<p>Diverse agricultural uses Working lands, farms, and forests are central to the heritage of the county. Allowing a full range of contemporary agricultural uses and jobs supports agriculture related economic development that is sustainable over the long term.</p>
COUNTY EXAMPLE	 <p><i>The agricultural industry is a leading employer and tax generator throughout the county. It provides open working lands, which can help keep costs of local services low, such as police and fire protection, as opposed to when the land is developed.</i></p>
SUPPORTIVE POLICIES	<p>Example Policies</p> <ul style="list-style-type: none"> • Support the development of local markets and direct-to-consumer sales channels, such as farmers’ markets, community-supported agriculture (CSA) programs, and farm-to-school initiatives. • Allow farm and farmers to have new uses and approaches to keep their farms competitive. • Encourage collaboration between research institutions, government agencies, and the private sector on projects that promote agricultural diversity. • Provide resources to help farmers remain competitive by transitioning and adapting to new markets and opportunities.
MUNICIPAL PLAN EXAMPLE POLICY	<p>MUNICIPAL EXAMPLE</p> <ul style="list-style-type: none"> • Support agriculture to continue to be a viable primary industry and an enhanced or expanded industry in the township. <p><small>Franklin Township Comprehensive Plan, 2022; p. 2-3. ▶</small></p>
ONLINE TOOL	<p>Toolbox</p> <ul style="list-style-type: none"> Controlled-Environment Agriculture ▶

CHAPTER 3 Design Elements

TRANSPORTATION	<p>Roads and bridges that fit agricultural character and uses</p> <p>Roads and bridges should respect local character and fit into the Agricultural landscape, rather than dominate it. Roads mostly consist of two lanes and a shoulder or swale without curbs or sidewalks. Bridges have a rustic appearance that blend in with the Agricultural landscape.</p>
DESIGN THEMES & RATIONALE	<p>Consider other modes of travel Road design should take into consideration pedestrian, bicycle, freight, farm equipment, and horse and buggy. Travel lane widths should be sized appropriately on designated truck routes and where farm equipment is expected frequently.</p>
DESIGN CONSIDERATIONS	 <p>Follow natural contours and minimize land disturbance Design roads to follow the natural contours of the landscape to minimize grading and reduce erosion. Avoid prime agricultural land and sensitive habitats when planning road routes.</p> <p>Integrate stone into new bridges and culverts Natural stone was used as a primary building material for bridges and culverts up until the early twentieth century and the character of these features reflects the agricultural heritage of the county.</p>
REGULATORY STRATEGY	<p>Scenic protection standards Improvements such as buildings, structures, parking areas, and loading areas shall be located to minimize the impact on scenic views, minimize the disturbance of desirable natural vegetation, and maintain open views.</p> <p><small>Highland Township, Zoning Ordinance, Section 401.2.A.3. ▶</small></p>
ONLINE TOOL	<p>Toolbox</p> <ul style="list-style-type: none"> Chester County Multimodal Handbook ▶





Planning Principles

Key objectives, values, and priorities to consider when creating long range plans, investing in infrastructure, or evaluating proposed development

**GROWTH OUTLOOK
PRESERVATION FOCUS
LAND USE PATTERNS
INFRASTRUCTURE**

Draft 07/03/24

GROWTH OUTLOOK

Very limited future growth

The county’s Agricultural landscapes will accommodate very limited growth that is context sensitive to its agrarian character.



West Fallowfield Township, with approximately 95 percent of its land area in the Agricultural landscape has agricultural and very limited residential and commercial uses.

Example Policies

- Protect agriculture and farmland to preserve the community's economy, identity, and sense of place.
- Limit residential development to very low densities in locations that have a minimal impact on agriculture.
- Specify those portions of the municipality, outside of designated growth areas, that are intended for agriculture, in conformance with the Future Land Use Plan.
- Require buffer zones between residential developments and active agricultural operations to minimize conflicts and protect residents from noise, odors, and pesticide drift.

MUNICIPAL EXAMPLE

- Provide for use of land in a manner that preserves the township’s farmlands, open spaces, and natural and historic resources.

West Caln Township Comprehensive Plan, 2020; p.26. ▶

Toolbox

- Smart Growth ▶
- Growth Boundaries ▶

GROWN OUTLOOK

Growth is primarily related to agricultural uses

Development is appropriate if it relates to the agricultural context or natural resource based industries, such as sustainable timbering.



Agricultural buildings and uses can have a large scale to make operations economically viable, such as these building in Highland Township.

Example Policies

- Protect farming operations from incompatible, non-farming related uses.
- Maintain agricultural zoning to promote agriculture and discourage non-farm residential uses in prime agricultural areas.
- Recognize that the breeding, raising and training of horses is a legitimate and economically important form of agriculture.

MUNICIPAL EXAMPLE

- Promote economically viable and environmentally sustainable agriculture as an important land use and industry within the Township.

South Coventry Township, Comprehensive Plan, 2014; p.2-2. ▶

Toolbox

- Agricultural Zoning ▶

PRESERVATION FOCUS

Protection of agricultural land and prime agricultural soils

Prime agricultural land and soils are critical resources for food production, economic stability, and environmental health.



Upper Oxford Township has excellent agricultural soils.

Example Policies

- Promote soil conservation practices such as no-till farming, contour plowing, and the use of cover crops.
- Consider enacting effective agricultural zoning for those portions of the municipality intended primarily for agriculture.
- Encourage local participation in the "Clean and Green" Act (preferential tax assessment), the PACE program (purchase of development rights), and Chester County Agricultural Land Preservation Board (ALPB) and private land preservation activities.
- Consider enacting Transfer of Development Rights (TDR) provisions, as well as other innovative land preservation techniques.

MUNICIPAL EXAMPLE

- This district (A-Agriculture District) includes much of the township's class I, class II, and class III agriculturally productive soils.

[Honey Brook Township zoning ordinance, section 27-1701](#) ▶

Toolbox

[Agricultural Conservation Easements](#) ▶

PRESERVATION FOCUS

Preservation and restoration of stream corridors

Stream corridors in agricultural areas are vital for maintaining water quality, preventing erosion, providing habitat for wildlife, and supporting the overall health of ecosystems.



Having wooded riparian corridors along streams helps protect water quality, as shown here in East Fallowfield.

Example Policies

- Ensure municipal regulations protect woodland and riparian areas and areas with rare or endangered plant species.
- Limit new development from encroaching into riparian buffers and require, at the time of permit or development approval, reforestation of stream corridors.
- Encourage the use of conservation easements to protect stream corridors and adjacent lands from development.
- Promote the planting of native vegetation along stream banks to stabilize soil, reduce erosion, and enhance habitat.

MUNICIPAL EXAMPLE

- Preserve the rural character of the township by ensuring that future growth is in harmony with open space protection, agricultural preservation, and natural, cultural, and historic resource protection efforts.

[Highland Township Comprehensive Plan, 2022; p. 13](#) ▶

Toolbox

[Conservation easements](#) ▶

Draft 07/03/24

PRESERVATION FOCUS**Preservation of farmsteads and farm buildings**

Farmsteads and farm buildings are vital components of agricultural heritage, providing historical, cultural, and architectural value. Preserving and restoring these features ensures their continued use and contribution to agricultural communities.



This historic property in Honey Brook Township helps maintain the agricultural character of the community.

Example Policies

- Maintain a database that defines, inventories, maps, and prioritizes historic resources.
- Encourage rehabilitation and adaptive reuse of existing buildings rather than demolition.
- Consider the creation of an Agricultural Historic District or an overlay historic resources ordinance.
- Support efforts to educate residents on the long-term value of historic resources to the community.

MUNICIPAL EXAMPLE

- Identify roadways with particularly strong visual characteristics as well as scenic vistas that are worthy of special preservation efforts.
London Grove Township Comprehensive Plan, 2011; p. 3-2-12. ▶

Toolbox

Historic Resource Protection Standards ▶

Adaptive Reuse ▶

Historic and Cultural Resource Preservation Planning ▶

LAND USE PATTERNS**Diverse agricultural uses**

Working lands, farms, and forests are central to the heritage of the county. Allowing a full range of contemporary agricultural uses and jobs supports agriculture related economic development that is sustainable over the long term.



The agricultural industry is a leading employer and tax generator throughout the county. It provides open working lands, which can help keep costs of local services low, such as police and fire protection, as opposed to when the land is developed.

Example Policies

- Support the development of local markets and direct-to-consumer sales channels, such as farmers' markets, community-supported agriculture (CSA) programs, and farm-to-school initiatives.
- Allow farm and farmers to have new uses and approaches to keep their farms competitive. .
- Encourage collaboration between research institutions, government agencies, and the private sector on projects that promote agricultural diversity.
- Provide resources to help farmers remain competitive by transitioning and adapting to new markets and opportunities.

MUNICIPAL EXAMPLE

- Support agriculture to continue to be a viable primary industry and an enhanced or expanded industry in the township.

Franklin Township Comprehensive Plan, 2022; p. 2-3. ▶

Toolbox

Controlled-Environment Agriculture ▶

LAND USE PATTERNS

Supplemental farm businesses and farm stands

Supplemental farm businesses help expand a farmers' income, diversify risk, and bring the next generation into the current operation. Allowing these uses enables farm operations to contribute even more to the local economy directly and through pass-through spending.



Farms, such as this example from Honey Brook Township, often have a variety of uses and business.

Example Policies

- Allow for small on-farm businesses while keeping agricultural production the primary use.
- Facilitate the growth of farmers' markets and farm stands for the sale of locally-grown food.
- Permit the creation of accessory businesses and occupations as a means of accommodating a proper scale of commerce and industry that is consistent with the Township's rural character and lack of infrastructure.
- Permit through zoning: home businesses and rural occupations within the Township's agricultural areas as an economic development tool for farm income.

MUNICIPAL EXAMPLE

- In the zoning ordinance, define agritourism and agritainment, examples of which include corn mazes, farm tours, wine tastings, hayrides, public horse riding stables, or 'pick-your-own' pumpkins.

Franklin Township Comprehensive Plan Update, 2022; p. 3-4. ▶

Toolbox

- Secondary Farm Business ▶
- Farmers' Markets ▶
- Wineries ▶

LAND USE PATTERNS

Housing that primarily meets the needs of farm labor and farm family growth

Adequate housing for farm laborers and farm families is essential for maintaining a stable agricultural workforce and supporting the growth of farm families. The unique housing needs of these groups should be addressed with affordable and accessible housing solutions.



Housing is a key aspect of the agricultural economy and landscape.

Example Policies

- Consider designating specific agricultural housing zones within agricultural areas for the development of farm labor and farm family housing.
- Consider implementing zoning regulations that require new residential developments to include a percentage of units dedicated to farm labor housing.
- Encourage mixed-use developments, where appropriate, that combine residential housing with agricultural and community facilities.
- Support community facilities such as childcare centers, healthcare clinics, and recreational areas to support farm labor families.

MUNICIPAL EXAMPLE

- Create workforce housing within the township to allow quality housing opportunities for agricultural workers.

London Grove Township Comprehensive Plan, 2011; p. 3-2-9. ▶

Toolbox

- Farmworker Housing ▶

Draft 07/03/24

LAND USE PATTERNS**Very low density residential development**

Balancing residential development with agricultural land preservation is essential for maintaining the viability and sustainability of agricultural areas. Very low-density residential development complements agricultural activities and minimizes negative impacts on the Agricultural landscape.



Residential development, like this example from East Marlborough, should be very low density and should respect agricultural uses.

Example Policies

- Encourage creative and innovative site planning using conservation design principles that maximize the protection of prime agricultural soils.
- Identify specific areas within agricultural zones where very low-density residential development is permitted, ensuring these areas do not compromise prime agricultural land.
- Establish very low density for residential development to reduce the fragmentation of agricultural land.
- Encourage cluster development practices where homes are grouped together on smaller lots, preserving larger contiguous areas of agricultural land.

MUNICIPAL EXAMPLE

- Agricultural resource objective. Minimize scattered suburbanization, which causes conflicts with farming.

London Grove Township Comprehensive Plan, 2011, page 3-2-10 ▶

Toolbox

Cluster Development ▶

Conservation Subdivision Guide ▶

Transferable Development Rights (TDR) ▶

LAND USE PATTERNS**Low intensity institutional uses**

Agricultural areas can benefit from the inclusion of low-intensity institutional uses, such as educational facilities, religious buildings, and community services, which support and complement rural lifestyles. While these uses can enhance the quality of life for rural residents they should not compromise the agricultural productivity or integrity of the land.



The New Bolton center is an important agricultural research center in Chester County.

Example Policies

- Identify and designate specific areas within agricultural zones where low-intensity institutional uses are permitted. These areas should be strategically located to minimize disruption to agricultural activities.
- Limit the building and impervious coverage of institutional buildings to maintain the rural character of the area and ensure compatibility with agricultural uses.
- Establish criteria for site selection that prioritize locations with minimal impact on prime agricultural land and existing farming operations.
- Allow community support services and institutional uses that directly support agricultural activities, such as agricultural research centers, extension services, and educational institutions focusing on agriculture.

MUNICIPAL EXAMPLE

- Guide non-agricultural development to targeted growth areas and encourage the location of compatible land uses and support facilities adjacent to agricultural areas.

Oxford Region Multimunicipal Comprehensive Plan, 2012, page 11-2 ▶

INFRASTRUCTURE

Roads and bridges conducive to agricultural transportation needs and use by non-motorized modes, such as horses and buggies

Agricultural areas require transportation infrastructure that supports the efficient movement of agricultural goods and equipment while also accommodating non-motorized modes of transportation, such as horses and buggies. Safety is paramount for all road users, including farmers, non-motorized travelers, and motor vehicle operators.



Rural roads, like this one in Newlin Township, must accommodate a variety of agricultural and other uses.

Example Policies

- Ease the movement of agricultural vehicles from farm-to-farm along roads within the Township.
- Explore the possibility of providing motorist warning concerning agricultural activities.
- Look to improve “rural” road conditions that create traffic safety problems (e.g. inadequate sight distance, overgrown bushes, excessive speeds and dangerous intersections).
- Coordinate closely with the Chester County Planning Commission and utilize their Transportation Improvement Inventory, and the PENNDOT/ Delaware Valley Regional Planning Commission Transportation Improvement Program process.

MUNICIPAL EXAMPLE

- Communicate with farmers and the rest of the agricultural community to identify transportation needs for the movement of farm vehicles and buggies.

Oxford Region Multimunicipal Comprehensive Plan, 2012, page 9-31 ▶

Toolbox

- Chester County Transportation Policies ▶
- Complete Streets Policy ▶
- Bicycle and Pedestrian Facilities: Policy ▶
- Bicycle and Pedestrian Facilities: Design ▶
- Multimodal Circulation Handbook for Chester County, PA ▶

INFRASTRUCTURE

Streambank stabilization and other methods to protect stream water quality and soil health

Clean water and productive soils are dependent on natural processes. To maintain the quality of these natural processes, policies and sustainable conservation management practices must be in place to prevent erosion, stabilize streambanks, improve stream water quality, and enhance soil health.



Planting trees in the riparian corridors enhances streambank stabilization and improves water quality and stream base flows.

Example Policies

- Support financial incentives, such as grants, cost-sharing programs, and tax credits, to farmers who establish and maintain riparian buffer zones on their property.
- Encourage the planting of riparian buffers that can reduce erosion, filter pollutants, and provide habitat for wildlife.
- Encourage the use of farming practices that minimize soil disturbance, reduce erosion, and improve soil organic matter, and improve water infiltration.

MUNICIPAL EXAMPLE

- Increase voluntary participation by farmers and other landowners in forested riparian buffer protection and restoration measures through education and helping to secure available funding support.

Honey Brook Township and Borough Multi-Municipal Comprehensive Plan, 2015; p. 27. ▶

Toolbox

- Woodlands Conservation ▶
- Riparian Buffers ▶

Draft 07/03/24

INFRASTRUCTURE**On-lot sewage disposal and individual wells, except where public health requires alternatives**

On-lot sewage disposal systems and individual wells are commonly used in agricultural areas due to the dispersed nature of rural settlements. These systems should continue to be supported while ensuring public health and environmental protection continues.



Most rural and agricultural properties use on-lot sewage disposal and wells.

Example Policies

- Establish and enforce standards for the design and installation of on-lot sewage disposal systems to ensure they function effectively and do not contaminate groundwater or surface water. This includes requirements for system sizing, soil percolation tests, and setback distances from water bodies and wells.
- Implement standards for the construction of individual wells to ensure they are properly designed, located, and constructed to prevent contamination. This includes requirements for casing, well caps, and setback distances from potential contamination sources.
- Provide guidelines and resources for proper maintenance practices.

MUNICIPAL EXAMPLE

- Strongly encourage the sustainable use of on-lot water and wastewater disposal systems with any change in land use.

London Britain Comprehensive Plan, 2019; p. 53. ▶

INFRASTRUCTURE**Broadband access and modern communications infrastructure**

Reliable and affordable high-speed internet improves quality of life, such as access to telemedicine service and education opportunities. Reliable communication connections also enhance the economic opportunities and competitiveness of agricultural operations.



Modern information and communications technology, including 5G, can enable multiple services that were previously lacking in agricultural landscapes.

Example Policies

- Support comprehensive assessments that identify current gaps in broadband and communication infrastructure in agricultural areas. Prioritize areas with the most significant connectivity deficits.
- Encourage public-private partnerships to leverage resources and expertise for the development of broadband infrastructure.
- Adapt zoning and land use policies to support the construction and maintenance of broadband infrastructure, including the placement of towers, antennas, and other necessary facilities.
- Promote the use of existing infrastructure, such as utility poles and public rights-of-way, to reduce the costs and complexities associated with broadband deployment.

MUNICIPAL EXAMPLE

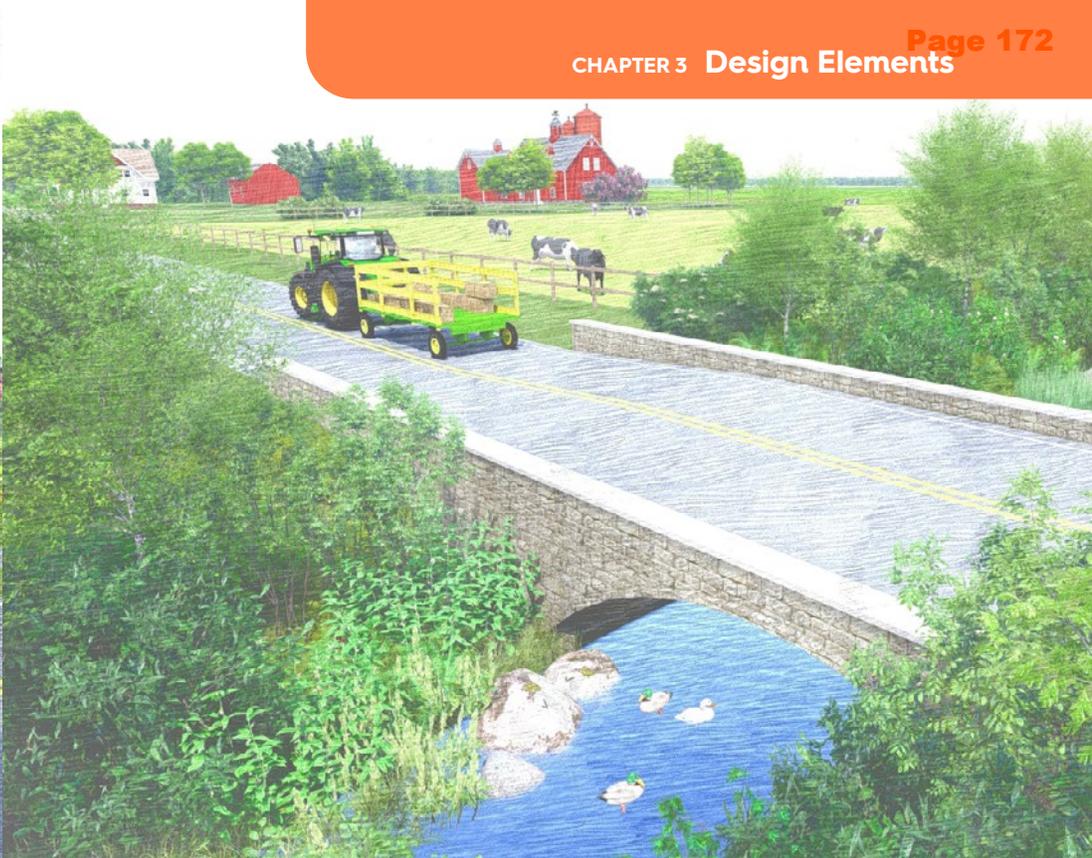
- Support the provision of communication infrastructure that meets residential, business, and institutional needs in a manner that protects residents' interests.

South Coventry Township Comprehensive Plan Update, 2016; p. 2-4. ▶

Toolbox

Cellular Communications Facilities ▶





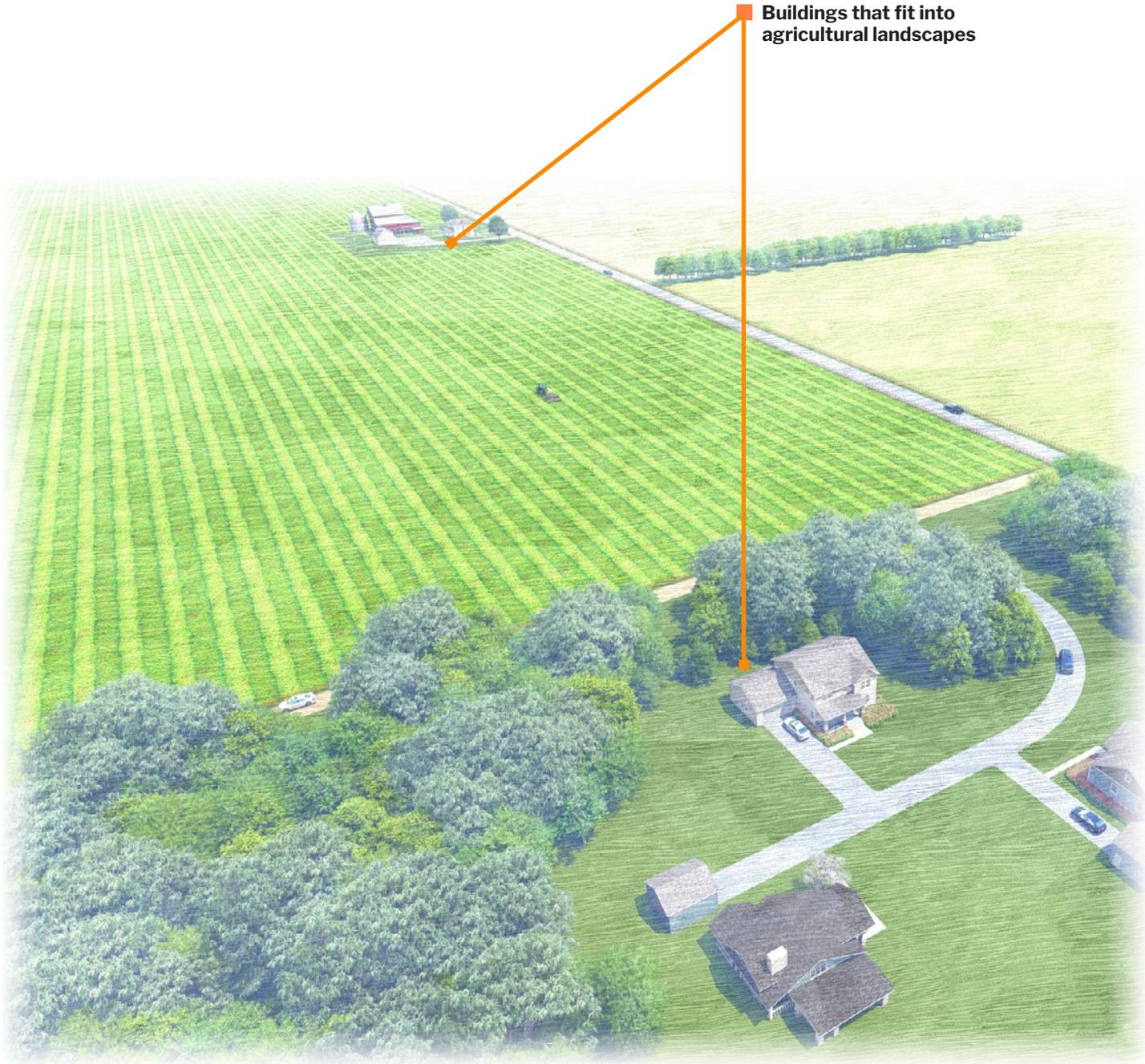
Design Elements

Guidelines for the treatment of development and related features based on well-established patterns of building and quality design

BUILDING CHARACTER

SITE AMENITIES

TRANSPORTATION



Buildings that fit into agricultural landscapes



BUILDING CHARACTER

Architecture should respect and respond to the environment and local built heritage. This section provides guidance on how the design of new buildings should relate to their surrounding context and contribute to rural characteristics.

Draft 07/03/24

BUILDING CHARACTER

Buildings that fit into agricultural landscapes

Designing buildings to harmoniously fit into Agricultural landscapes requires a blend of aesthetics, functionality, and environmental sensitivity. Generally, new buildings should be built on areas not suited for cultivation, should not exceed two stories, should have an agrarian character, and should be grouped in farm-like clusters. New buildings should also reflect local building traditions and styles to maintain cultural heritage and aesthetic consistency.

Tuck development into existing features

Cluster new buildings close together near existing trees and shrubs and at the edges of fields and at changes in grade.



Buffer new development

Create buffer zones with native vegetation around buildings to transition between built and agricultural areas.

Flexible Rural Development Regulations

Views of dwellings from exterior roads and abutting properties should be minimized by the use of changes in topography, existing vegetation or additional landscaping.

Newlin Township, Zoning Ordinance, Section 240-16, C. ▶

Toolbox

Cluster Development ▶

Conservation Subdivision Guide ▶

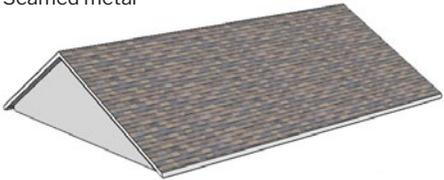
Agricultural Zoning ▶

Recommendations for structures

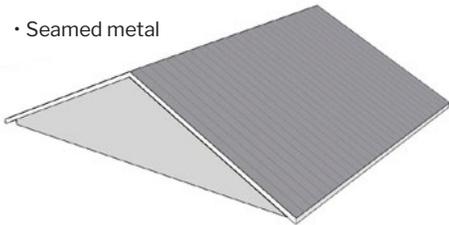
Roofs

Preferred roof materials

- Wood, slate, fiber-cement, or composition shingles
- Seamed metal



- Seamed metal



Preferred roof elements

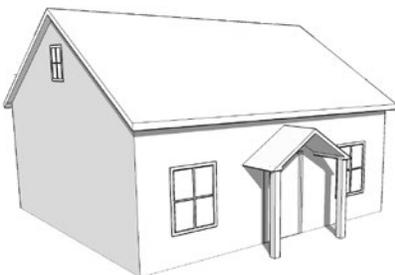
- Gable roof
- Cupola for roof venting
- Simple gable dormers
- Minimal overhang



Buildings

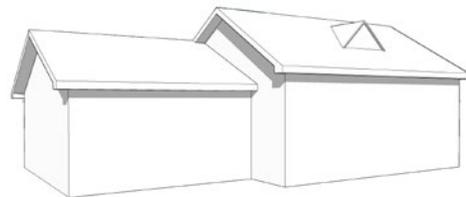
Preferred building materials

- Use durable, natural, local materials such as stone, wood, and clapboard.
- Use metal or vinyl siding for low-maintenance



Preferred massing and scale

- Use and repeat simple forms
- Make buildings appear to have grown organically through additions over time.
- Break functions into smaller building wings as opposed to using one big building.



Building design standards along scenic roads

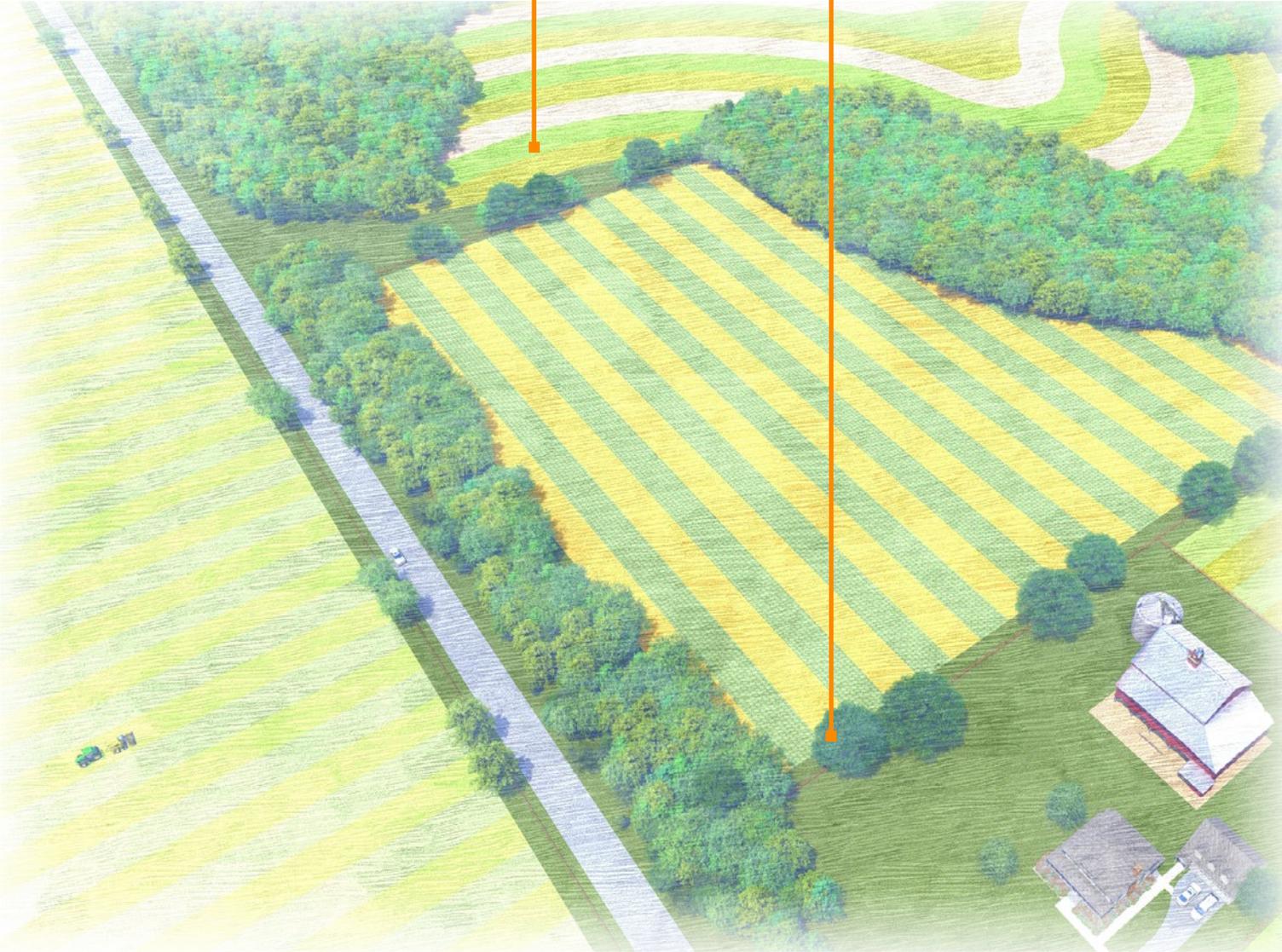
New buildings shall use architecture, construction materials, and colors which are consistent with desirable characteristics of existing buildings on the site..

West Sadsbury Township, Zoning Ordinance, Section 861.4.F ▶

Draft 07/03/24

Soil and water conservation practices

Signs, fences, and walls that fit agricultural character and uses



■ Preservation and restoration of riparian corridors



SITE AMENITIES

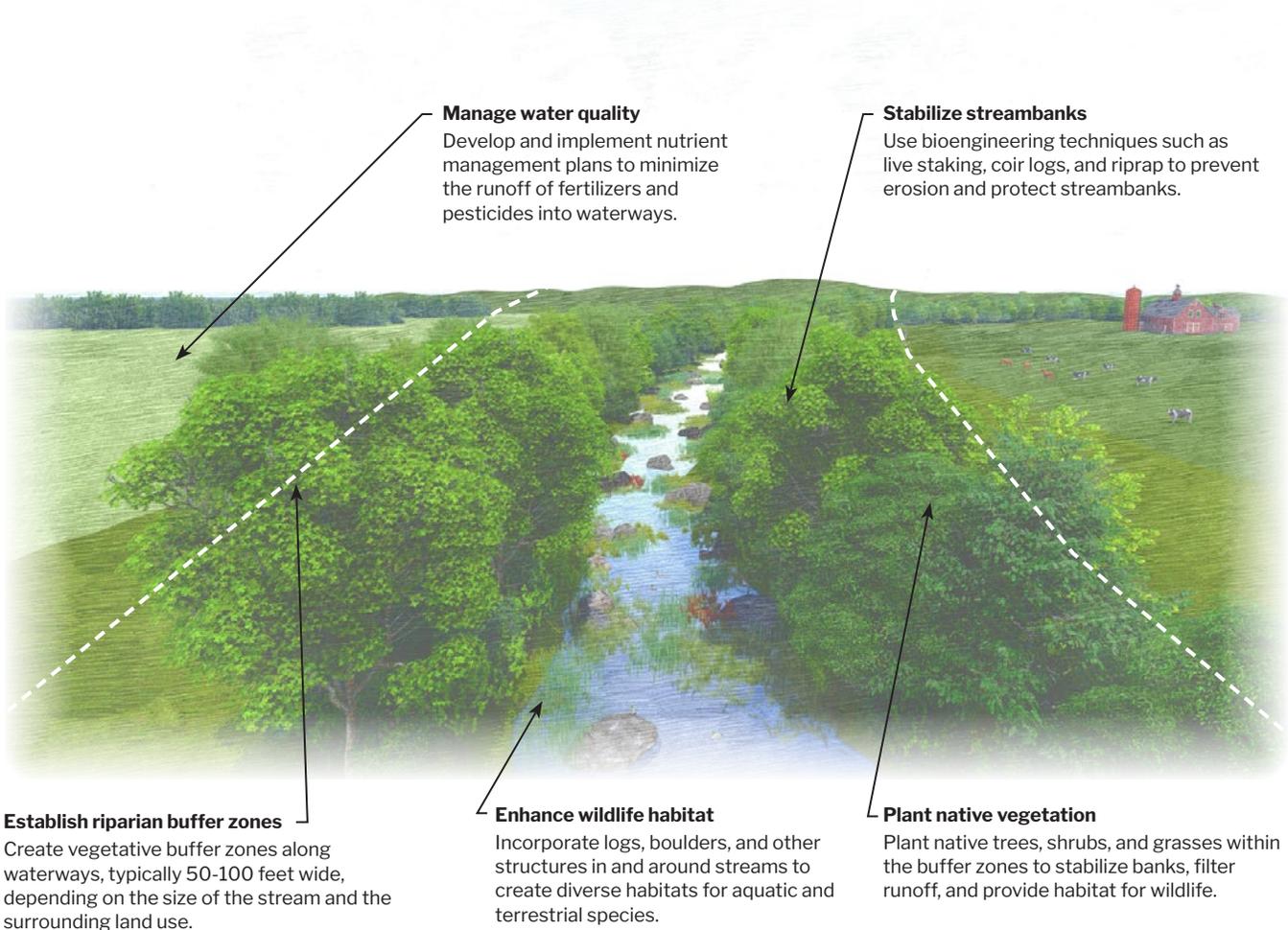
Site amenities enable social interaction, create inviting, equitable, and accessible public spaces, and promote environmental sustainability. This section provides guidance on the site amenities that add to the function and vitality of the human environment.

Draft 07/03/24

SITE AMENITIES

Preservation and restoration of riparian corridors

It is essential to preserve intact riparian corridors and restore degraded ones to maintain healthy watercourses and the Agricultural landscape. Healthy riparian corridors improve water quality throughout an entire catchment area, benefiting landholders and downstream users. On a farm, healthy riparian corridors benefit agricultural operations and farmers by improving water quality, minimizing land lost to erosion, limiting flood damage, increasing water retention, and increasing property values.



Riparian Buffer Protection

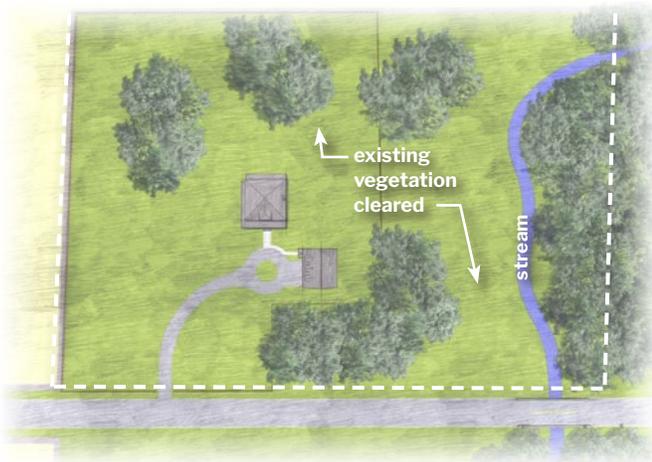
Purpose. The following riparian buffer protection standards have been designed to promote the public health, safety and welfare of the township residents by conserving protecting, and restoring natural riparian resources through scientifically supported processes.

Upper Oxford Township, Zoning Ordinance, Section 1432.A. ►

Minimize clearing of vegetation

Clear only as much vegetation as necessary to create a driveway entrance with adequate sight distance. Use curves in the driveway to increase the screening of new buildings. Open up views by selectively cutting small trees and lower branches of large trees, rather than by clearing large areas or removing mature trees.

 NOT RECOMMENDED



Preserve and enhance riparian corridors

Riparian areas, including buffer areas along delineated wetlands, should be preserved or restored with plantings of native vegetation to slow the flow of runoff, help remove sediment and pollutants, and decrease downstream erosion during major storms.

 RECOMMENDED



-
- Toolbox**
 - Riparian Buffers ▶
 - Conservation Easements ▶
 - Greenways ▶

Draft 07/03/24

SITE AMENITIES

Soil and water conservation practices

Soil conservation practices help protect soil from erosion by water or wind, reduce runoff from land into surface water, and maintain or improve soil quality. Soil quality is an integral part of water conservation. Well-developed soil allows irrigation water and rain to infiltrate rather than run off; it also has the capacity to retain the water that soaks in. Plant roots penetrate easily and deeply in quality soil and can reach water reserves held low in the soil profile. All of these attributes result in a reduced need for landscape irrigation. In addition, properly managed soil means fewer fertilizer and pesticide inputs, and less chance of chemical runoff - all of which contribute to cleaner, healthier water resources.



Soil Conservation Practices

- A. **No-till or Conservation tillage**
Minimize soil disturbance by reducing or eliminating plowing to enhance soil structure, increase water retention, and reduce erosion.
- B. **Crop rotation**
Alternate different crops in a sequence over several growing seasons to improve soil fertility, reduce pest and disease buildup, and enhance soil structure.
- C. **Cover crops**
Plant crops such as clover, rye, or legumes during off-seasons to reduce soil erosion, improve soil fertility, and enhances organic matter content.
- D. **Contour farming**
Plow and plant across the slope of the land, following its natural contours to reduce soil erosion, improves water infiltration, and decreases runoff.

Water Conservation Practices

- E. **Grassed waterways**
Plant grass in natural drainage ways to slow down water flow and filter sediments to reduce erosion, improve water quality, and provide habitat for wildlife.
- F. **Irrigation scheduling**
Plan irrigation based on crop water needs, soil moisture levels, and weather conditions to optimize water use, reduce waste, and improve crop yields.

Conservation of Agriculturally Suited Soils

In subdivisions and land developments where, permanent open space is to be retained, the applicant shall, in conformance with other applicable ordinances, include in such open space those agriculturally suited soils whose acreage, location, and configuration offer continued or future opportunity for agriculture use.

Honey Brook Township, Subdivision and Land Development Ordinance, 22-628.2 Section 22-628.2 ▶

Toolbox
Steep Slope Protection ▶

Signs, fences, and walls that fit agricultural character and uses

Fitting signs, fences, and walls to the character and uses of the Agricultural landscape is crucial for maintaining aesthetic harmony, achieving economic benefits, and preserving cultural heritage. Signs, fences, and walls that blend with the natural and rustic charm of agricultural areas enhances the visual appeal of the landscape. Maintaining the agricultural character can preserve property values and the economic viability of farming and related activities, which are often closely tied to the land's appearance and functionality. Maintaining traditional styles and practices in the design of signs, fences, and walls helps preserve this heritage for future generations.



Design complementary signage
The design, scale, and location of signage should complement and contribute to rural characteristics.

Signs

Use natural materials

Use wood, stone, or metal that blends with the rural environment.

Place strategically

Place signs at natural entry points, intersections, or areas where information is needed, but avoid blocking views or interfering with farming activities.

Size and scale appropriately

Keep signs proportionate to their surroundings and avoid tall or oversized signs that can dominate the landscape or obstruct views.

Minimize light pollution

Use low-intensity, downward-facing lights if illumination is necessary to minimize light pollution.

Use traditional forms

Consider hanging or monument signs with limited heights.

Sign Illumination

No sign in the A-Agricultural, RC-Resource Conservation, NR- Neighborhood Residential, or MUR-Mixed Use Residential zoning districts shall be indirectly and or internally illuminated.

Honey Brook Township, Zoning Ordinance, Section 27-914.h(2) ▶

Fences and Walls

Use local materials

Use locally sourced materials like wood or stone to blend with the landscape.

Utilize traditional styles

Choose designs that reflect local agricultural heritage, such as split rail fences or stone walls.

Integrate with the natural landscape

Integrate fences with hedgerows or other natural elements to create a seamless appearance.

Create a natural look with walls

Create a natural look with irregular stones or a mix of sizes and shapes and follow the natural contours of the land to minimize disruption and enhance stability.

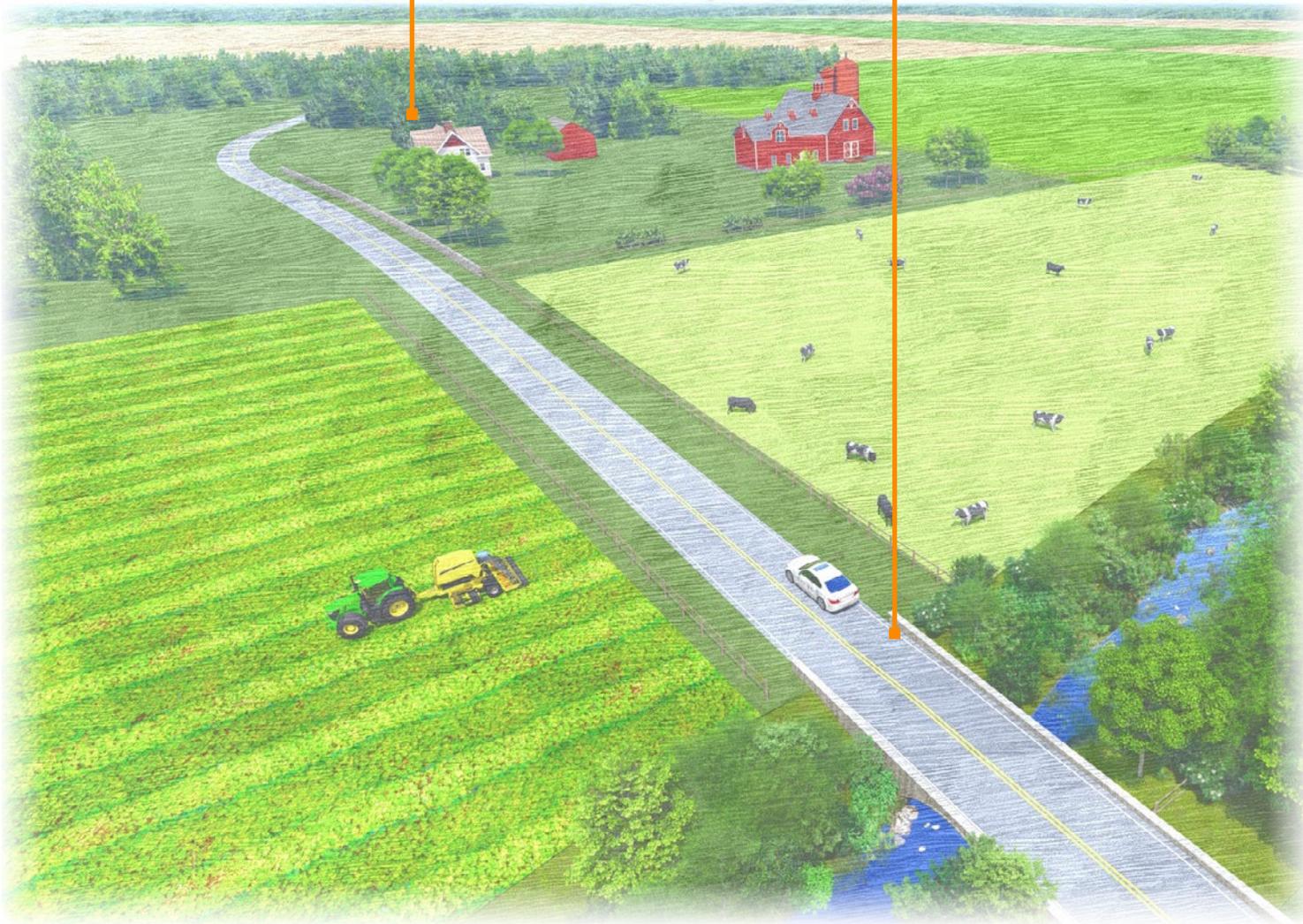
Toolbox

Sign Regulations ▶

Retaining Wall Design Standards ▶

Rural lanes and common driveways

Roads and bridges that fit agricultural character and uses



TRANSPORTATION

A safe, comfortable, and efficient transportation network incorporates design that reinforces walkability, enhances connectivity, and improves the quality of life for users. This section provides guidance on the design of elements supporting pedestrian safety and multimodal accessibility.

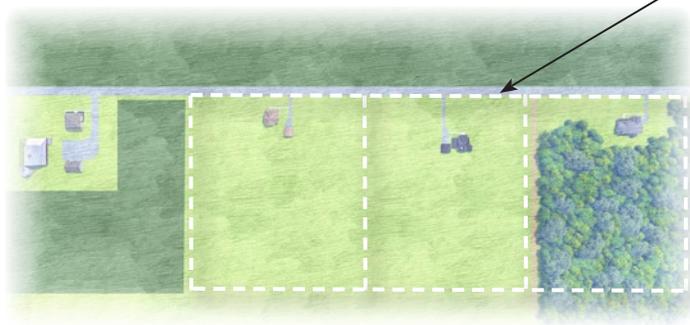


TRANSPORTATION

Rural lanes and common driveways

Access to residential development should preserve views and open space. New access should follow the natural topography of the land to reduce the impact of clearing, cut, and fill. Ideally, new access to small subdivisions should follow existing lanes or mimic rural lanes with a narrow width and drainage to open swales. Clustering new homes minimizes the length of new accessways and accommodates common driveways.

NOT RECOMMENDED



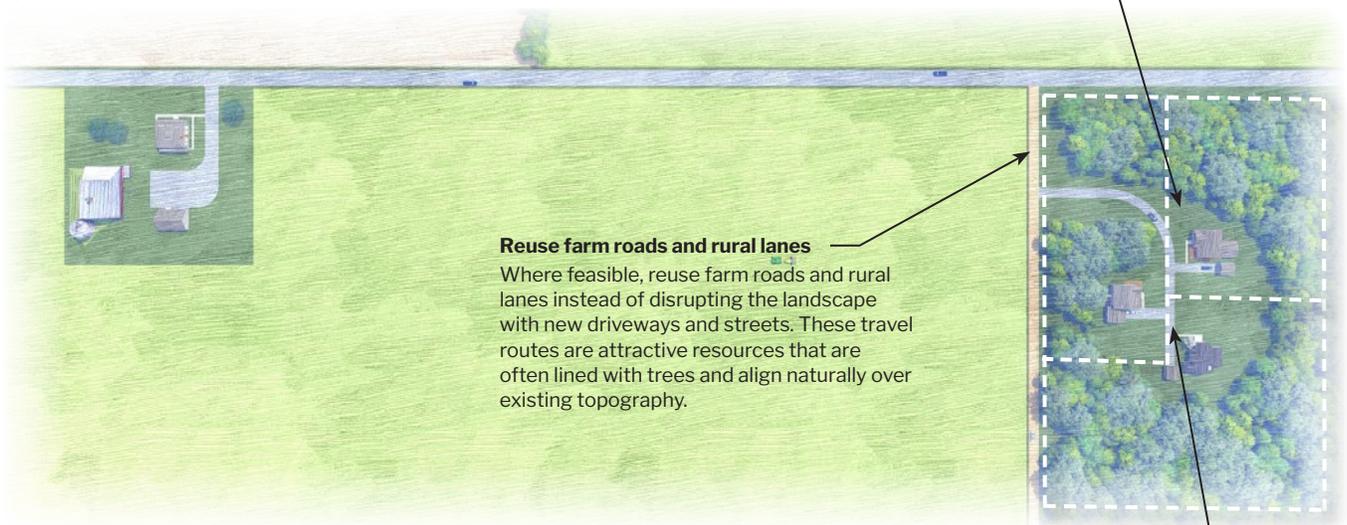
Avoid roadside sprawl

A conventional subdivision with lots along road frontage disrupts views of the Agricultural landscape with houses and driveways. When subdividing lots with long stretches of roadside frontage, tuck building sites into woodlands or hedgerows to maintain rural corridor characteristics.

Cluster small subdivisions

Cluster home sites to avoid fragmentation of the Agricultural landscape and minimize the length and intrusiveness of roads and utilities.

RECOMMENDED



Reuse farm roads and rural lanes

Where feasible, reuse farm roads and rural lanes instead of disrupting the landscape with new driveways and streets. These travel routes are attractive resources that are often lined with trees and align naturally over existing topography.

Design narrow common driveways

Narrow driveway widths and uncurbed edges blend with the landscape and are less costly to build and maintain and minimize stormwater runoff.

Local Access Roads

Roads designed to provide access to all abutting lots. Not intended for through trips, although may be used as such, particularly in rural areas.

Cartway width for local access roads: 20 feet

West Vincent Township, Subdivision and Land Development Ordinance, Sections 315-43.B(1)(f) and (2)(a) ▶

Toolbox

- Chester County Transportation Policies ▶
- Complete Streets Policy ▶
- Multimodal Circulation Handbook for Chester County, PA ▶

TRANSPORTATION

Roads and bridges that fit agricultural character and uses

Roads and bridges should respect local character and fit into the Agricultural landscape, rather than dominate it. Roads mostly consist of two lanes and a shoulder or swale without curbs or sidewalks. Bridges have a rustic appearance that blend in with the Agricultural landscape.

Consider other modes of travel

Road design should take into consideration pedestrian, bicycle, freight, farm equipment, and horse and buggies. Travel lane widths should be sized appropriately on designated truck routes and where farm equipment is expected frequently.



Follow natural contours and minimize land disturbance

Design roads to follow the natural contours of the landscape to minimize grading and reduce erosion. Avoid prime agricultural land and sensitive habitats when planning road routes.

Integrate stone into new bridges and culverts

Natural stone was used as a primary building material for bridges and culverts up until the early twentieth century and the character of these features reflects the agricultural heritage of the county.

Scenic protection standards

Improvements such as buildings, structures, parking areas, and loading areas shall be located to minimize the impact on scenic views, minimize the disturbance of desirable natural vegetation, and maintain open views.

Highland Township, Zoning Ordinance, Section 401.2.A.3. ►

Toolbox

Chester County Multimodal Handbook ►



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**Chester County Board
of Commissioners**

Josh Maxwell
Marian Moskowitz
Eric Roe



Director's Report