



# THE COUNTY OF CHESTER



## COMMISSIONERS

Josh Maxwell  
Marian D. Moskowitz  
Eric M. Roe

Matthew J. Edmond, AICP  
Executive Director

## PLANNING COMMISSION

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

Chester County Planning Commission  
Government Services Center – Suite 270

Hybrid Meeting  
April 9, 2025

## AGENDA

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

A. Chair's Welcome

*Chair*

2. PUBLIC COMMENT

*Chair*

2:10 p.m. 3. ACTION ITEMS

B. Approval of Commission Meeting Minutes – March 12, 2025

*Commission*

C. Act 247 Reviews – March 2025 Applications

*Act 247 Team*

1) Subdivision and Land Development Plan Reviews (22)

1. East Caln Township	SD-02-25-18406
2. East Pikeland Township	LD-01-25-18404
3. East Pikeland Township	LD-02-25-18431
4. East Vincent Township	LD-02-25-18415
5. East Whiteland Township	SD-03-25-18449
6. Easttown Township	LD-02-25-18425
7. Honey Brook Township	SD-01-25-18405
8. London Grove Township	LD-02-25-18426
9. London Grove Township	SD-02-25-18409
10. Lower Oxford Township	CU-02-25-18414
11. Phoenixville Borough	LD-02-25-18439
12. Phoenixville Borough	SD-02-25-18437
13. Sadsbury Township	LD-01-25-18391
14. Sadsbury Township	SD-01-25-18392
15. Schuylkill Township	SD-02-25-18428
16. Tredyffrin Township	LD-01-25-18370
17. Uwchlan Township	CU-02-25-18407
18. Uwchlan Township	LD-01-25-18402
19. Uwchlan Township	SD-01-25-18401
20. Warwick Township	SD-02-25-18416
21. Westtown Township	SD-02-25-18422
22. Westtown Township	SD-02-25-18432

- 2) Comprehensive Plan, Zoning and Subdivision Ordinance Amendment, Miscellaneous Reviews (7)
  - 1. Charlestown Township ZA-03-25-18445
  - 2. Downingtown Borough ZA-02-25-18435
  - 3. Tredyffrin Township ZA-02-25-18419
  - 4. Upper Uwchlan Township CP-02-25-18430
  - 5. Upper Uwchlan Township ZA-02-25-18429
  - 6. Uwchlan Township ZA-02-25-18420
  - 7. Uwchlan Township ZM-02-25-18421

D. Act 537 Reviews- March 2025 Applications *Carrie Conwell*

- 1) Major Applications (1)
  - 1. West Pikeland 537 Update - Consistent
- 2) Minor Applications (6)
  - 1. East Goshen Township, WCU Foundation/1338 Morstein Road, 53-1-2.1, Consistent
  - 2. East Nottingham Township, Michael King, 69-5-10, Consistent
  - 3. East Vincent Township, Dutch Country Farm Market, 21-1-32, Consistent
  - 4. Pennsbury Township, Siegfried Reverse Subdivision, 64-5-29, Consistent
  - 5. West Vincent Township, 1156 Davis Lane/Damsgaard, 25-3-132.1, Consistent
  - 6. West Whiteland Township, Valley Creek Active Adult Community, 41-3-8, Consistent

E. Agricultural Security Area *Carrie Conwell*

- 1) ASA additions (1)
  - 1. West Brandywine Township, 29-3-60

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

F. Community Planning Division Update *Bambi Griffin Rivera*  
1) CCHPN Leadership Luncheon *David Blackburn*

G. Sustainability Division Update *Rachael Griffith*

H. Multimodal Transportation Planning Division Update *Brian Styche*  
1) 2024 Protected Open Space Tracking (POST) *Jake Michael*

I. Design & Technology Division Update *Geoff Creary*

J. Director’s Report *Matt Edmond*

4:00 p.m. 5. ADJOURNMENT

# Action Items



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MINUTES: Regular Monthly Meeting  
Chester County Planning Commission

Hybrid – GSC Suite 351E  
March 12, 2025

MEMBERS PRESENT IN PERSON: Nate Cline, Chair; Roberta Cosentino, Vice Chair; Stephanie Duncan; Matt Hammond; Michael Heaberg; Andy Wright.

MEMBERS PRESENT VIA ZOOM: Doug Fasick; Frank Furman; Molly Morrison.

STAFF PRESENT IN PERSON: Matthew Edmond, Executive Director; Carol Stauffer, Assistant Director; Carolyn Conwell; Geoff Creary; Beth Cunliffe; Bambi Griffin Rivera; Rachael Griffith; Libby Horwitz; Gene Huller; Nancy Shields; Brian Styche.

STAFF PRESENT VIA ZOOM: Chris Bittle; Steve Buck; Elise Davis; Angela Dracup; Richard Drake; Paul Farkas; Kevin Myers; Carolyn Oakley; Chris Patriarca; Patty Quinn; Elle Steinman; Sally Warren.

VISITORS PRESENT IN PERSON: None.

VISITORS PRESENT VIA ZOOM: Jerome Donohue.

## CALL TO ORDER:

The regular monthly meeting of the Chester County Planning Commission held in person at the Government Services Center Suite 351East and via Zoom audio/video on Wednesday, March 12, 2025 was called to order at 2:02 P.M. by Chair Nate Cline.

PUBLIC COMMENT: None.

## ACTION ITEMS:

### Approval of Meeting Minutes:

A MOTION TO APPROVE THE MINUTES FOR THE FEBRUARY 12, 2025 MEETING OF THE CHESTER COUNTY PLANNING COMMISSION WAS MADE BY MR. HAMMOND, SECONDED BY MR. WRIGHT, AND PASSED BY UNANIMOUS VOTE OF THE COMMISSION.

### Approval of 2024 Annual Report:

A MOTION TO APPROVE THE CHESTER COUNTY PLANNING COMMISSION 2024 ANNUAL REPORT WAS MADE BY MR. HEABERG, SECONDED BY MS. COSENTINO, AND PASSED BY UNANIMOUS VOTE OF THE COMMISSION.

Act 247 Reviews:

Subdivision and Land Development Reviews:

A MOTION TO APPROVE THE TEN (10) SUBDIVISION AND LAND DEVELOPMENT REVIEWS WAS MADE BY MR. WRIGHT, SECONDED BY MS. COSENTINO, AND PASSED BY UNANIMOUS VOTE OF THE COMMISSION.

Mr. Hammond recused himself from the following applications: LD-01-25-18373; LD-12-24-18350.

Mr. Cline recused himself from the following applications: LD-12-24-18359; LD-01-25-18373.

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

A MOTION TO APPROVE THE THIRTEEN (13) COMPREHENSIVE PLAN, ZONING AND SUBDIVISION ORDINANCE AMENDMENT, AND MISCELLANEOUS REVIEWS WAS MADE BY MR. HAMMOND, SECONDED BY MS. MORRISON, AND PASSED BY UNANIMOUS VOTE OF THE COMMISSION.

Mr. Cline recused himself from the following applications: ZA-01-25-18381; SA-02-25-18417; ZA-02-25-18410.

Act 537 Reviews:

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

Mr. Cline recused himself from the following application: Coatesville City, Brandywine View, 16-1-14.

Ms. Cosentino recused herself from the following application: Coatesville City, Brandywine View, 16-1-14.

Mr. Hammond recused himself from the following application: Coatesville City, Brandywine View, 16-1-14.

## DISCUSSION AND INFORMATION ITEMS:

### Community Planning Division Update:

Ms. Griffin Rivera displayed the February municipal assistance projects map noting that there are 17 active single municipal projects and three active multi-municipal projects. Ms. Griffin Rivera reported on two of the 17 single municipal active projects noted on the map: Borough of Downingtown's Parking Study; and the Phoenixville Zoning Ordinance.

Next, Ms. Griffin Rivera announced the following dates for the 2025 VPP Cash Grant Round One: February 3 – grant round opened; March 17 – pre-application meeting deadline; March 21 – grant applications due by 4pm; and May 14 – grant awards announced.

Ms. Griffin Rivera went on to announce that CCPC attended the Community Revitalization Program (CRP) workshop held by the Department of Community Development. CRP's 2025/2026 \$5 million award cycle is open to the 15 urban centers and the City of Coatesville. Ms. Griffin Rivera reported that Atglen Borough Hall Park received a CRP award in the past.

Lastly, Ms. Griffin Rivera gave an update on the Heritage Interpretive Network project.

Ms. Horwitz reported on the 2024 Non-Residential Construction Report noting the following major takeaways: non-residential construction is consistent annually; new square feet increased in 2024 compared to 2023; fewer projects in 2024 than in 2023; average size of projects increased in 2024 compared to 2023; and commercial and institutional was the largest for the second year in a row. Ms. Horwitz noted the municipalities that had the following square footage from 2016-2024: over 500,000 sq ft; 250,000 - 500,000 sq ft; and 100,000 - 250,000 sq ft. Lastly, Ms. Horwitz highlighted the top four non-residential major projects with the most square footage constructed in 2024.

### Sustainability Division Update:

Ms. Griffith reported that the 2025 Chester County Sustainability Summit and Expo is confirmed for Saturday, May 17 at West Chester University from 10-2 pending a signed contract. CCPC is currently soliciting vendors and sponsors for the event. Attendee registration will open in the next couple of weeks.

Next, Ms. Griffith reported that tasks are being worked on to launch the Open Space Accelerator mini-grant program this July. This program will use DCNR funding to provide small grants to municipalities to create plans to implement their top open space priorities. North Coventry Township will be the pilot for the program's scope of work.

Ms. Griffith went onto to report that an application is being prepared for the DCNR's C2P2 program to prepare a county-wide Tree Canopy Plan. In support of the Climate Action Plan, the purpose of this plan would be to develop county-level planning and policy guidance for strategically expanding the tree canopy and improving the health of the existing tree canopy. The Keystone Ten Million Trees program which provides landowners with free trees and shrubs is ending this year. The Conservation district is thinking of ways to keep up a source of free trees.

Lastly, Ms. Griffith reported that CCPC sent out a survey to municipalities to obtain information on litter issues in the county, existing volunteer groups, and opportunities for beautification. This information will be compiled into a summary report, shared with survey respondents, and will help

inform Keep Chester County Beautiful's future initiatives and priority areas. A litter action plan template will be created for municipalities.

Multimodal Transportation Division Update:

Mr. Styche reported that PennDOT held a Public Open House for the Downingtown Station project at the Downingtown Borough Hall Annex on February 5<sup>th</sup>. This event was very well attended. The early action work to be performed in 2025 will include track and overhead catenary work in the first half of the year with other PECO and Comcast utility relocation work in the second half of the year. Station/Bridge construction is scheduled to begin in 2026 and be completed in 2029. More information on this project can be found on their [website](#). You may also see what boards were presented at the [Open House](#).

Next Mr. Styche reported on the PA DCED Act 13 and Multimodal Transportation Fund awards. The Act 13 Awards for Chester County recipients totaled \$638,283. Chester County projects received awards in following programs: Flood Mitigation; Greenways, Trails, and Recreation; and Watershed Restoration and Protection. The Multimodal Transportation Fund Awards for several Chester County recipients totaled \$4,002,000.

Lastly, Mr. Styche noted that CCPC's internal Transportation Improvement Inventory has started, the Municipal Transportation Improvements Funding guide will be started soon, and construction bids for CVT 4a have been received.

Design and Technology Division Update:

Mr. Creary, in the monthly overview of review submissions, noted that development reviews are lower this month for both residential lots and non-residential square footage numbers.

Next, Mr. Creary recognized the D&T teams' accomplishments: GIS team's upgrade of the Chester County Trailfinder program to an experience builder enabling users to filter trail information; and the Graphics team's Recommended Tree List for Chester County brochure and the development of CCPC's 75<sup>th</sup> Anniversary logo.

Director's Report:

Mr. Edmond reported on the following: the Historic Preservation Network's leadership luncheon will be held this Saturday at the GSC, 9:30 am; Elise Davis, a Community Planner II, is leaving the Planning Commission; the current Community Planner III position will be readvertised; the 2024 Annual Report will be posted on CCPC's website; Landscapes3 five year trends report is currently posted on CCPC's website; and the board was asked to bring ideas to help celebrate the Planning Commission's 75<sup>th</sup> Anniversary to the April board meeting.

ADJOURNMENT

THERE BEING NO FURTHER BUSINESS, A MOTION TO ADJOURN AT 3:09 PM WAS MADE BY MR. WRIGHT, SECONDED BY MS. COSENTINO, AND PASSED BY UNANIMOUS VOTE OF THE COMMISSION.

Respectfully submitted,

Matthew J. Edmond, Executive Director  
Chester County Planning Commission

MJE/ncs

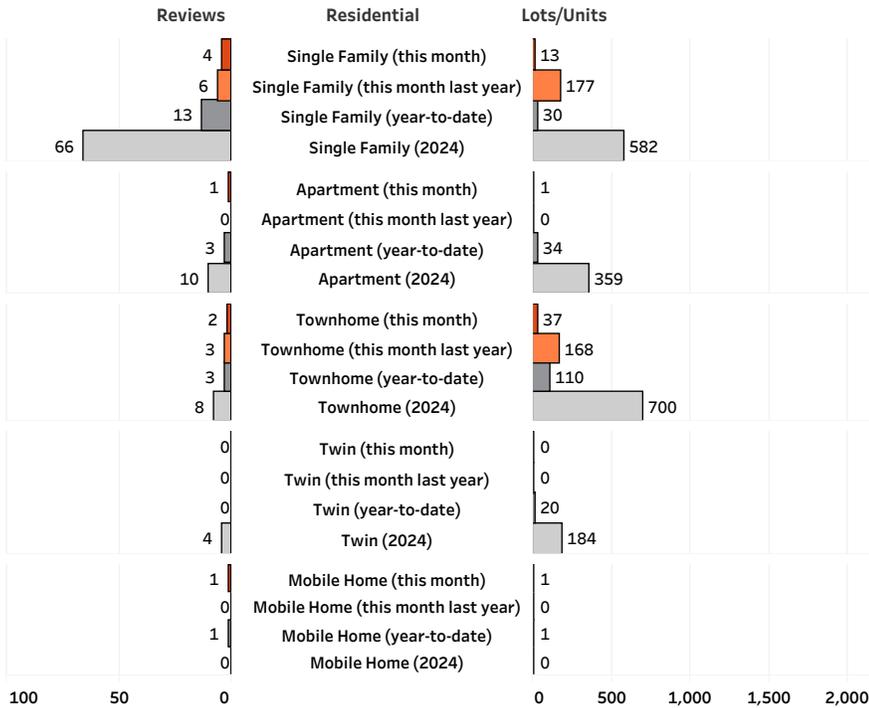
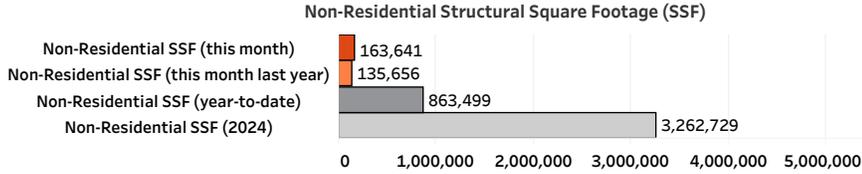
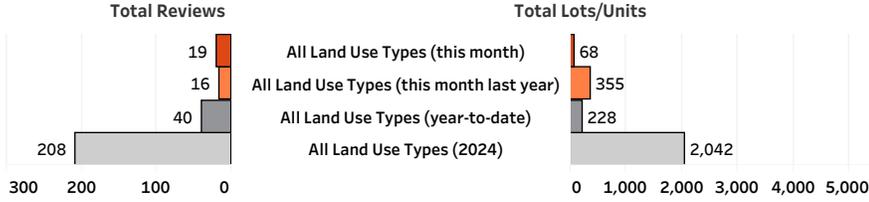
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# Act 247 Reviews

# Subdivision & Land Development



### March 2025



## Subdivision and Land Development Reviews 3/1/2025 to 3/31/2025

Municipality	Plan #	Title	Review Date	Acreage	Land Use	Lots/Units	Non-Res. Sq. Footage	Structure Use	Non-Res. Bldgs.	Roads (L. Feet)	Landscapes <sup>3</sup> (Yes, No, N/R)
East Caln Township	SD-02-25-18406	1040 Boot Road & 1070 Old Boot Road	3/5/2025	2.80	Commercial	2		Commercial Lot Line Revision			Yes
East Pikeland Township	LD-01-25-18404	Altair Eco Village	3/4/2025	9.62	Townhouse Commercial	30	4,700	Residential Townhouse Commercial	1	222	Yes
East Vincent Township	LD-02-25-18415	Dutch Country Farm Market	3/5/2025	16.90	Commercial Commercial	2	13,820	Commercial Addition to Existing Commercial Unique	2		Yes
East Whiteland Township	SD-03-25-18449	Malvern Courts MHP, LLC	3/26/2025	16.61	Mobile Home Single Family Residential	4		Residential Mobile Home Residential Single Family Residential			Yes
Easttown Township	LD-02-25-18425	Waynesborough Country Club	3/19/2025	186.70	Commercial	1	866	Commercial Addition to Existing	1	0	Yes
Honey Brook Township	SD-01-25-18405	155 & 164 Mount Pleasant Road	3/4/2025	28.92	Agricultural Single Family Residential	2		Agricultural Farm/Pasture Land Residential Single Family Residential		0	Yes
London Grove Township	LD-02-25-18426	Convenience Store w/Drive Thru	3/6/2025	4.00	Commercial	1	6,139	Commercial Convenience Store	1		Yes
London Grove Township	SD-02-25-18409	Caleb John-Moses Franks	3/4/2025	14.03	Single Family Residential	2		Residential Single Family Residential			Yes
Phoenixville Borough	LD-02-25-18439	Breckenridge Towers	3/6/2025	0.43	Townhouse	4		Residential Townhouse			Yes
Phoenixville Borough	SD-02-25-18437	Breckenridge Towers	3/6/2025	0.43	Apartment Townhouse	5		Residential Apartment Residential Townhouse			Yes
Sadsbury Township	LD-01-25-18391	CTDI 125,000 SF Warehouse Building	3/6/2025	35.05	Industrial	1	125,000	Industrial Warehouse	1	0	Yes
Sadsbury Township	SD-01-25-18392	CTDI 125,000 SF Warehouse Building	3/6/2025	35.05	Industrial	2		Industrial Warehouse		0	Yes

## Subdivision and Land Development Reviews 3/1/2025 to 3/31/2025

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)
Schuylkill Township	SD-02-25-18428	275 Campwood Road	3/6/2025	2.12	Single Family Residential	2		Residential Single Family Residential			Yes
Tredyffrin Township	LD-01-25-18370	341 E. Conestoga Road	3/13/2025	0.52	Commercial	1	176	Commercial Sports/Recreation	1	0	Yes
Uwchlan Township	LD-01-25-18402	Calvary Chapel Chester Springs	3/5/2025	8.07	Institutional	2	12,940	Institutional Addition to Existing	1		Yes
Uwchlan Township	SD-01-25-18401	Calvary Chapel Chester Springs	3/5/2025	8.07	Institutional	1		Institutional Lot Consolidation			Yes
Warwick Township	SD-02-25-18416	Manorek - 2117 School Road	3/5/2025	6.60	Single Family Residential	2		Residential Single Family Residential			Yes
Westtown Township	SD-02-25-18422	Crebilly Preserve	3/14/2025	206.07	Institutional Single Family Residential	2		Institutional Lot Line Revision Residential Single Family Residential		0	Yes
Westtown Township	SD-02-25-18432	1001 S. Walnut Street	3/18/2025	0.69	Single Family Residential	2		Residential Single Family Residential			Yes
<b>Grand Totals of Subdivision and Land Development Reviews</b>		<b>19 Reviews</b>		<b>582.68 Acres</b>		<b>68 Lots/Units</b>	<b>163,641 Non-Res. Sq. Feet</b>		<b>8 Non-Res. Bldgs.</b>	<b>222 Linear Feet Roadway</b>	

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

## Unofficial Sketch Plan Evaluations 3/1/2025 to 3/31/2025

Municipality	Plan #	Title	Review Date	Acreage	Land Use	Lots/Units	Non-Res. Sq. Footage	Structure Use	Non-Res. Bldgs.	Roads (L. Feet)	Landscapes3 (Yes, No, N/R)
East Pikeland Township	LD-02-25-18431	461 Schuykill Road	3/5/2025	14.48	Apartment Commercial Commercial	128	6,000	Residential Apartment Commercial Fast Food Commercial Restaurant	2		Yes
<b>Grand Totals of Unofficial Sketch Evaluations</b>		<b>1</b>		<b>14.48</b>		<b>128</b>	<b>6,000</b>		<b>2</b>	<b>Linear</b>	
		Reviews		Acres		Lots/Units	Non-Res. Sq. Feet		Non-Res. Bldgs.	Feet Roadway	

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

## Conditional Use Reviews 3/1/2025 to 3/31/2025

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)
Lower Oxford Township	CU-02-25-18414	469 Limestone Road	3/7/2025	7.30	Commercial Industrial	3	22,500	Commercial Unique Industrial Cell Tower	3		Yes
Uwchlan Township	CU-02-25-18407	Lionville Station for Rockwell Downingtown LLC	3/3/2025	237.39	Industrial Commercial	8	1,604,430	Industrial Commercial Sports/Recreation	8		Yes
<b>Grand Totals of Conditional Use Reviews</b>		<b>2 Reviews</b>		<b>244.69 Acres</b>		<b>11 Lots/Units</b>	<b>1,626,930 Non-Res. Sq. Feet</b>		<b>11 Non-Res. Bldgs.</b>	<b>Linear Feet Roadway</b>	

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



COMMISSIONERS  
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 Executive Director

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March 5, 2025

Michael O'Brien, Assistant Township Manager & Zoning Officer  
 East Caln Township  
 110 Bell Tavern Road  
 Downingtown, PA 19335

Re: Preliminary Subdivision - 1040 Boot Road & 1070 Old Boot Road  
 # East Caln Township - SD-02-25-18406

Dear Mr. O'Brien:

A preliminary subdivision plan entitled "1040 Boot Road & 1070 Old Boot Road", prepared by JMR Engineering, LLC and dated January 17, 2025, was received by this office on February 10, 2025. This plan is reviewed by the Chester County Planning Commission in accord with the provisions of Section 502 of the Pennsylvania Municipalities Planning Code. We offer the following comments on the proposed subdivision for your consideration.

## **PROJECT SUMMARY:**

Location:	South side of Old Boot Road, west of Valley Creek Road
Site Acreage:	Approx. 2.80 acres
Lots:	2 lots
Proposed Land Use:	Industrial
UPI#:	40-2-92.1A, 40-4-26.1

## **PROPOSAL:**

The applicant proposes the adjustment of the lot line separating two lots. The site, which is served by on-site water and sewer facilities, is located in the East Caln Township I-1 Industrial zoning district. No development is proposed by this subdivision and the existing structures on the site will remain.

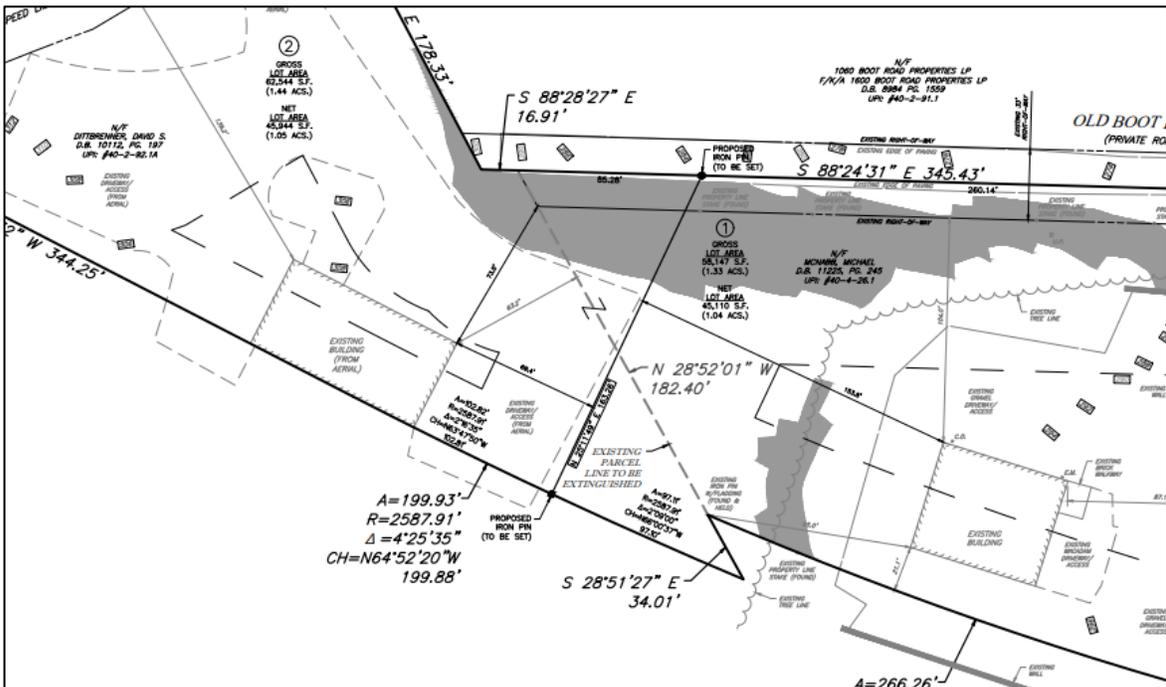
**RECOMMENDATION:** The Chester County Planning Commission has no planning issues with this subdivision application. All East Caln Township issues should be resolved before action is taken on this plan.

## **COUNTY POLICY:**

### **LANDSCAPES:**

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

Page: 2  
Re: Preliminary Subdivision - 1040 Boot Road & 1070 Old Boot Road  
# East Caln Township - SD-02-25-18406



Detail of 1040 Boot Road & 1070 Old Boot Road  
Preliminary Subdivision Plan

Page: 3  
Re: Preliminary Subdivision - 1040 Boot Road & 1070 Old Boot Road  
# East Caln Township - SD-02-25-18406

ADMINISTRATIVE ISSUE:

2. 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 East Caln Township.

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

Sincerely,



Wes Bruckno  
Senior Review Planner

cc: JMR Engineering, LLC  
Michael McNabb



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March 4, 2025

Kim Moretti, Township Manager  
 East Pikeland Township  
 PO Box 58  
 Kimberton, PA 19442

Re: Preliminary Land Development - Altair Eco Village  
 # East Pikeland Township - LD-01-25-18404

Dear Ms. Moretti:

A preliminary land development plan entitled "Altair Eco Village", prepared by Nave Newell and dated January 28, 2025, was received by this office on February 6, 2025. 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 Kimberton Road, southeast of Prizer Road
Site Acreage:	9.62 acres
Units:	30 units (one existing)
Non-Res. Square Footage:	4,700 square feet
Proposed Land Use:	Townhouse
New Parking Spaces:	57 spaces
Municipal Land Use Plan Designation:	Village Center
UPI#:	26-2-170.2, 26-2-170.3, 26-2-170.4, 26-2L-10, 26-2L-14

## **PROPOSAL:**

The applicant proposes the construction of 29 residential units, a 4,700 square foot "common house", an accessory building and 57 parking spaces. The site, which will be served by public water and public sewer facilities, is located in the East Pikeland Township R-2 Community Residential/ KR Kimberton Residential Overlay zoning district.

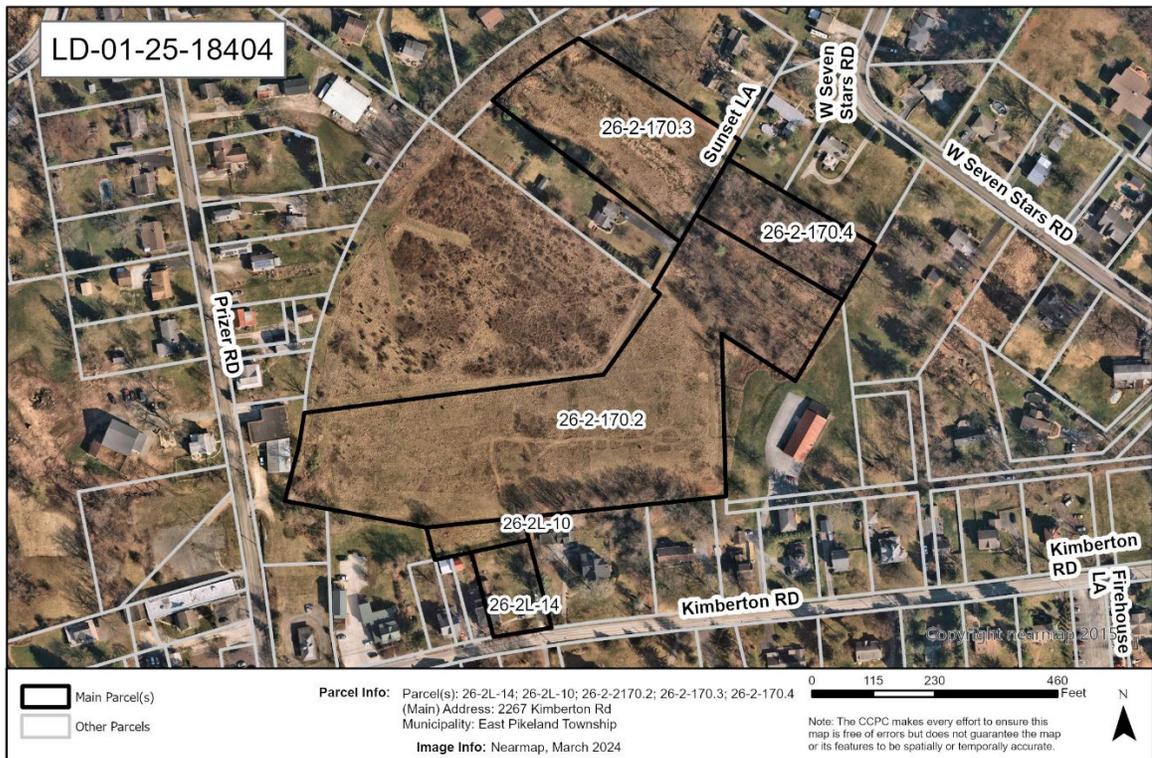
**RECOMMENDATION: The County Planning Commission recommends that the issues raised in this letter should be addressed and all East Pikeland Township issues should be resolved before action is taken on this land development plan.**

Page: 2  
 Re: Preliminary Land Development - Altair Eco Village  
 # East Pikeland Township - LD-01-25-18404

## 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:

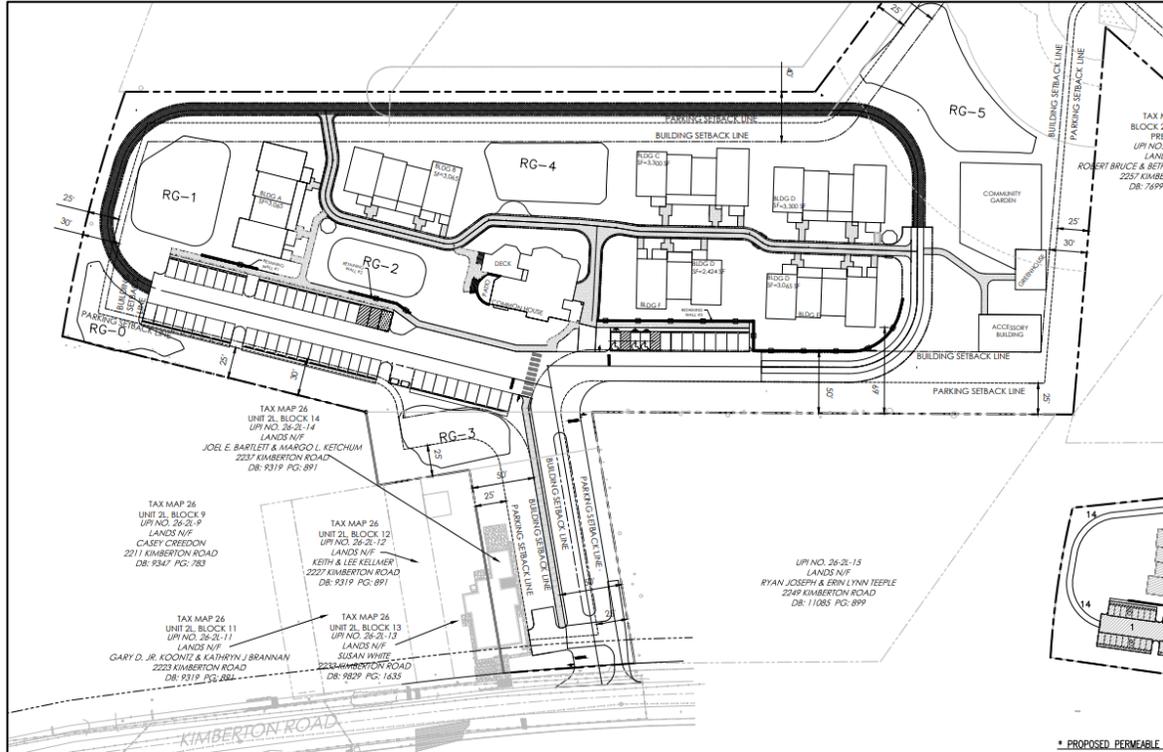
2. **Watersheds 2045**, the County-wide integrated water resources plan and Act 167 Stormwater Management Plan, indicates the proposed development is located within the French Creek watershed. The **Watersheds 2045** plan's highest priority objectives within this watershed are:

- 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](http://www.chesco.org/watersheds2045).

Page: 3  
 Re: Preliminary Land Development - Altair Eco Village  
 # East Pikeland Township - LD-01-25-18404

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

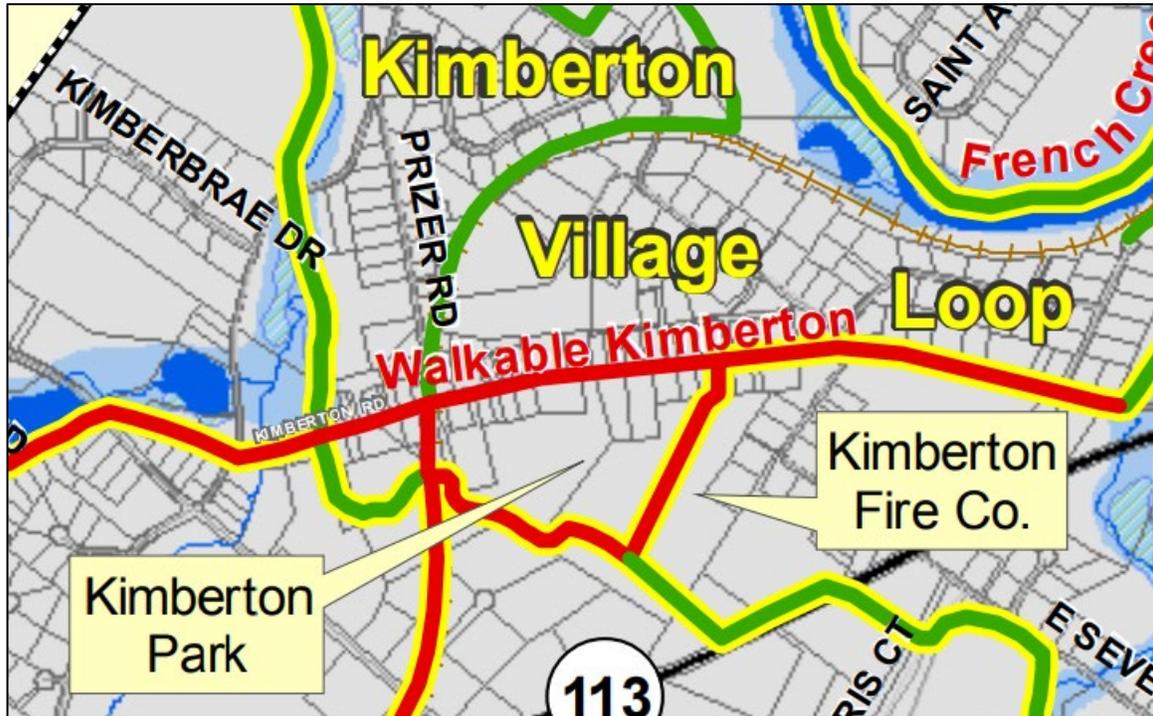


**Detail of Altair Eco Village  
 Preliminary Land Development Plan**

**PRIMARY ISSUES:**

3. The Chester County Planning Commission commends the applicant and the Township for considering an unusual and innovative residential design.
4. The plan provides central parking areas and eight-foot-wide pedestrian walkways in front of the dwellings. The applicant should indicate whether these walkways will allow residents to bring vehicles to their dwellings for transient loading, unloading and similar purposes. If this is the applicant's intent, areas for such periodic parking could be shown on the plan.
5. The applicant should clarify where the "proposed solar carports" will include canopies.
6. The Community Garden could show a composting area.
7. The walking trail should be designed to connect to potential nearby trails. The Planned Trail Network in the East Pikeland Township Trail Plan "Draft: September 15, 2011" at <https://www.eastpikeland.org/media/3546> shows "Walkable Kimberton" to the south and a "Natural Surface Trail" to the north (see the inset on the next page). The plan should also provide for convenient pedestrian access to Kimberton Park to the south.

Page: 4  
 Re: Preliminary Land Development - Altair Eco Village  
 # East Pikeland Township - LD-01-25-18404



*Detail of East Pikeland Township  
 2011 Trail Plan*

8. We suggest that the Township and the applicant agree to create a “manual of written and graphic design guidelines”, which would reflect a cohesive overall design, create common and compatible architectural characteristics, increase the overall aesthetic appeal of the land development and help create a “sense of place”.
9. The applicant should indicate whether the dwellings will be provided with individual rear-yard patio or deck areas.
10. We endorse the proposed use of street furniture such as benches. The proposed site lighting plan should also provide only enough illumination for safety and should be compatible with the site’s overall architectural design.
11. The plan should indicate whether mail will be individually delivered to each dwelling or whether a central cluster mailbox will be used.
12. The proposed rain gardens should be “celebrated” as important elements of the site’s sustainable environmental design and should be integrated into the site’s overall landscaping as site amenities. The rain gardens should be as natural looking as practical; more curvilinear and less “boxy” or geometrically shaped. Creating a variety of slope changes so the sides of the rain gardens undulate also mimics natural conditions (Rain Gardens # 0, #3 and #5 demonstrate this design concept). To maximize opportunities for passive recreation, the perimeters of the rain gardens should incorporate features such as trails, viewpoints, and seating areas.
13. The Post Construction Stormwater Management Plans indicate that areas of porous pavement and rain gardens will be utilized to manage a portion of the site’s stormwater runoff. The County Planning Commission endorses innovative stormwater management techniques such as these. The applicant

Page: 5  
Re: Preliminary Land Development - Altair Eco Village  
# East Pikeland Township - LD-01-25-18404

should submit the Operations and Management Plan for the stormwater facilities to the Township, which should be reviewed by the municipal engineer. To ensure this system continues to function as designed, the applicant and/or those responsible for future maintenance should strictly adhere to the inspection schedule included in the Operation and Maintenance Plan. Appropriate pre-treatment Best Management Practices (BMPs) should be installed to remove sediment and other debris from runoff before it discharges to the planned subsurface infiltration system. Sediment, oil, grease, or other debris should be regularly removed from these pretreatment BMPs and especially from areas of porous pavement.

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

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, because the owner's designated operator and inspector of stormwater facilities is typically responsible for operation, maintenance, and inspection of these facilities, the applicant should ensure the designated operator or inspector is properly trained to inspect these facilities to reduce the potential for failure and to address any issues with these facilities.

14. The plan indicates that a Homeowners' Association (HOA) will be responsible for the proposed common facilities and areas, and specifically for the proper maintenance of the areas of pervious paving (which will also require periodic vacuuming). Ownership, maintenance, use provisions, restrictions, and liability responsibilities associated with any commonly held amenities should be written into the HOA document. The HOA document should include provisions which allow the Township to intervene and maintain common owned facilities, determine the schedule for HOA formation, timing for construction of common facilities, determine the schedule for transfer of ownership from developer to the HOA of common facilities, and ensure that the HOA will be adequately capitalized to properly maintain its facilities in perpetuity. The HOA document should be submitted as part of the application to the municipality to be reviewed by an attorney versed in homeowners' association documents to evaluate the document for its completeness and compliance. We also recommend that the HOA document allow for rooftop solar installations and other energy efficiency and environmental conservation actions.
15. 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.

#### ADMINISTRATIVE ISSUES:

16. 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: Preliminary Land Development - Altair Eco Village  
# East Pikeland Township - LD-01-25-18404

17. 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 East Pikeland Township.

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

Sincerely,



Wes Bruckno  
Senior Review Planner

cc: Nave Newell  
Altair Ecovillage LLC  
Chester County Conservation District



# THE COUNTY OF CHESTER



COMMISSIONERS  
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 Executive Director

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

March 5, 2025

Kimberly B. Moretti, Manager  
 East Pikeland Township  
 PO Box 58  
 Kimberton, PA 19442-0058

Re: Sketch Plan - 461 Schuylkill Road  
 # East Pikeland Township - LD-02-25-18431

Dear Ms. Moretti:

An unofficial sketch plan entitled "461 Schuylkill Road", prepared by Bohler Engineering and dated February 3, 2025, was received by this office on February 20, 2025. 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 East Pikeland Township. This review focuses primarily upon design and procedural-related issues and concerns to assist the applicant and East Pikeland Township in its review of this proposal prior to the official submission. This review does not replace the need for an official referral by East Pikeland Township of a preliminary or final plan, as required by the Pennsylvania Municipalities Planning Code.

## **PROJECT SUMMARY:**

Location:	Southeast intersection of Schuylkill Road (State Route 23) and Crossover Boulevard
Site Acreage:	14.48 acres
Lots/Units:	128 residential apartments
Non-Res. Square Footage:	6,000 square feet
Proposed Land Use:	Apartment, Fast Food, Restaurant
New Parking Spaces:	280 spaces
Municipal Land Use Plan Designation:	Suburban Residential
UPI#:	26-3-36.4, 26-3-39, 26-3-38

## **PROPOSAL:**

The applicant proposes the construction of 126 apartments in four structures, two restaurants and 280 parking spaces. The site, which will be served by public water and public sewer facilities, is located in the East Pikeland Township MU-Mixed Use zoning district.

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

Page: 2  
 Re: Sketch Plan - 461 Schuykill Road  
 # East Pikeland Township - LD-02-25-18431

### LANDSCAPES:

1. The site is located within the **Suburban Center Landscape** designation of [Landscapes3](#), the 2018 County Comprehensive Plan. The vision for the **Suburban Center Landscape** is regional economic, population and transportation centers with varying land uses, accommodating substantial future growth of medium to high intensity. Repurposing obsolete structures and sites and encouraging sustainable development will be critical as suburban centers grow, and transportation infrastructure and amenities will need to expand to create an integrated multimodal network. The proposed sketch plan 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 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](http://www.chesco.org/watersheds2045).

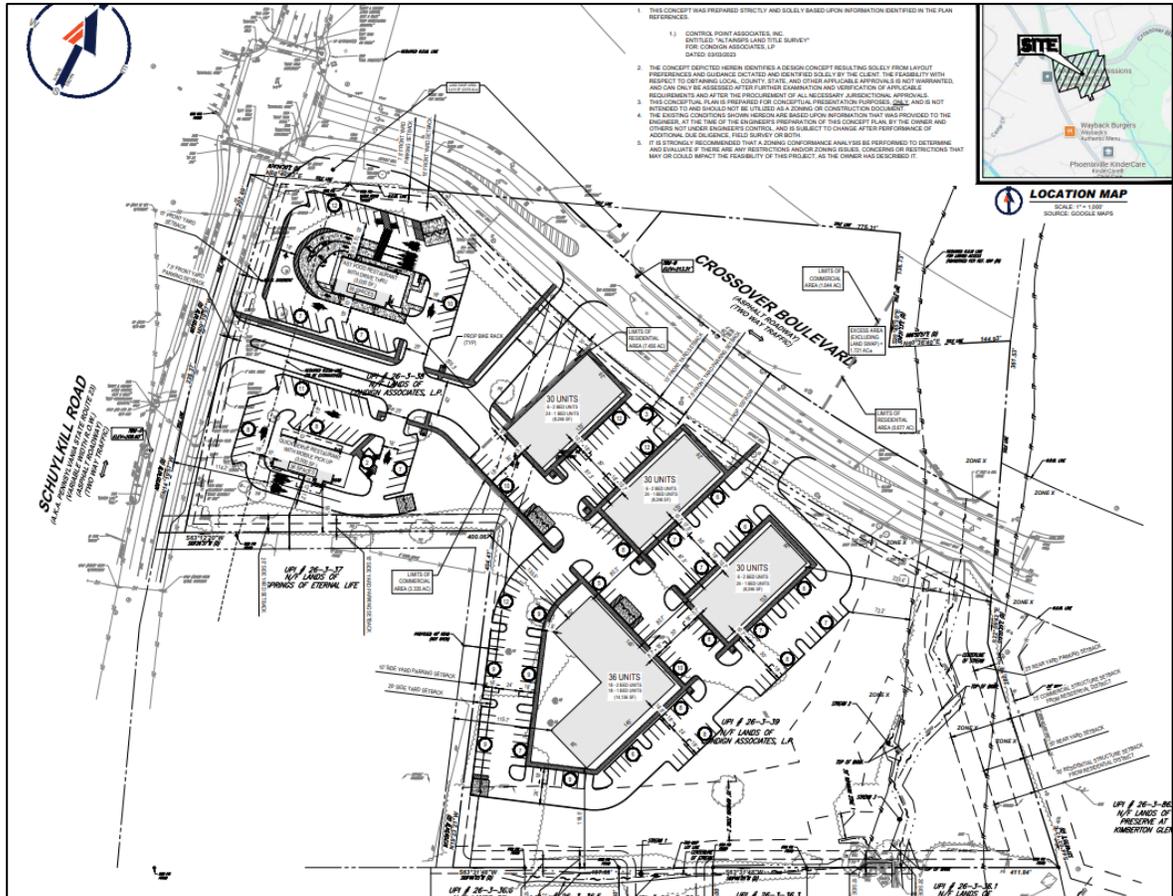
Page: 3  
Re: Sketch Plan - 461 Schuykill Road  
# East Pikeland Township - LD-02-25-18431

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

PRIMARY ISSUES:

- 3. The East Pikeland Township Comprehensive Plan Map 3.9 “Potential Conservation Lands” shows areas of “Woodlands and Hedgerows” to the east of the site and in a central portion of the site. The Township and the applicant should discuss how the Township’s policies can be implemented by this plan. We also suggest that passive recreational facilities can be provided at these areas, perhaps using pathways or boardwalks near the stream at the eastern part of the site.

The applicant and the Township should also provide for the potential connection from this site to any proposed trails in the vicinity. Such a trail could potentially be constructed in cooperation with the “Preserve at Kimberton Glen” to the east.



*Detail of 461 Schuykill Road  
Sketch Plan*

Page: 4  
 Re: Sketch Plan - 461 Schuylkill Road  
 # East Pikeland Township - LD-02-25-18431

4. The plan shows 208 parking spaces for the residential portion of the development and 36 spaces each for the two restaurants. We suggest that the applicant and East Pikeland Township evaluate the anticipated parking demand, especially for the two restaurants, and determine whether all the proposed parking spaces will be necessary. If fewer spaces are required, we suggest that the extra spaces could be landscaped and held in reserve instead of being paved. The reserve spaces could be converted to paved spaces in the future if it becomes evident that they are needed. Reserving parking spaces in this manner can help to reduce initial construction costs, limit the creation of impervious surfaces, and increase opportunities for landscaping.
5. East Pikeland Township's emergency service providers should be requested to review the plan to ensure that they can safely navigate the proposed development when completed and access the facility to address on-site emergencies.
6. Sidewalks are an essential design element for new construction in the **Suburban Center Landscape**, and "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.

We endorse the provision of the sidewalk system within the site; the applicant and the Township should determine if sidewalks should be extended along Schuylkill Road and whether the asphalt sidewalk along Crossover Boulevard should be improved. PennDOT's Design Manual 2-Chapter 6: Pedestrian Facilities and the Americans with Disabilities Act (ADA) recommend that sidewalks be a minimum of five feet in width. Additional information on this topic is provided in the Pedestrian Facilities Design Element of the County Planning Commission's [Multimodal Circulation Handbook \(2016 Update\)](http://www.chescoplanning.org/MuniCorner/MultiModal/02-PedFacs.cfm), which is available online at: [www.chescoplanning.org/MuniCorner/MultiModal/02-PedFacs.cfm](http://www.chescoplanning.org/MuniCorner/MultiModal/02-PedFacs.cfm). The applicant and the Township should also refer to the Pedestrian Facilities Design Element of the County Planning Commission's Multimodal Circulation Handbook (2016 Update) in its design of the proposed pedestrian facilities. The Handbook is available online at: [www.chesco.org/documentcenter/view/27042](http://www.chesco.org/documentcenter/view/27042).

7. We suggest that the Township's review of this plan submission would benefit from the preparation of a traffic impact study and a review of the potential impacts posed by this project.
8. The County Planning Commission's [Multimodal Circulation Handbook \(2016 Update\)](https://chescoplanning.org/Publications/PDF/MultiModalHandbook.pdf), which is available online at <https://chescoplanning.org/Publications/PDF/MultiModalHandbook.pdf>, classifies Schuylkill Road (State Route 23) as a major arterial. The Handbook (page 183) recommends an 80 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 Schuylkill Road. We suggest that this area be offered for dedication to PennDOT.
9. The applicant and the Township should carefully examine how stormwater will be managed. If subsurface infiltration systems are to be used, the site's stormwater management plan should include an operations and management plan that should be reviewed by the Township engineer. To ensure this system continues to function as designed, the applicant and/or those responsible for future maintenance should strictly adhere to the inspection schedule included in the Operation and Maintenance Plan. Appropriate pre-treatment Best Management Practices (BMPs) should be installed to remove sediment and other debris from runoff before it discharges to the planned subsurface infiltration system. Sediment, oil, grease, or other debris should be regularly removed from these pretreatment BMPs.

Page: 5  
Re: Sketch Plan - 461 Schuylkill Road  
# East Pikeland Township - LD-02-25-18431

10. Subsurface infiltration stormwater management practices are not appropriate for areas that will receive runoff with high sediment loads. Particular care should be taken during construction to prevent compaction of the soil below the system and to minimize the delivery of sediment to this system from construction runoff. The applicant should ensure that sufficient observation wells and access points are incorporated into the design and are located in areas that will remain easily accessible. These access points should be designed to allow for the occasional removal of accumulated sediment.
11. We recommend that the applicant create a “manual of written and graphic design guidelines” to be used by that applicant, which would reflect a cohesive overall design, create common and compatible architectural characteristics, increase the overall aesthetic appeal of the development and help create a “sense of place”. Additional design-related information is available in the County Planning Commission’s Suburban Center Design Guide, at:  
<https://chescoplanning.org/MuniCorner/PDF/SuburbanCenterDesignGuide.pdf>
12. The applicant should change the spelling of “Schuylkill Road” in the sketch plan’s title to the more-commonly used “Schuykill Road”.

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

Sincerely,



Wes Bruckno  
Senior Review Planner

cc: Bohler Engineering  
Condign Associates, LP



# THE COUNTY OF CHESTER



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

March 5, 2025

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

Re: Preliminary/Final Land Development - Dutch Country Farm Market  
 # East Vincent Township - LD-02-25-18415

Dear Mr. Zienkowski:

A preliminary/final land development plan entitled "Dutch Country Farm Market", prepared by Bercek & Associates and dated January 13, 2025, was received by this office on February 18, 2025. 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 Schuylkill Road (State Route 724), north of Reitnour Road
Site Acreage:	16.90 acres
Lots:	2 lots
Non-Res. Square Footage:	13,820 square feet
Proposed Land Use:	Addition to Existing Commercial Facility
New Parking Spaces:	51 new spaces
Municipal Land Use Plan Designation:	Residential Infill
UPI#:	21-1-32

**PROPOSAL:**

The applicant proposes the construction of a 13,820 square foot commercial building addition including a 4,800 square foot greenhouse, and 51 parking spaces. The site’s driveway is proposed to be widened. The site, which is served by on-site water and on-site sewer facilities, is located in the East Vincent Township MR - Moderate Density Residential zoning district.

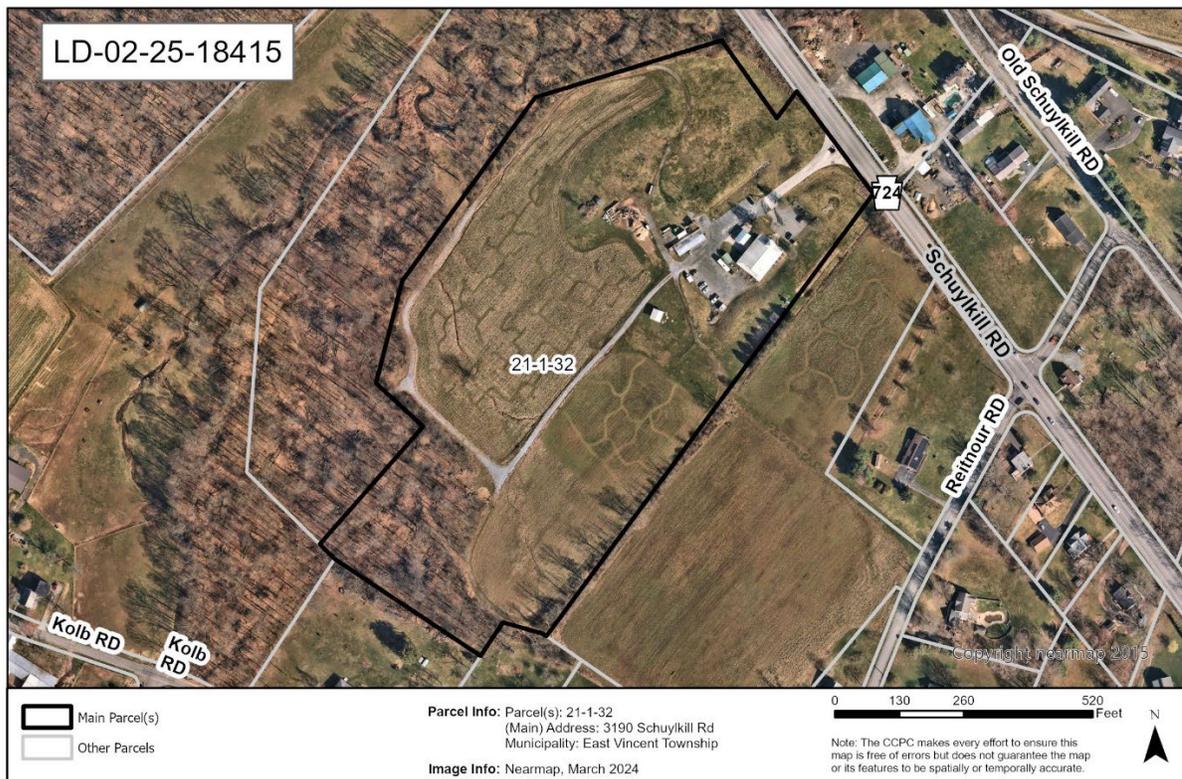
**RECOMMENDATION:** The County Planning Commission recommends that the issues raised in this letter should be addressed and all East Vincent Township issues should be resolved before action is taken on this land development plan.

Page: 2  
 Re: Preliminary/Final Land Development - Dutch Country Farm Market  
 # East Vincent Township - LD-02-25-18415

## COUNTY POLICY:

### LANDSCAPES:

- 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:

- 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](http://www.chesco.org/watersheds2045).



Page: 4  
Re: Preliminary/Final Land Development - Dutch Country Farm Market  
# East Vincent Township - LD-02-25-18415

6. The applicant should verify that the area of percolation test pits to the south of the proposed primary sanitary sewer system will satisfy the Pennsylvania Department of Environmental Protection's requirements for an on-lot sewage treatment disposal area.

ADMINISTRATIVE ISSUES:

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

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

Sincerely,



Wes Bruckno  
Senior Review Planner

cc: Bercek & Associates  
Ephraim S. and Rebecca K. Zook  
Chester County Health Department  
Anthony Antonelli, District Permits Manager, PennDOT  
Francis J. Hanney, PennDOT  
Chester County Conservation District



# THE COUNTY OF CHESTER



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Executive Director

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

March 26, 2025

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

Re: Final Subdivision - Malvern Courts MHP, LLC  
# East Whiteland Township – SD-03-25-18449

Dear Mr. Barner:

A Final Subdivision Plan entitled "Malvern Courts MHP, LLC", prepared by Regester Associates, Inc., and dated August 29, 2024, was received by this office on March 14, 2025. 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:**

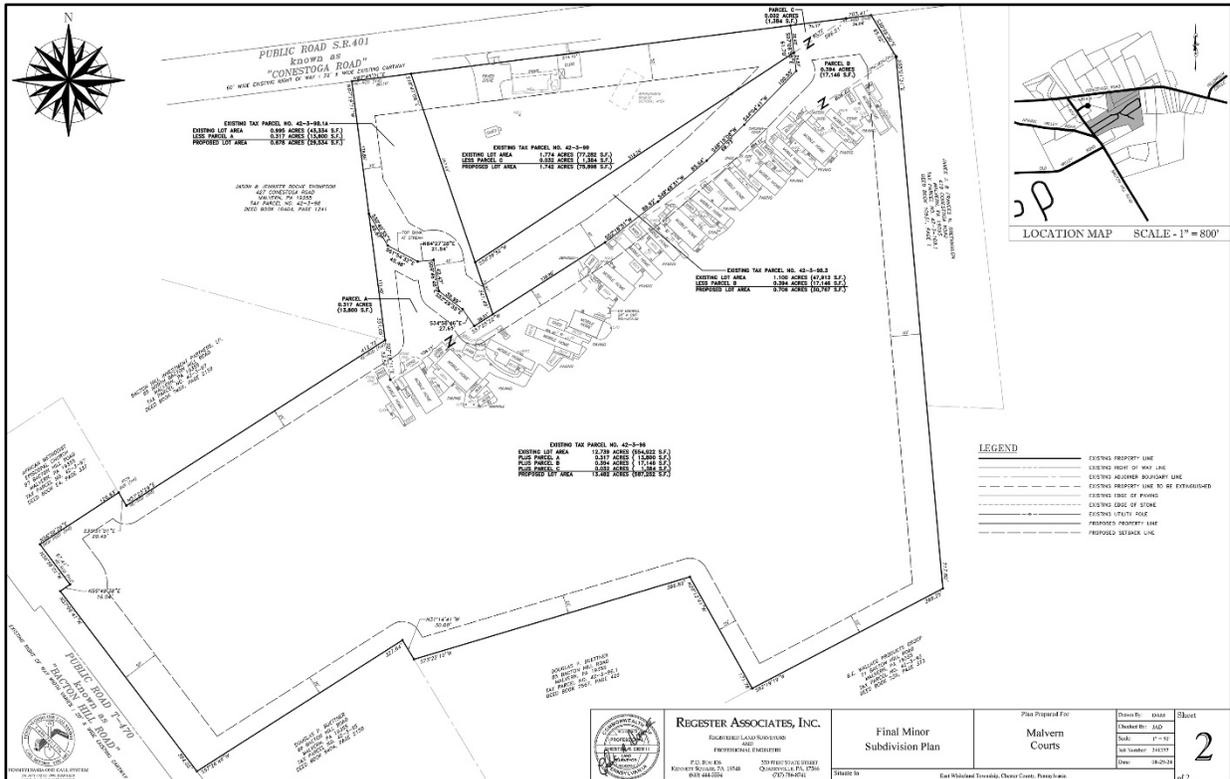
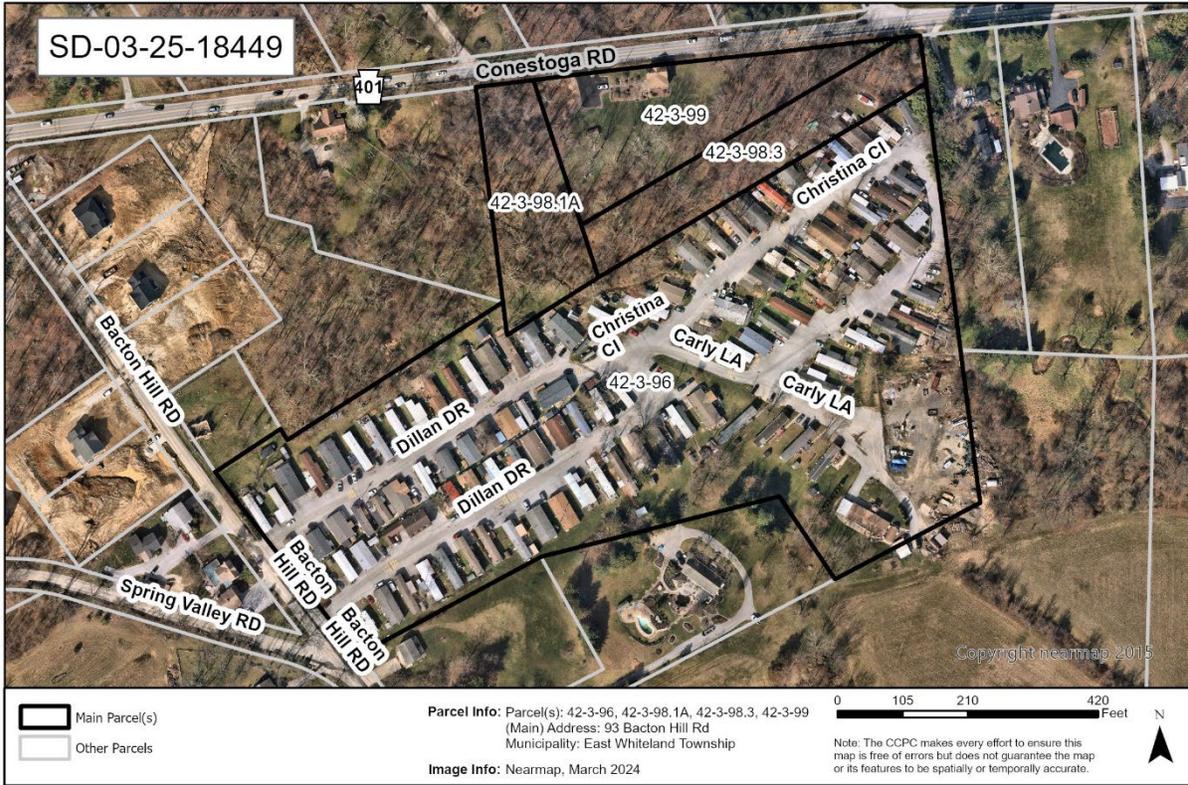
Location:	East side of Bacton Hill Road, south side of Conestoga Road (Route 401)
Site Acreage:	16.61
Lots/Units:	4 existing lots
Non-Res. Square Footage:	0
Proposed Land Use:	Mobile Home, Single Family Residential
Municipal Land Use Plan Designation:	Residential - Low Density
UPI#:	42-3-96, 42-3-98.1A, 42-3-98.3, 42-3-99

**PROPOSAL:**

The applicant proposes the modify the existing property lines between 4 existing lots. It is our understanding that the purpose of this plan is to address an existing encroachment issue. No development activity is proposed as part of this submission. The project site is located in the R-1 Low Density Residential zoning district.

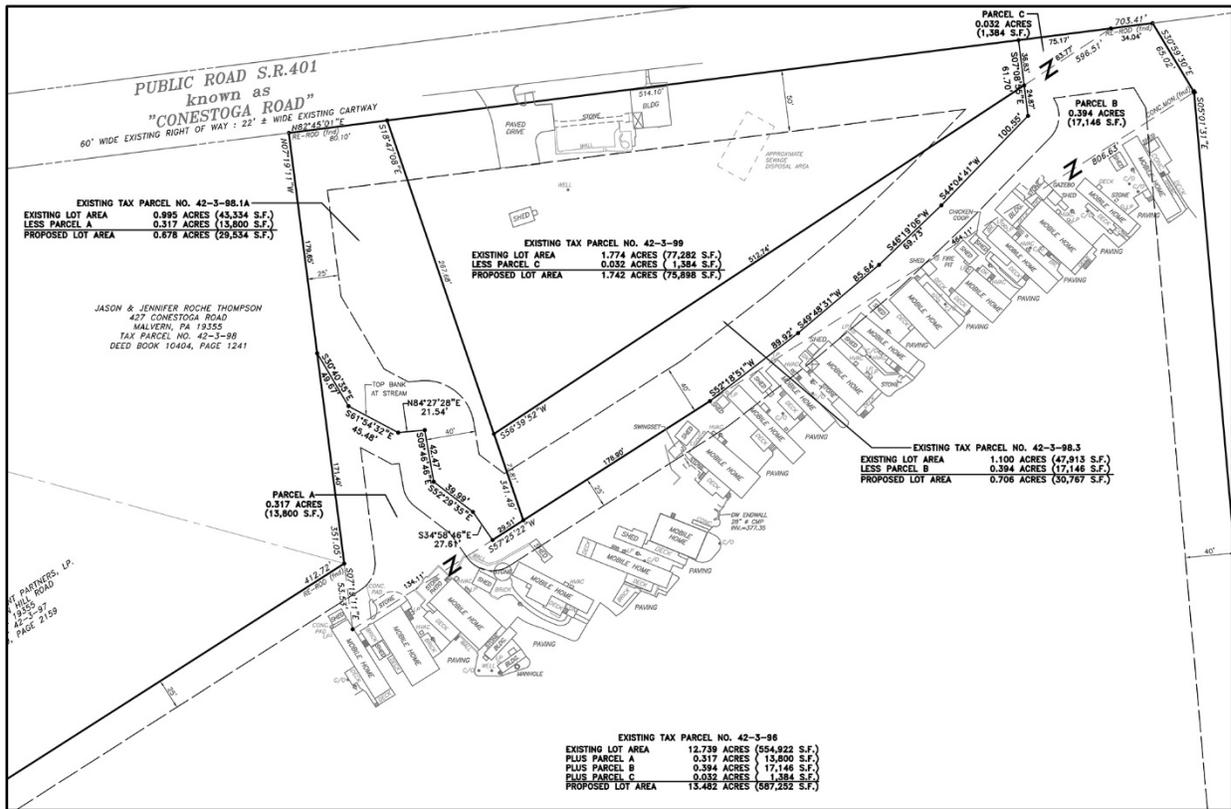
**RECOMMENDATION:** The County Planning Commission recommends that the administrative issues raised in this letter should be addressed, and all Township issues should be resolved before action is taken on this subdivision plan.

Page: 2  
 Re: Final Subdivision - Malvern Courts MHP, LLC  
 # East Whiteland Township – SD-03-25-18449



Site Plan Detail, Sheet 2: Final Subdivision - Malvern Courts MHP, LLC

Page: 3  
 Re: Final Subdivision - Malvern Courts MHP, LLC  
 # East Whiteland Township – SD-03-25-18449



Site Plan Detail, Sheet 2 (closeup): Final Subdivision - Malvern Courts MHP, LLC

**COUNTY POLICY:**

**LANDSCAPES:**

- 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**.

**ADMINISTRATIVE ISSUES:**

- According to the Waiver Requests table on Sheet 1, the applicant is requesting six waivers from the provisions of the Township Subdivision and Land Development Ordinance, including five waivers from the plan content requirements set forth in Article V. Waiver requests should only be granted following the determination that the proposed project either meets the purpose of these requirements or does not create the impacts that these provisions are intended to manage.

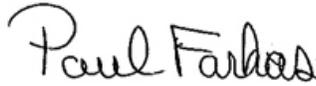
Page: 4  
Re: Final Subdivision - Malvern Courts MHP, LLC  
# East Whiteland Township – SD-03-25-18449

We also note that, while the site plan only depicts the location of the existing mobile homes and accessory buildings in the immediate vicinity of the proposed lot line revisions, County mapping records and 2024 aerial photography indicate that there may be encroachment issues elsewhere on the mobile home park site.

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.

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

Sincerely,



Paul Farkas  
Senior Review Planner

cc: Regester Associates, Inc.  
Malvern Court MHP, LLC  
Thomas and Barbara Lesky



# THE COUNTY OF CHESTER



COMMISSIONERS  
 Josh Maxwell  
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 Eric M. Roe

Matthew J. Edmond, AICP  
 Executive Director

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

March 19, 2025

Donald Curley, PhD, PE, AICP, Manager  
 Easttown Township  
 566 Beaumont Road  
 Easttown, PA 19333

Re: Preliminary/Final Land Development - Waynesborough Country Club  
 # Easttown Township – LD-02-25-18425

Dear Mr. Curley:

A Preliminary/Final Land Development Plan entitled "Waynesborough Country Club", prepared by Nave Newell, Inc., and dated February 5, 2025, was received by this office on February 18, 2025. This plan is reviewed by the Chester County Planning Commission in accord with the provisions of Section 502 of the Pennsylvania Municipalities Planning Code. We offer the following comments on the proposed land development for your consideration.

## **PROJECT SUMMARY:**

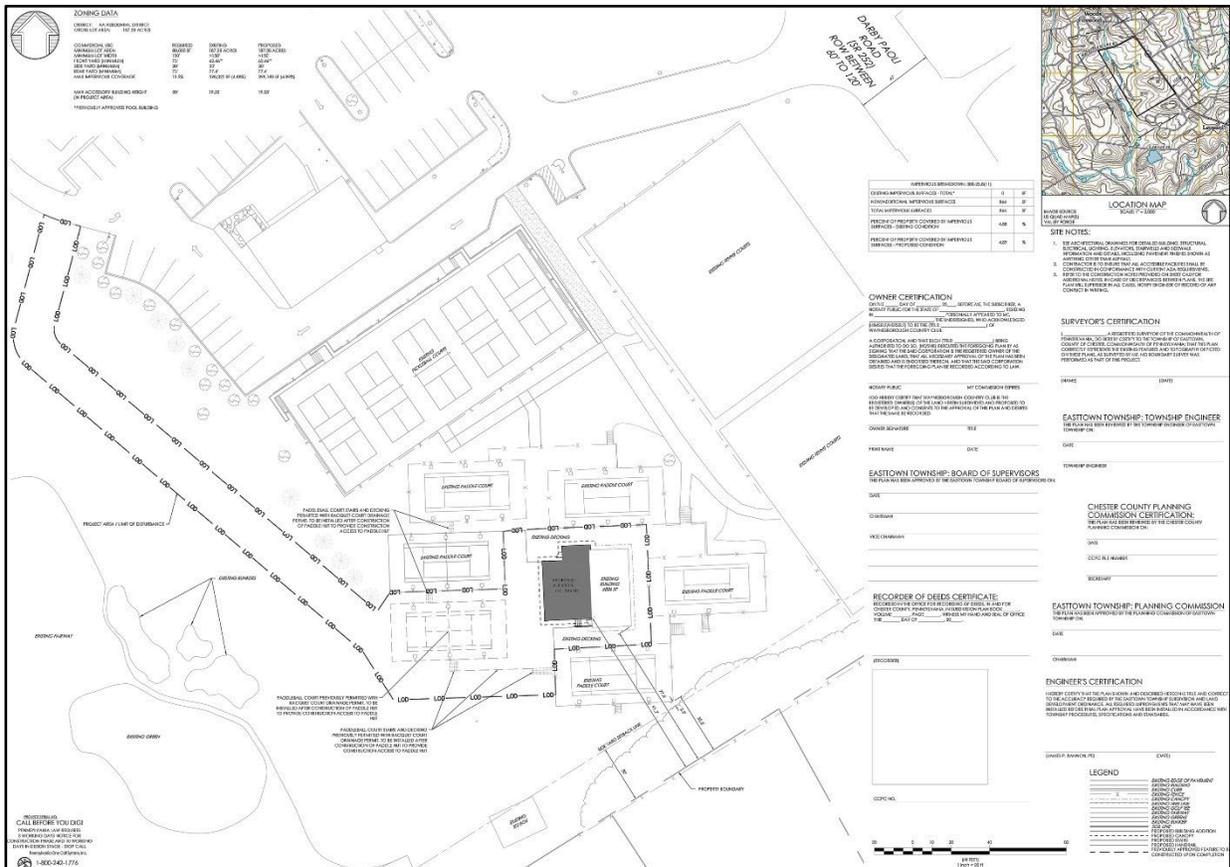
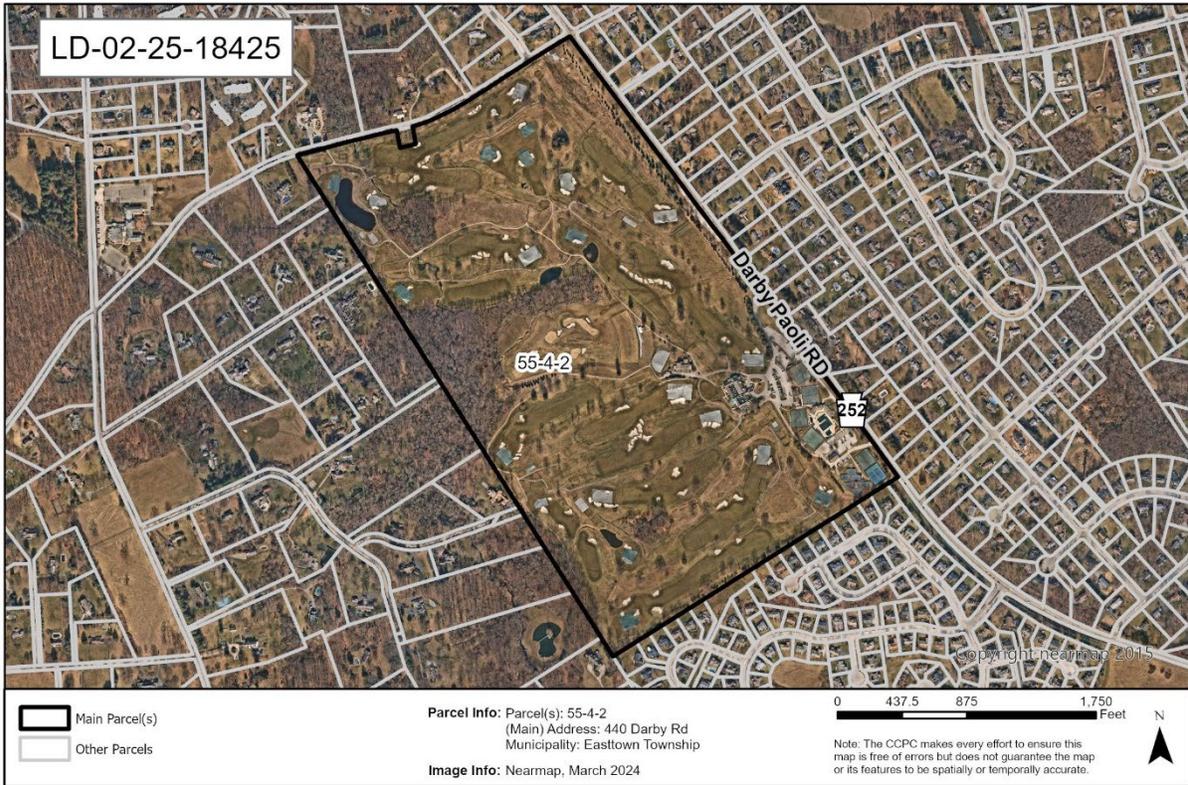
Location:	Southwest corner of Darby Paoli Road and Waynesborough Road
Site Acreage:	186.70
Lots/Units:	1
Non-Res. Square Footage:	866
Proposed Land Use:	Addition to existing commercial building
Municipal Land Use Plan Designation:	Private Open Space/Recreation
UPI#:	55-4-2

## **PROPOSAL:**

The applicant proposes the construction of an 866 square foot addition to an existing paddle hut building in the southeastern portion of the country club site. A plan note on Sheet 4 indicates that a previously permitted paddleball court, located to the immediate west of the proposed building addition, will be installed after the construction of the addition. No new sewage disposal or water supply is proposed as part of this submission. The project site is located in the AA Residential zoning district.

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

Page: 2  
Re: Preliminary/Final Land Development - Waynesborough Country Club  
# Easttown Township – LD-02-25-18425



Site Plan Detail, Sheet 4: Preliminary/Final Land Development - Waynesborough Country Club

Page: 3  
 Re: Preliminary/Final Land Development - Waynesborough Country Club  
 # Easttown Township – LD-02-25-18425

**BACKGROUND:**

1. The Chester County Planning Commission has previously reviewed a land development proposal for this site, which addressed the construction of a 5,290 square foot accessory building, a 288 square foot addition to an existing accessory building, and four additional parking spaces in conjunction with the construction of a new swimming pool (CCPC# LD-09-18-15596, dated October 10, 2018). According to our records, this land development plan was approved by the Township on February 19, 2019.

**COUNTY POLICY:**

**LANDSCAPES:**

2. The project site is located within the **Suburban Landscape** designation of [Landscapes3](#), the 2018 County Comprehensive Plan. The vision for the **Suburban Landscape** is predominantly residential communities with locally-oriented commercial uses and facilities, accommodating growth at a medium density that retains a focus on residential neighborhoods, with enhancements in housing diversity and affordability. The proposed land development 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 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](http://www.chesco.org/watersheds2045).

**PRIMARY ISSUES:**

4. We suggest that the Township, in its review of the proposed landscaping plan (Sheet 9), determine if any additional landscaping/vegetative screening is required between the proposed facilities and the adjoining residential development to the south.
5. While the project site is traversed by a hazardous liquids transmission pipeline operated by Sunoco Pipeline L.P., it appears that the project area for the current plan submission is not located within the immediate proximity of the transmission pipeline. If any future development activity is proposed for this site, the applicant should contact the pipeline operator to ensure that it does not result in any encroachments into the pipeline right-of-way. Additional information on pipeline safety can be found at the Chester County Pipeline Information Center at: <http://www.chescoplanning.org/pic/introduction.cfm>.

**ADMINISTRATIVE ISSUES:**

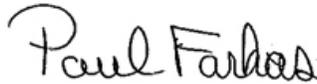
6. Land disturbance and land development activities that occur within Chester County must comply with the **County-wide Act 167 Stormwater Management Plan for Chester County, PA** (August 2022) and the associated Act 167 stormwater management ordinance standards adopted by each municipality.

Page: 4  
Re: Preliminary/Final Land Development - Waynesborough Country Club  
# Easttown Township – LD-02-25-18425

7. According to the Waivers Requested table on Sheet 1, the applicant is requesting two waivers from the provisions of the Township Subdivision and Land Development Ordinance. Waiver requests should only be granted following the determination that the proposed project either meets the purpose of these requirements or does not create the impacts that these provisions are intended to manage.
8. A minimum of four (4) copies of the plan should be presented at the Chester County Planning Commission for endorsement to permit recording of the final plan in accord with the procedures of Act 247, the Pennsylvania Municipalities Planning Code, and to meet the requirements of the Recorder of Deeds, 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 Easttown 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: Waynesborough Country Club  
Nave Newell, Inc.



# THE COUNTY OF CHESTER



## COMMISSIONERS

Josh Maxwell  
Marian D. Moskowitz  
Eric M. Roe

Matthew J. Edmond, AICP  
Executive Director

## PLANNING COMMISSION

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

March 4, 2025

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

Re: Final Subdivision - 155 & 164 Mount Pleasant Road  
# Honey Brook Township - SD-01-25-18405

Dear Mr. Obenski:

A final subdivision plan entitled "155 & 164 Mount Pleasant Road", prepared by Hershey Surveying, Inc. and dated January 25, 2025, was received by this office on February 7, 2025. This plan is reviewed by the Chester County Planning Commission in accord with the provisions of Section 502 of the Pennsylvania Municipalities Planning Code. We offer the following comments on the proposed subdivision for your consideration.

### **PROJECT SUMMARY:**

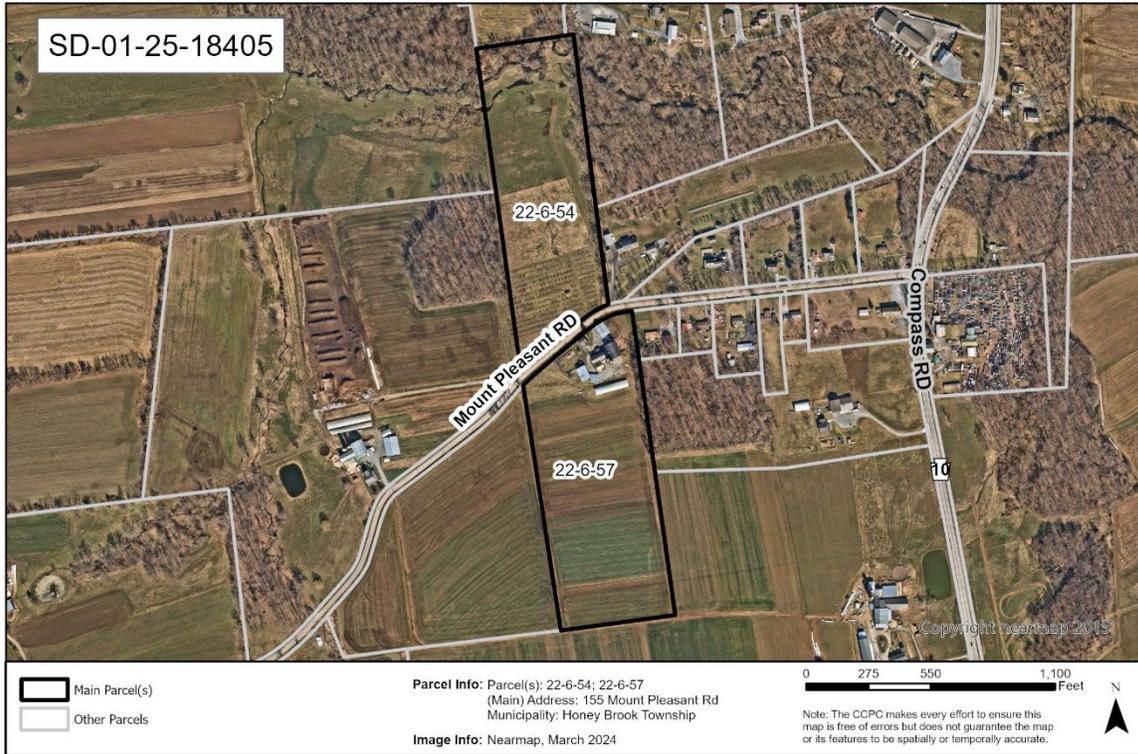
Location:	North and south sides of Mount Pleasant Road, east of South Broad Street
Site Acreage:	28.920 acres
Lots:	2 lots proposed
Proposed Land Use:	Farm/Pasture Land, Single Family Residential
Municipal Land Use Plan Designation:	Rural Agriculture (2015 Honey Brook Township and Borough Multi-Municipal Comprehensive Plan)
UPI#:	22-6-57, 22-6-54

### **PROPOSAL:**

The applicant proposes to create "Lot 1" from a 28.920-acre tract; "Lot 1" will contain 13.636 acres, and the remaining portion of the tract will contain 15.284 acres. The tract is bisected by Mount Pleasant Road. The site contains one dwelling and associated agricultural structures that are served by on-site water and sewer facilities, and is located in the Honey Brook Township Agricultural zoning district. No development is proposed by this subdivision.

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

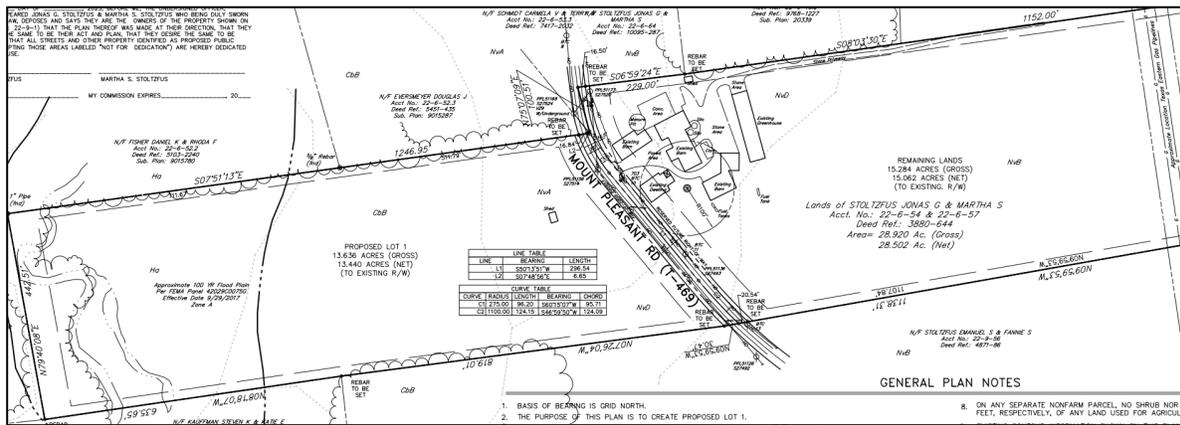
Re: Final Subdivision - 155 & 164 Mount Pleasant Road  
 # Honey Brook Township - SD-01-25-18405



**COUNTY POLICY:**

**LANDSCAPES:**

- 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**.



**Detail of 155 & 164 Mount Pleasant Road Final Subdivision Plan**

Re: Final Subdivision - 155 & 164 Mount Pleasant Road  
# Honey Brook Township - SD-01-25-18405

ADMINISTRATIVE ISSUES:

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

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  
Senior Review Planner

cc: Jonas G. and Martha S. Stoltzfus  
Hershey Surveying, Inc.  
Chester County Health Department  
Chester County Assessment Office



# THE COUNTY OF CHESTER



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Matthew J. Edmond, AICP  
 Executive Director

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

March 6, 2025

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

Re: Preliminary/Final Land Development - Convenience Store w/Drive Thru  
 # London Grove Township - LD-02-25-18426

Dear Mr. Battin:

A preliminary/final land development plan entitled "Convenience Store w/Drive Thru", prepared by Landcore Engineering Consultants, PC and dated February 10, 2025, was received by this office on February 24, 2025. 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 side of Gap-Newport Pike (State Route 41) and Moxley Lane
Site Acreage:	4.00 acres
Lots/Units:	1 lot/1 structure
Non-Res. Square Footage:	6,139 square feet
Proposed Land Use:	Convenience Store
New Parking Spaces:	68 spaces
Municipal Land Use Plan Designation:	C-Commercial
UPI#:	59-5-120.4

## **PROPOSAL:**

The applicant proposes the construction of a 6,139 square foot commercial building and 68 parking spaces. The site, which will be served by public water and public sewer facilities, is located in the London Grove Township C-Commercial zoning district.

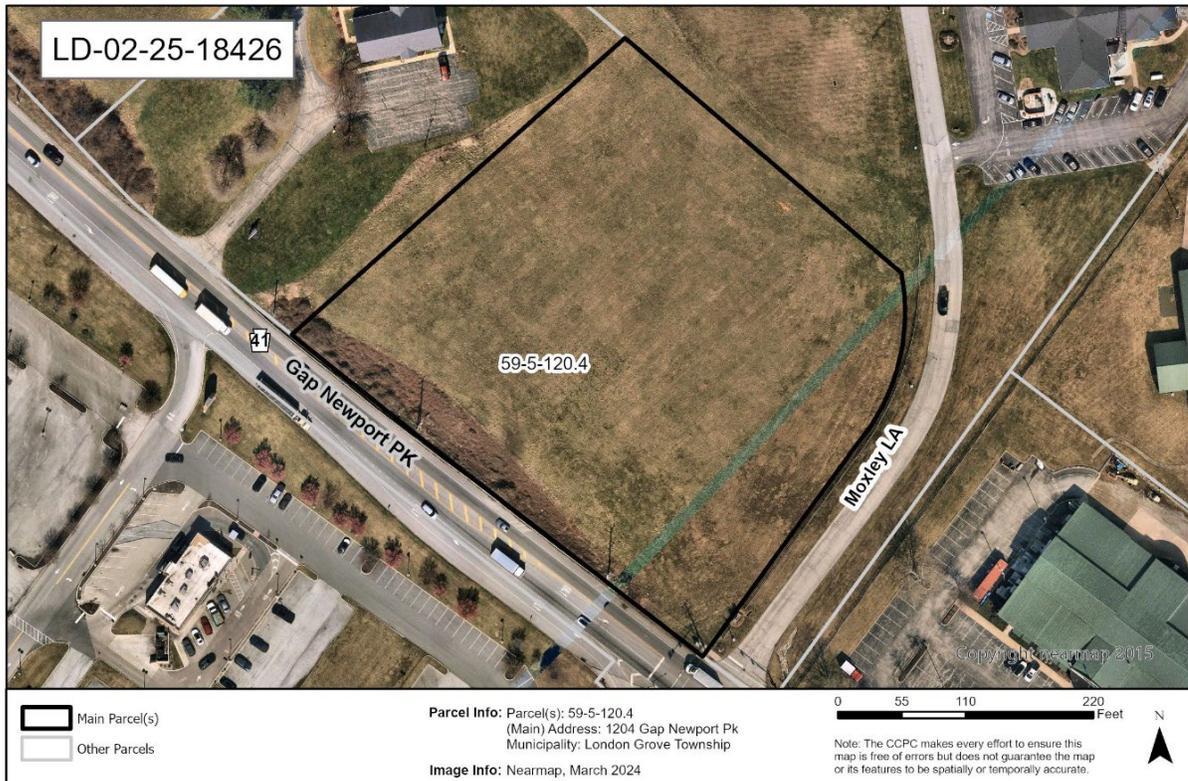
**RECOMMENDATION:** The County Planning Commission recommends that the issues raised in this letter should be addressed and all London Grove Township issues should be resolved before action is taken on this land development plan.

## **LANDSCAPES:**

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

Page: 2  
 Re: Preliminary/Final Land Development - Convenience Store w/Drive Thru  
 # London Grove Township - LD-02-25-18426

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

- protecting and restoring riparian corridors and first order streams;
- addressing sources of water quality impairments; reducing stormwater runoff and mitigating flooding; and
- promoting and expanding water-based recreational opportunities and access.

***Watersheds 2045*** can be accessed at [www.chesco.org/watersheds2045](http://www.chesco.org/watersheds2045).

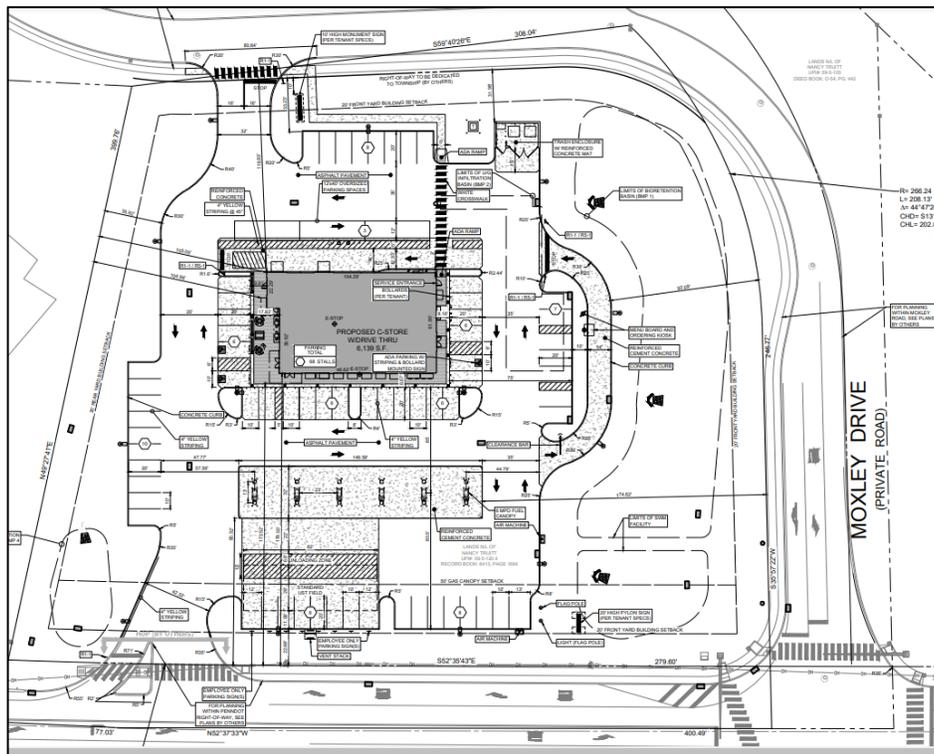
Land disturbance and land development activities that occur within Chester County must comply with the ***County-wide Act 167 Stormwater Management Plan for Chester County, PA*** (August 2022) and the associated Act 167 stormwater management ordinance standards adopted by each municipality.

Page: 3

Re: Preliminary/Final Land Development - Convenience Store w/Drive Thru  
# London Grove Township - LD-02-25-18426

PRIMARY ISSUES:

3. We suggest that London Grove Township's review of this plan submission would benefit from the preparation of a traffic impact study and a review of the potential impacts posed by this project.
4. The plan shows 68 parking spaces. We suggest that the applicant and London Grove Township evaluate the anticipated parking demand for this facility and determine whether all the proposed parking spaces will be necessary. If fewer spaces are required, we suggest that the extra spaces could be landscaped and held in reserve instead of being paved. The reserve spaces could be converted to paved spaces in the future if it becomes evident that they are needed. Reserving parking spaces in this manner can help to reduce initial construction costs, limit the creation of impervious surfaces, and increase opportunities for landscaping. We recommend that spaces along Gap-Newport Pike (State Route 41) could be held in reserve.
5. The County Planning Commission's Multimodal Circulation Handbook (2016 Update), which is available online at: <https://chescoplanning.org/Publications/PDF/MultiModalHandbook.pdf> classifies Gap-Newport Pike (State Route 41) as a major arterial. The Handbook (page 183) recommends an 80 foot-wide right-of-way for major arterial roads to accommodate future road and infrastructure improvements. We recommend that the applicant and the Township contact PennDOT to determine the appropriate right-of-way to be reserved for this section of Gap-Newport Pike and that this area be offered for dedication to PennDOT.
6. London Grove Township's emergency service providers should be requested to review the plan to ensure that they can safely navigate the proposed development when completed, especially when fuel is being delivered.



*Detail of Convenience Store w/Drive Thru  
Preliminary/Final Land Development Plan*

Page: 4  
Re: Preliminary/Final Land Development - Convenience Store w/Drive Thru  
# London Grove Township - LD-02-25-18426

7. The Township and the applicant should determine whether an “escape” lane should be provided at the drive-through lane.
8. London Grove Township should determine whether the proposed driveway on Gap-Newport Pike (State Route 41) could be eliminated and only access from Moxley Drive could be provided. Eliminating an extra driveway entry and exit on Gap-Newport Pike could help improve traffic flow and reduce potential vehicle conflicts.

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 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.
11. 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 London Grove Township.

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

Sincerely,



Wes Bruckno  
Senior Review Planner

cc: Landcore Engineering Consultants, PC  
Anthony Antonelli, District Permits Manager, PennDOT  
Francis J. Hanney, PennDOT  
Chester County Conservation District  
Nancy Truitt



# THE COUNTY OF CHESTER



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 Executive Director

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

March 4, 2025

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

Re: Final Subdivision - Caleb John-Moses Franks  
 # London Grove Township - SD-02-25-18409

Dear Mr. Battin:

A final subdivision plan entitled "Caleb John-Moses Franks", prepared by Register Associates Inc. and dated January 29, 2025, was received by this office on February 10, 2025. 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 Valley Road, north of West State Road
Site Acreage:	4.03 Acres
Lots:	2 lots total (one additional lot proposed)
Proposed Land Use:	Single Family Residential
Municipal Land Use Plan Designation:	Residential-Low Density
UPI#:	59-7-53.1

## **PROPOSAL:**

The applicant proposes the creation of two lots. The site, which is served by on-site water and on-site sewer facilities and contains one dwelling that will remain, is located in the London Grove Township R-R Rural Residential zoning district.

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

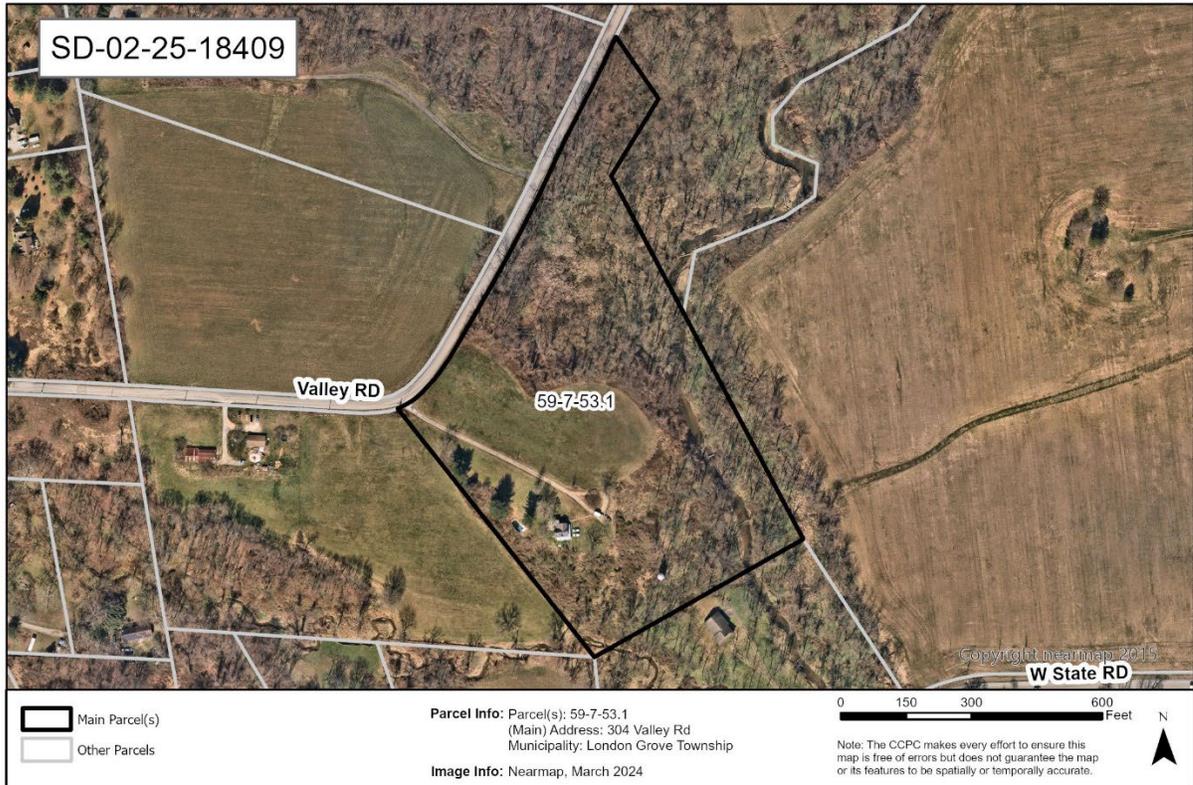
## **COUNTY POLICY:**

### **LANDSCAPES:**

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

Page: 2  
 Re: Final Subdivision - Caleb John-Moses Franks  
 # London Grove Township - SD-02-25-18409

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

- protecting and restoring riparian corridors and first order streams;
- addressing sources of water quality impairments;
- reducing stormwater runoff and mitigating flooding; and promoting and
- expanding water-based recreational opportunities and access.

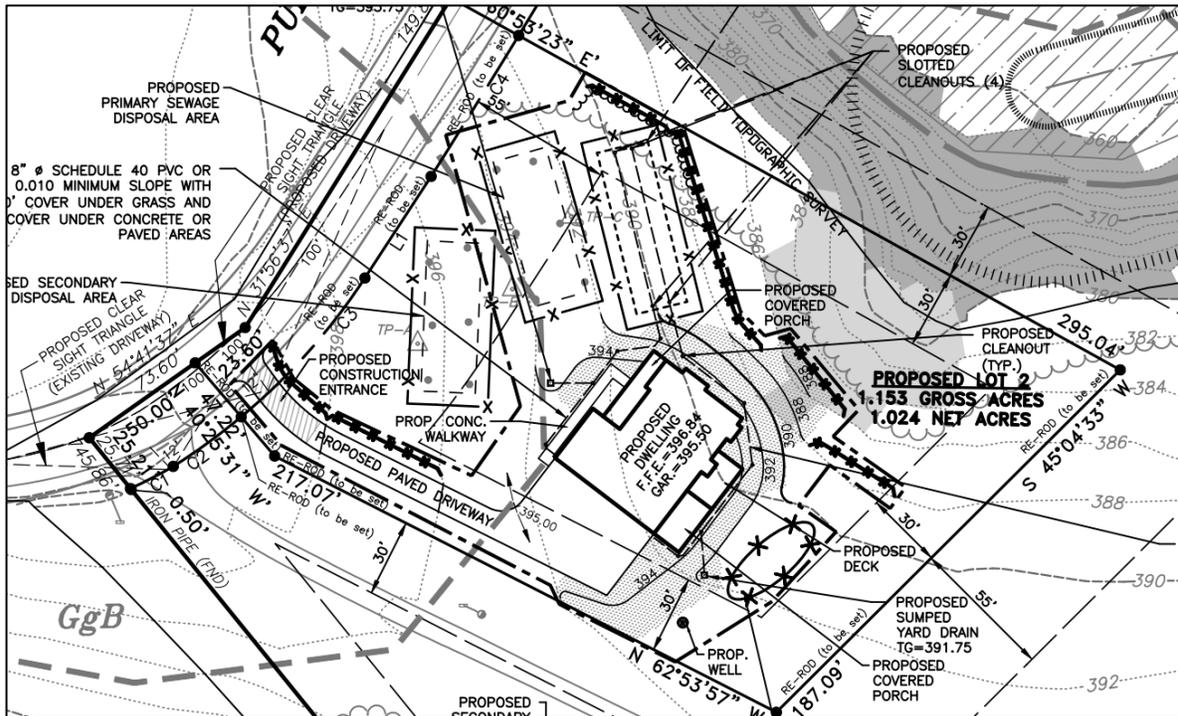
***Watersheds 2045*** can be accessed at [www.chesco.org/watersheds2045](http://www.chesco.org/watersheds2045).

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

Page: 3  
 Re: Final Subdivision - Caleb John-Moses Franks  
 # London Grove Township - SD-02-25-18409

PRIMARY ISSUES:

- The plan indicates that a dry well will be used on Lot 2. The Township Engineer should review the dry well's seven operation and maintenance notes on the plan. The Township Solicitor, Engineer and Supervisors should discuss how these seven requirements will be monitored by the Township, and how the Township can enforce them or enter onto the site to make repairs if such repairs are not made by the owner. The Township should emphasize the importance of the dry well's efficient and long-term operation.



*Detail of Caleb John-Moses Franks  
 Final Subdivision Plan*

- We suggest that the applicant create a common driveway connection at the point on Valley Road with the best sight distance. Shared driveways can reduce the number of new access points on public roads, limit impervious coverage, reduce earth disturbance and lower construction costs.
- The Township should show the isolation distances for the proposed well on Lot 2 as well as the spring house on Proposed Lot 1. The existing on-lot sewage disposal area on Lot 1 should also be shown.

ADMINISTRATIVE ISSUES:

- 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>.

Page: 4  
Re: Final Subdivision - Caleb John-Moses Franks  
# London Grove Township - SD-02-25-18409

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

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

Sincerely,



Wes Bruckno  
Senior Review Planner

cc: Shiru Feng & Caleb John-Moses Franks  
Chester County Health Department  
Chester County Conservation District  
Regester Associates Inc.



# THE COUNTY OF CHESTER



COMMISSIONERS  
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Matthew J. Edmond, AICP  
Executive Director

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

March 7, 2025

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

Re: Conditional Use - 469 Limestone Road  
# Lower Oxford Township – CU-02-25-18414

Dear Ms. Kinney:

A Conditional Use Plan entitled "469 Limestone Road", prepared by DM/A David Miller/Associates, Inc., and dated July 1, 2024, was received by this office on February 6, 2025. 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 Lower Oxford Township. This review does not replace the need for an official referral by Lower Oxford Township of a preliminary or final subdivision or land development plan, as required by the Pennsylvania Municipalities Planning Code.

**PROJECT SUMMARY:**

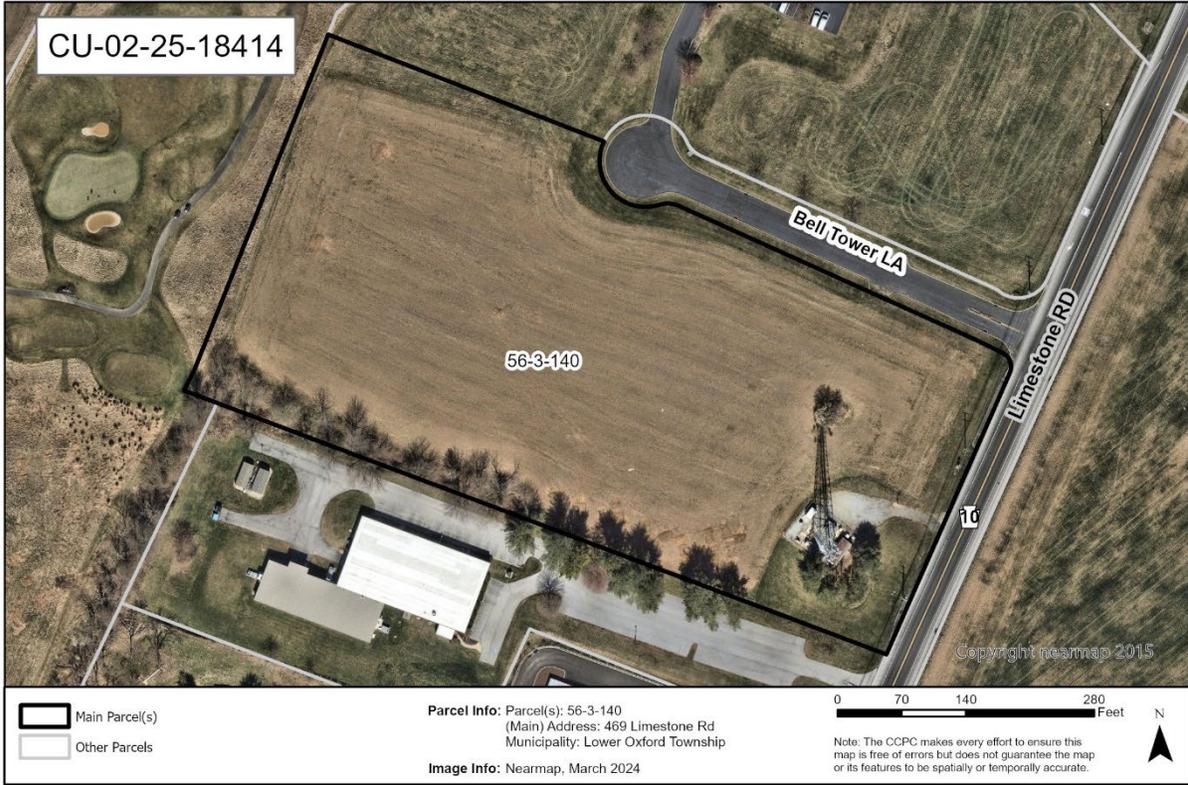
Location:	Southwest corner of Limestone Road (Route 10) and Bell Tower Lane
Site Acreage:	7.30
Lots/Units:	1 existing lot; 2 proposed lots
Non-Res. Square Footage:	22,500
Proposed Land Use:	Lot 1-commercial building and existing cell tower facility; Lot 2-commercial building and storage building
New Parking Spaces:	29
Municipal Land Use Plan Designation:	Commerce
UPI#:	56-3-140

**PROPOSAL:**

The applicant proposes to subdivide an existing 7.30 acre lots into two lots, along with the construction of a 10,500 square foot commercial building and 15 parking spaces on Lot 1 (2 acres), and the construction of an 8,400 square foot commercial building, a 3,600 square foot storage shed, and 14 parking spaces on Lot 2. An existing cell tower facility will remain on Lot 1. The project site is located in the C-3 Limited Commercial zoning district. As noted in the application materials, conditional use approval is required to allow two (2) principal uses on a property in the C-3 zoning district, per Section 27-9A00 of the Township Zoning Ordinance.

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

Page: 2  
Re: Conditional Use - 469 Limestone Road  
# Lower Oxford Township – CU-02-25-18414



Plan Detail, Conditional Use Plan - 469 Limestone Road

Page: 3  
 Re: Conditional Use - 469 Limestone Road  
 # Lower Oxford Township – CU-02-25-18414

### **BACKGROUND:**

1. The Chester County Planning Commission previously reviewed a subdivision plan pertaining to the creation of the existing lot. That review, CCPC# 8119-7, dated June 2, 1998, which addressed the creation of two lots from a 15.53 acre site comprised of six separate parcels, was approved by the Township on July 22, 1998. This proposal involves the further development of Lot 2 of the previously approved subdivision plan.

### **LANDSCAPES:**

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

The project site is also located in the Commerce Land Use category as set forth in Chapter Five: Land Use Inventory and Plan of the 2012 Oxford Region Multimunicipal Comprehensive Plan. The recommended strategies for the Commerce Land Use category state, “The pattern for commercial development in the Oxford Region has been well-established and, for the most part, runs parallel to Route 10, Route 1, Old Baltimore Pike, and the Octoraro Rail Line. Municipal regulations should continue to permit commercial and institutional facilities within this commercial/industrial core.” The proposed use is consistent with the recommended strategies for the Commerce category.

### **WATERSHEDS 2045:**

3. *Watersheds 2045*, the County-wide integrated water resources plan and Act 167 Stormwater Management Plan, indicates the project site located within the Elk Creek and Octoraro Creek watersheds. The *Watersheds 2045* plan’s highest priority objectives within the Elk Creek watershed are: protecting and restoring headwater streams and vegetated riparian corridors; reducing agricultural and urban runoff; protecting groundwater resources; restoring water quality in impaired streams; and creating and enhancing water-based recreational opportunities. The *Watersheds 2045* plan’s highest priority objectives within the Octoraro Creek watershed are: improving water quality in impaired streams and groundwater; reducing polluted runoff from agricultural and developed lands; implementing comprehensive stormwater management; protecting and restoring vegetated riparian corridors; and implementing source water protection measures. *Watersheds 2045* can be accessed at [www.chesco.org/watersheds2045](http://www.chesco.org/watersheds2045).

### **PRIMARY ISSUES:**

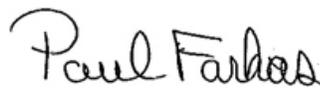
4. The site plan indicates that three separate entrances will be provided on Bell Tower Lane, along with a separate entrance provided on Limestone Road for the existing cell tower. We recommend that the easternmost entrance on Bell Tower Lane be removed.
5. We suggest that the applicant and Township investigate the feasibility of reconfiguring the proposed parking facilities, to be located to the side or rear of the buildings as feasible. *Landscapes3* recommend that limited parking be provided in the front of buildings in the Suburban Landscape (page 39).

Page: 4  
Re: Conditional Use - 469 Limestone Road  
# Lower Oxford Township – CU-02-25-18414

6. While we acknowledge that landscaping will generally be provided along the western and northwestern portion of the property, between the proposed development and adjoining golf course to the west, the applicant and Township should consider incorporating additional landscaping throughout the development. **Landscapes3** recommends that developments in the **Suburban Landscape** include extensive landscaping in parking areas (page 39).
7. We recommend that the applicant consider incorporating trees, in addition to the native plants identified in the Berm Planting Plant List, in its proposed landscaping plan. Additionally, the applicant should only utilize native plant species. Additional information on this topic is provided in the Landscaping with Native Plants Planning eTool provided on the County Planning Commission's website at:  
<https://chescoPlanning.org/MuniCorner/eTools/72-NativePlants.cfm>.
8. No information is provided pertaining to water and sewer facilities. This should be clarified by the applicant. According to County mapping records, this area of the Township is not served by public water or public sewer facilities.
9. The applicant should provide the location of all proposed dumpster facilities.
10. The plan and application materials both indicate that the stormwater management facilities serving both lots will be built on Lot 2. The details of this arrangement should be incorporated into the deeds of both lots.
11. We acknowledge that the parking areas for the two lots will be interconnected. The details of this shared access arrangement should be incorporated into the deeds of both lots.
12. The plan indicates that the cell tower is situated within an existing easement area on Lot 1. The details of this easement should be incorporated into the deed of this lot.

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

Sincerely,



Paul Farkas  
Senior Review Planner

cc: FWSSF, LLC  
DM/A David Miller/Associates, Inc.  
William L., Bernard L., and John Jay Hostetter



# THE COUNTY OF CHESTER



COMMISSIONERS  
 Josh Maxwell  
 Marian D. Moskowitz  
 Eric M. Roe

Matthew J. Edmond, AICP  
 Executive Director

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

March 6, 2025

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

Re: Preliminary/Final Subdivision and Land Development - Breckenridge Towers  
 # Phoenixville Borough - SD-02-25-18437, LD-02-25-18439

Dear Mr. Boelker:

A preliminary/final subdivision and land development plan entitled "Breckenridge Towers", prepared by Carta Engineering and dated January 7, 2025, was received by this office on February 24, 2025. This plan is reviewed by the Chester County Planning Commission in accord with the provisions of Section 502 of the Pennsylvania Municipalities Planning Code. We offer the following comments on the proposed subdivision and land development plan for your consideration.

## **PROJECT SUMMARY:**

Location:	Southwest intersection of Bridge Street (State Route 13) and Wheatland Street
Site Acreage:	0.43 acre
Lots/Units:	5 lots; 4 townhouse units
Proposed Land Use:	Apartment, Townhouse
New Parking Spaces:	10 spaces
UPI#:	15-13-1, 15-12-287, 15-12-288

## **PROPOSAL:**

The applicant proposes the subdivision of two lots into five lots, the construction of four townhouse units and 10 parking spaces. The site, which is served by public water and sewer facilities, is located in the Phoenixville Borough TC Town Center zoning district. The site currently contains a "5-unit apartment building & 1- office building" (also described as a contractor's shop on the plan) on the west side of Wheatland Street and south of Bridge Street, which will remain.

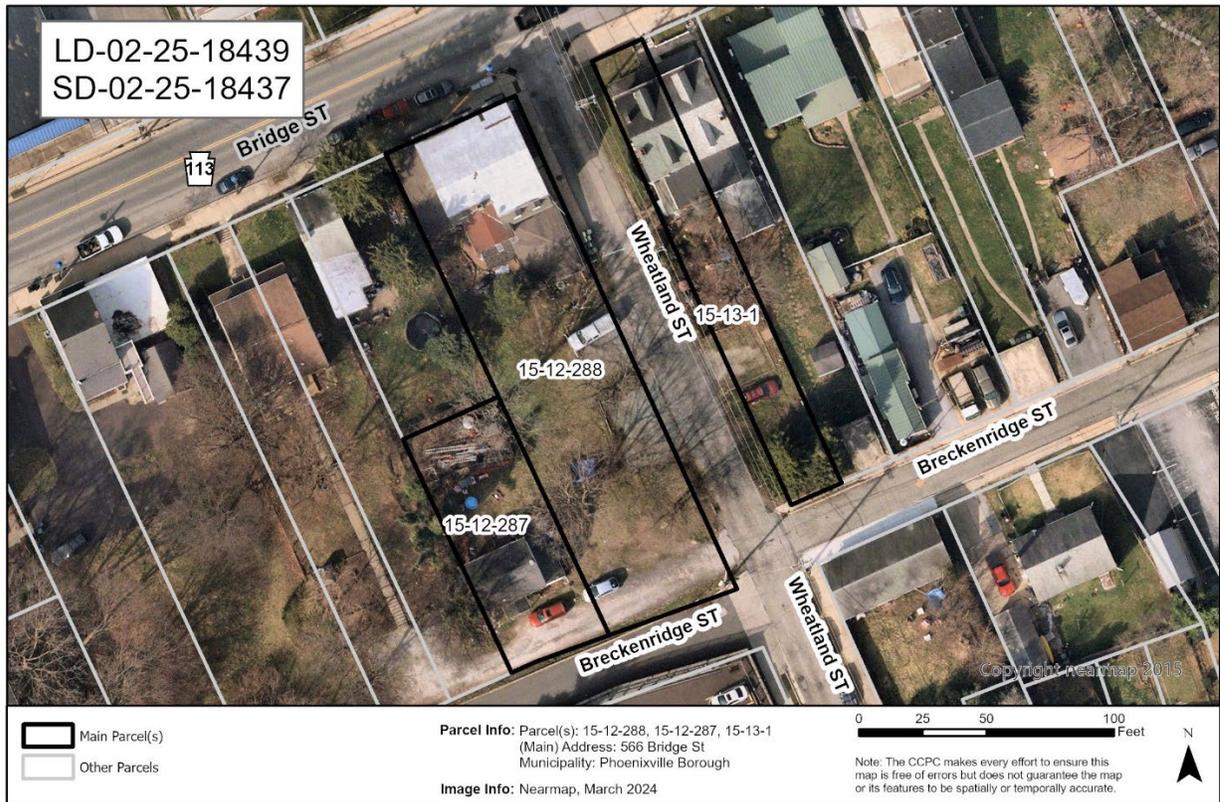
**RECOMMENDATION: The County Planning Commission recommends that the issues raised in this letter should be addressed and all Phoenixville Borough issues should be resolved before action is taken on this subdivision and land development plan.**

Page: 2  
 Re: Preliminary/Final Subdivision and Land Development - Breckenridge Towers  
 # Phoenixville Borough - SD-02-25-18437, LD-02-25-18439

## COUNTY POLICY:

### LANDSCAPES:

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



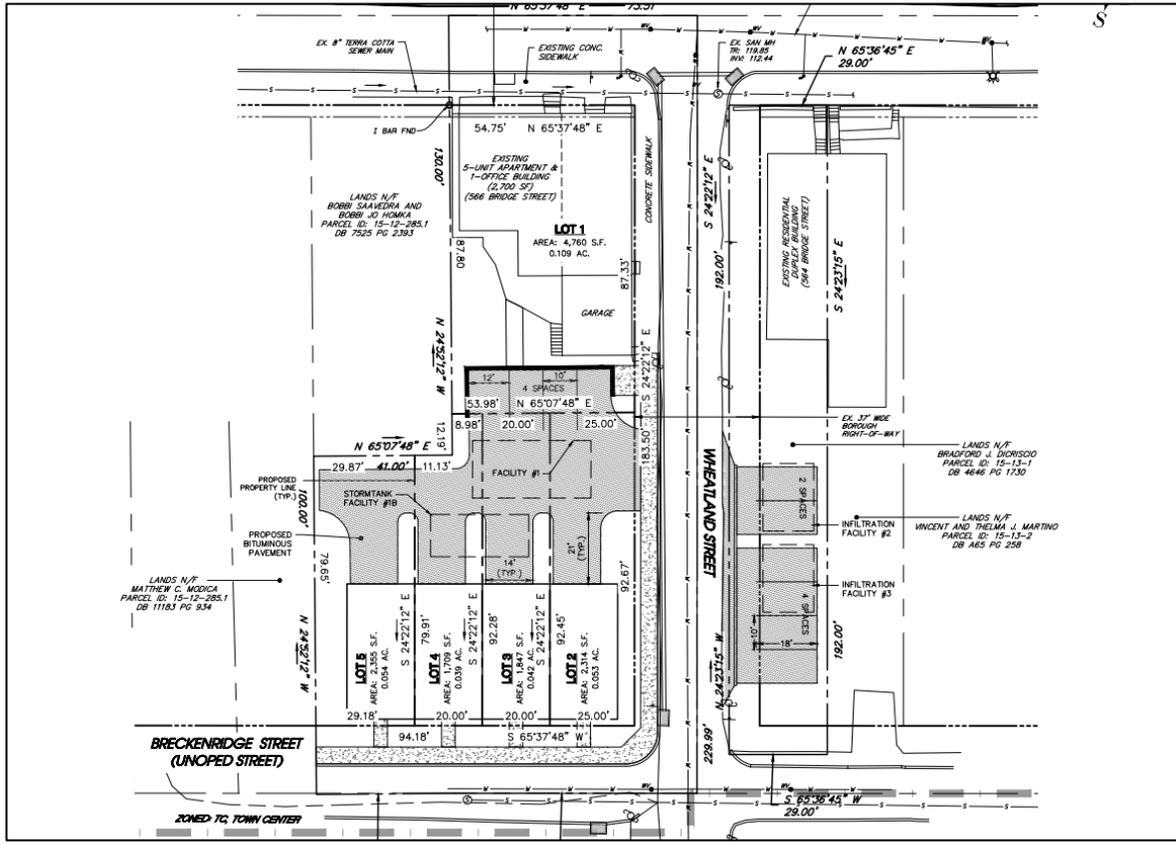
### WATERSHEDS 2045:

2. **Watersheds 2045**, the County-wide integrated water resources plan and Act 167 Stormwater Management Plan, indicates the proposed development is located within the 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](http://www.chesco.org/watersheds2045).

Page: 3  
 Re: Preliminary/Final Subdivision and Land Development - Breckenridge Towers  
 # Phoenixville Borough - SD-02-25-18437, LD-02-25-18439

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



**Detail of Breckenridge Towers**  
**Preliminary/Final Subdivision and Land Development Plan**

**PRIMARY ISSUES:**

3. We endorse the mid-block placement of the driveway along Wheatland Street and the orientation of Lots 2-5 onto Breckenridge Street. Cross-easements will be necessary for the common driveway.
4. The Borough should also determine if the unopened portion of Breckenridge Street should be vacated, or if setback variances may be necessary to permit the placement of the dwellings and the sidewalks in the locations shown on the plan.
5. The applicant's plan indicates that the intent of the subdivision is to create five lots from the existing UPI # 15-12-287 and UPI # 15-12-288. The Act 247 referral form that was submitted by the Township lists these two lots but also lists UPI # 15-13-1. This latter parcel (on the east side of Wheatland Street and south of Bridge Street) is shown on the plan as containing an "existing residential duplex building". Six parking spaces and two infiltration facilities are shown on the southern portion of UPI # 15-13-1. The applicant should identify the relationship between the parcels on the east and west sides of Wheatland Street and should indicate whether specific parking spaces are assigned to particular units. If some of the parking spaces on the east side of Wheatland Street will serve units on the opposite side of the street, a

Page: 4  
Re: Preliminary/Final Subdivision and Land Development - Breckenridge Towers  
# Phoenixville Borough - SD-02-25-18437, LD-02-25-18439

striped pedestrian crosswalk should be provided at one or both of the intersections of Wheatland Street and Bridge Street and the unopened portion of Breckenridge Street.

6. The applicant should indicate whether there will be any provision for rear yard patios or decks for Lots 2-5. Perhaps elevated decks could be provided above the paved areas to the rears of these units.
7. The Borough Engineer should consider whether the pavement on Wheatland Street, which is cracking, should be replaced, whether curbing should be installed to better define the edges of the street and direct stormwater, whether there is adequate space to construct a sidewalk on the east side of Wheatland Street, and whether an additional stormwater inlet should be provided along the west side of Wheatland Street.
8. The Post Construction Stormwater Management Plans indicate that subsurface infiltration practices will be utilized to manage a portion of the site's stormwater runoff. The applicant should submit the Operations and Management Plan for the stormwater facilities to the Borough, which should be reviewed by the Borough Engineer. To ensure this system continues to function as designed, the applicant and/or those responsible for future maintenance should strictly adhere to the inspection schedule included in an operation and maintenance plan. Appropriate pre-treatment Best Management Practices (BMPs) should be installed to remove sediment and other debris from runoff before it discharges to the planned subsurface infiltration system. Sediment, oil, grease, or other debris should be regularly removed from these pretreatment BMPs.
9. Subsurface infiltration stormwater management practices are not appropriate for areas that will receive runoff with high sediment loads. Particular care should be taken during construction to prevent compaction of the soil below the system and to minimize the delivery of sediment to this system from construction runoff. The applicant should ensure that sufficient observation wells and access points are incorporated into the design and are located in areas that will remain easily accessible. These access points should be designed to allow for the occasional removal of accumulated sediment.
10. Infiltration Facility #1 is located under Lots 2-4, and the applicant should indicate who will be responsible for its maintenance (maintenance responsibilities that are distributed among three different lot owners can result in confusion). Alternatively, the applicant should indicate whether a homeowners' association (HOA) will be responsible for the proposed common facilities. Ownership, maintenance, use provisions, restrictions, and liability responsibilities associated with any commonly held amenities should be written into the HOA document. The HOA document should also include provisions which allow the Borough to intervene and maintain common owned facilities, determine the schedule for HOA formation, timing for construction of common facilities, and determine the schedule for transfer of ownership of common facilities from the developer to the HOA. The HOA document should be submitted as part of the application to the Borough to be reviewed by an attorney versed in HOA documents to evaluate the document for its completeness and compliance. The HOA should also be adequately capitalized to ensure the proper maintenance of all common facilities in perpetuity. We also recommend that the HOA document allow for rooftop solar installations and other energy efficiency and environmental conservation actions.

#### ADMINISTRATIVE ISSUES:

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

Page: 5  
Re: Preliminary/Final Subdivision and Land Development - Breckenridge Towers  
# Phoenixville Borough - SD-02-25-18437, LD-02-25-18439

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

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

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  
Senior Review Planner

cc: Carta Engineering  
Chester County Conservation District  
CN Properties, LLC



# THE COUNTY OF CHESTER



COMMISSIONERS  
 Josh Maxwell  
 Marian D. Moskowitz  
 Eric M. Roe

Matthew J. Edmond, AICP  
 Executive Director

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

March 6, 2025

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

Re: Preliminary/Final Subdivision and Land Development - CTDI 125,000 SF Warehouse Building  
 # Sadsbury Township – SD-01-25-18392, LD-01-25-18391

Dear Ms. Shank:

A preliminary/final subdivision and land development plan entitled "CTDI 125,000 SF Warehouse Building", prepared by Howell Engineering, and dated September 6, 2024, was received by this office on February 25, 2025. 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:	West of Old Waverly Boulevard, south of the Gunnard Carlson Drive cul-de-sac and north of Lincoln Avenue
Site Acreage:	35.05 acres
Lots/Units:	2 lots proposed
Non-Res. Square Footage:	125,000 square feet
Proposed Land Use:	Office, Manufacturing, Warehouse
New Parking Spaces:	202 spaces
Municipal Land Use Plan Designation:	Industrial/Office
UPI#:	37-4-56.38

## **PROPOSAL:**

The applicant proposes the construction of a 125,000 square foot office, manufacturing and warehouse structure and 202 parking spaces on a tract that will be subdivided into two lots. The site, which will be served by public water and public sewer facilities, is located in the Sadsbury Township I-1 Light Industrial zoning district.

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

Page: 2  
 Re: Preliminary/Final Subdivision and Land Development - CTDI 125,000 SF Warehouse Building  
 # Sadsbury Township – SD-01-25-18392, LD-01-25-18391

## COUNTY POLICY:

### LANDSCAPES:

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



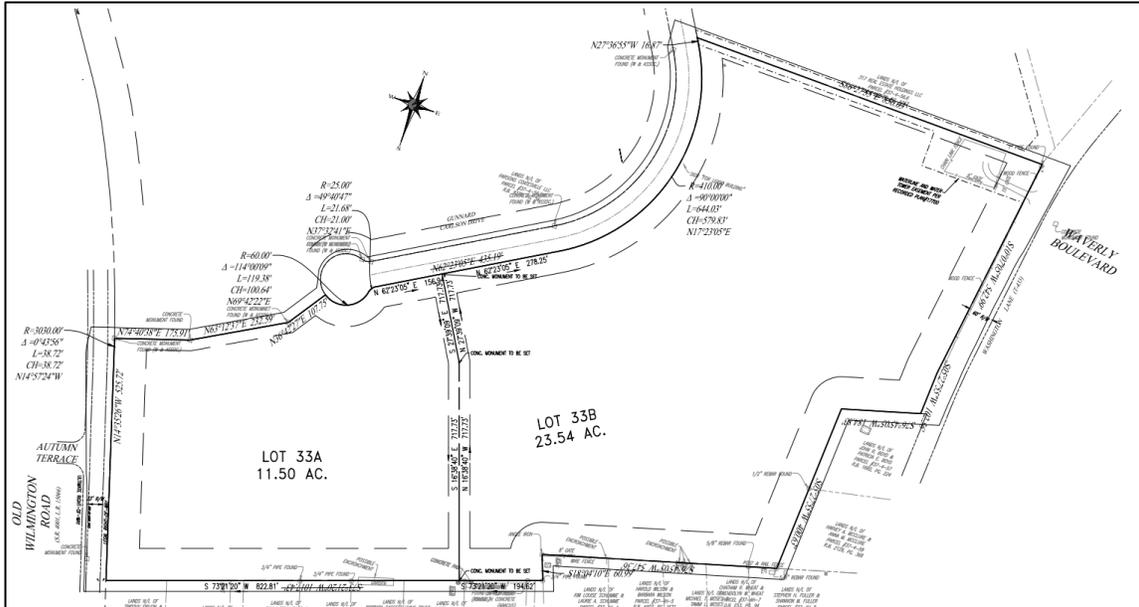
### WATERSHEDS 2045:

2. **Watersheds 2045**, the County-wide integrated water resources plan and Act 167 Stormwater Management Plan, indicates the proposed development is located within the **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.

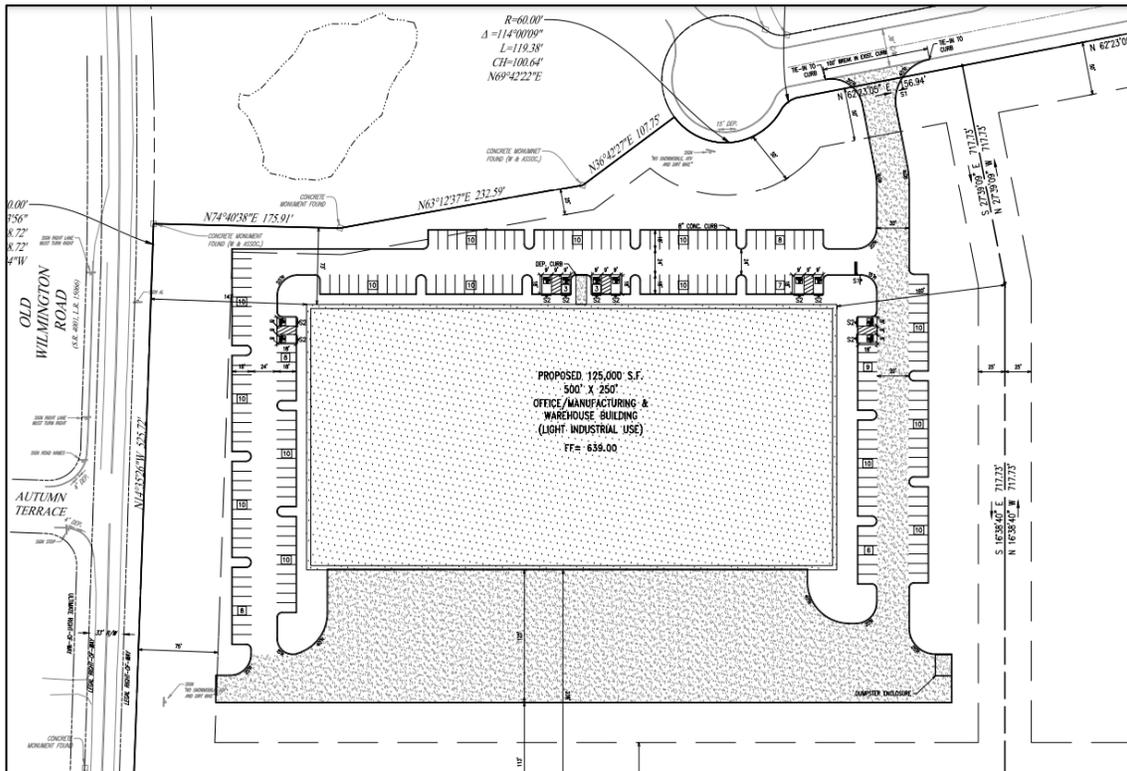
**Watersheds 2045** can be accessed at [www.chesco.org/watersheds2045](http://www.chesco.org/watersheds2045).

Page: 3  
Re: Preliminary/Final Subdivision and Land Development - CTDI 125,000 SF Warehouse Building  
# Sadsbury Township – SD-01-25-18392, LD-01-25-18391

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



**Detail of the of the CTDI 125,000 SF Warehouse Building Preliminary/Final Subdivision Plan**



**Detail of the of the CTDI 125,000 SF Warehouse Building Preliminary/Final Land Development Plan**

Page: 4  
Re: Preliminary/Final Subdivision and Land Development - CTDI 125,000 SF Warehouse Building  
# Sadsbury Township – SD-01-25-18392, LD-01-25-18391

PRIMARY ISSUES:

3. The plan shows 202 parking spaces. We suggest that the applicant and Sadsbury Township evaluate the anticipated parking demand for this facility and determine whether all the proposed parking spaces will be necessary. If fewer spaces are required, we suggest that the extra spaces could be landscaped and held in reserve instead of being paved. The reserve spaces could be converted to paved spaces in the future if it becomes evident that they are needed. Reserving parking spaces in this manner can help to reduce initial construction costs, limit the creation of impervious surfaces, and increase opportunities for landscaping.
4. The applicant should provide additional screening and landscaping at the southern portion of the site to help create an appropriate transitional area between the residential lots on Lincoln Avenue, and limit views of the facility's roof area from the rear yards. The plan also identifies a potential encroachment along the southern lot line, and we suggest that the applicant offer an easement to accommodate this (and potentially other) encroachments.
5. There is a paved walking trail along a portion of Old Wilmington Road in this area, and we suggest that the Township and the applicant provide opportunities to accommodate and improve this trail as necessary.
6. Sadsbury Township's emergency service providers should be requested to review the plan to ensure that safe access and egress is provided for this site. There appears to be a portion of a lot fronting on Lincoln Avenue that meets the applicant's site. The Township's emergency responders should investigate whether this site may be necessary for an emergency access, and if so, would some of the grading in this area be changed to permit vehicles to access the site.
7. 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/>.
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 these facilities.

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

Page: 5  
Re: Preliminary/Final Subdivision and Land Development - CTDI 125,000 SF Warehouse Building  
# Sadsbury Township – SD-01-25-18392, LD-01-25-18391

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 Sadsbury Township.

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

Sincerely,



Wes Bruckno  
Senior Review Planner

cc: 317 Real Estate Holdings, LLC  
Howell Engineering  
Chester County Conservation District



# THE COUNTY OF CHESTER



COMMISSIONERS  
 Josh Maxwell  
 Marian D. Moskowitz  
 Eric M. Roe

Matthew J. Edmond, AICP  
 Executive Director

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

March 6, 2025

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

Re: Preliminary/Final Subdivision - 275 Campwood Road  
 # Schuylkill Township - SD-02-25-18428

Dear Ms. Getz:

A preliminary/final subdivision plan entitled "275 Campwood Road", prepared by Yerkes Associates Inc. and dated May 6, 2024, was received by this office on February 20, 2025. 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 Campwood Road, north of Russell Road
Site Acreage:	2.12 acres
Lots:	2 lots; to be merged
Proposed Land Use:	Single Family Residential
UPI#:	27-5D-69, 27-5D-68

## **PROPOSAL:**

The applicant proposes the combination of two lots into one lot. The site, which is served by public water and sewer facilities, is located in the Schuylkill Township R-2 Medium Density Residential zoning district. One dwelling is located on the site, and this subdivision does not propose any additional development.

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

## **COUNTY POLICY:**

### **LANDSCAPES:**

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



Page: 3  
Re: Preliminary/Final Subdivision - 275 Campwood Road  
# Schuylkill Township - SD-02-25-18428

ADMINISTRATIVE ISSUE:

2. 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 Schuylkill Township.

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

Sincerely,



Wes Bruckno  
Senior Review Planner

cc: Yerkes Associates Inc.  
Emily Burrell and Pham Duy



# THE COUNTY OF CHESTER



COMMISSIONERS  
 Josh Maxwell  
 Marian D. Moskowitz  
 Eric M. Roe

Matthew J. Edmond, AICP  
 Executive Director

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

March 13, 2025

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

Re: Preliminary Land Development - 341 E. Conestoga Road  
 # Tredyffrin Township – LD-01-25-18370

Dear Ms. McPherson:

A Preliminary Land Development Plan entitled "341 E. Conestoga Road", prepared by Schock Group LLC, and dated December 4, 2024, was received by this office on February 25, 2025. 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 East Conestoga Road (S.R. 1006), north of Lancaster Avenue
Site Acreage:	0.52
Lots/Units:	1
Non-Res. Square Footage:	176
Proposed Land Use:	Commercial
New Parking Spaces:	20
Municipal Land Use Plan Designation:	Strafford Mixed Use
UPI#:	43-11F-173

## **PROPOSAL:**

The applicant proposes the construction of a recreational facility consisting of three padel courts, a 176 square foot office/administration building, and 20 parking spaces. The project site, which will be served by public water and public sewer, is located in the C-1 Commercial zoning district.

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

Page: 2  
 Re: Preliminary Land Development - 341 E. Conestoga Road  
 # Treddyffrin Township – LD-01-25-18370



### BACKGROUND:

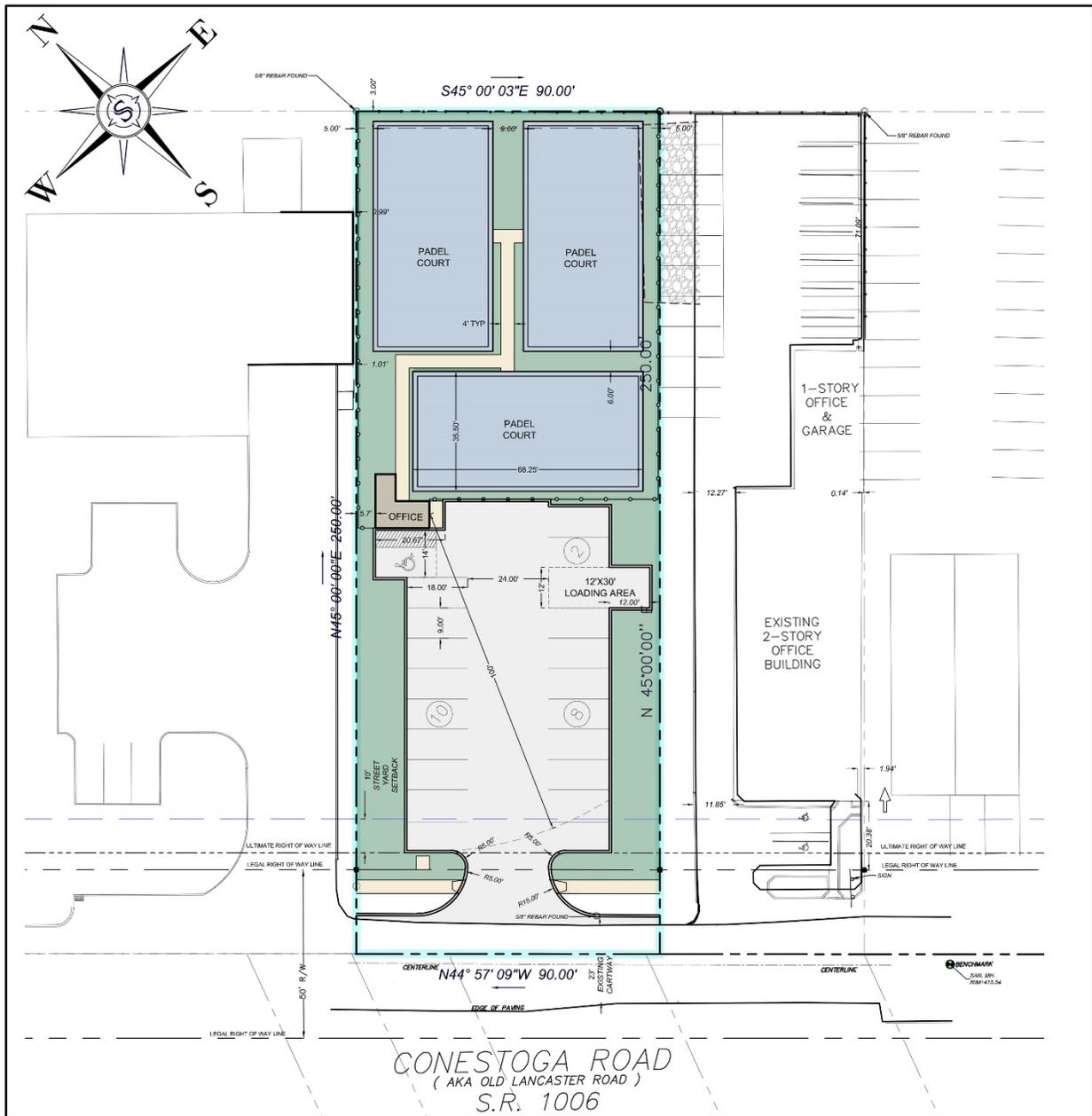
1. The Chester County Planning Commission recently reviewed a subdivision proposal which created the existing configuration of UPI# 43-11F-173. CCPC# SD-07-21-16827, dated August 18, 2021, which addressed the consolidation of three existing lots into two lots, was approved by the Township on September 20, 2021.

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

Page: 3  
 Re: Preliminary Land Development - 341 E. Conestoga Road  
 # Treddyffrin Township – LD-01-25-18370



Site Plan Detail, Sheet 2: Preliminary Land Development - 341 E. Conestoga Road

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 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](http://www.chesco.org/watersheds2045).

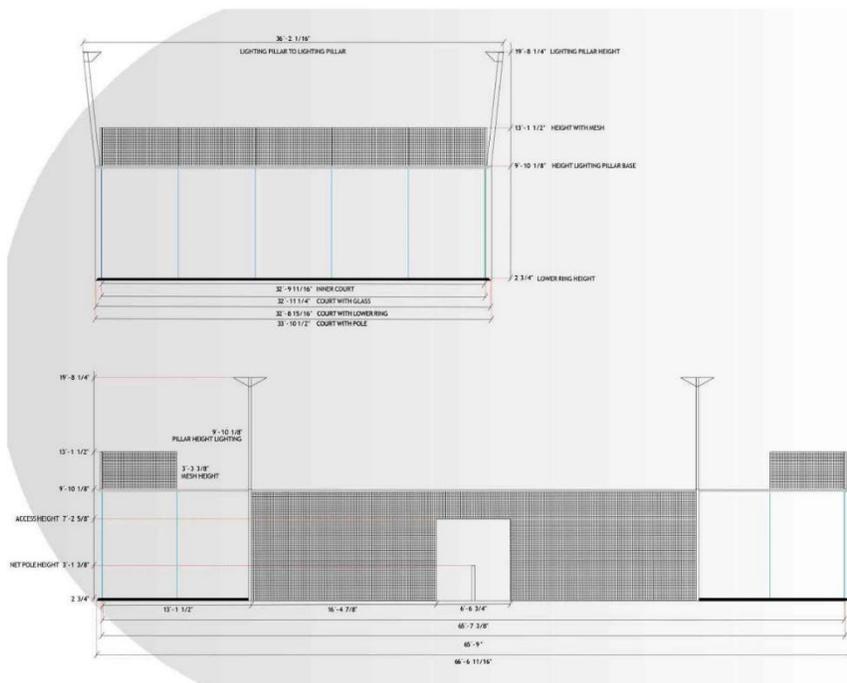
Page: 4  
Re: Preliminary Land Development - 341 E. Conestoga Road  
# Treddyffrin Township – LD-01-25-18370

PRIMARY ISSUES:

- 4. We endorse the installation of sidewalks, which are an essential design element for new construction in the **Suburban Center Landscape**. Crosswalk pavement markings should be provided across the driveway entrance.
- 5. The Township should verify that the design of the proposed outdoor lighting plan, including the lighting of the padel courts themselves, 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.



EXAMPLE OF PADEL COURT VIEW  
N.T.S.



PADEL COURT DETAIL  
N.T.S.

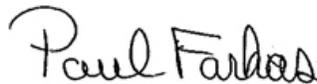
Page: 5  
Re: Preliminary Land Development - 341 E. Conestoga Road  
# Tredeffrin Township – LD-01-25-18370

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. General Note 15 on Sheet 2 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.
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.
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 Tredeffrin Township. However, we appreciate the opportunity to review and comment on this plan. The staff of the Chester County Planning Commission is available to you to discuss this and other matters in more detail.

Sincerely,



Paul Farkas  
Senior Review Planner

cc: Main Line Padel, LLC  
Schock Group LLC  
347 East Conestoga Road Associates  
Anthony Antonelli, District Permits Manager, PennDOT  
Francis J. Hanney, PennDOT



# THE COUNTY OF CHESTER



COMMISSIONERS  
 Josh Maxwell  
 Marian D. Moskowitz  
 Eric M. Roe

Matthew J. Edmond, AICP  
 Executive Director

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

March 3, 2025

Robert Kagel, Township Manager  
 Uwchlan Township  
 715 North Ship Road  
 Exton, PA 19341

Re: Conditional Use - Lionville Station for Rockwell Downingtown LLC  
 # Uwchlan Township - CU-02-25-18407

Dear Mr. Kagel:

A conditional use plan entitled "Lionville Station for Rockwell Downingtown LLC", prepared by Chester Valley Engineers, Inc. and dated January 31, 2025, was received by this office on February 3, 2025. 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 Uwchlan Township. This review does not replace the need for an official referral by Uwchlan Township of a preliminary or final subdivision or land development plan, as required by the Pennsylvania Municipalities Planning Code.

## **PROJECT SUMMARY:**

Location:	East and west sides of Lionville Station Road, north of the Pennsylvania Turnpike. A portion of the site abuts West Pikeland Township to the northeast.
Site Acreage:	237.39 acres
Lots/Units:	8 structures
Non-Res. Square Footage:	1,604,430 square feet
Proposed Land Use:	Commercial/Sports/Recreation
New Parking Spaces:	4797 spaces
Municipal Land Use Plan Designation:	Commercial/Industrial
UPI#:	33-1-26, 33-1-28, 33-1-28.1, 33-1-25, 33-1-27

## **PROPOSAL:**

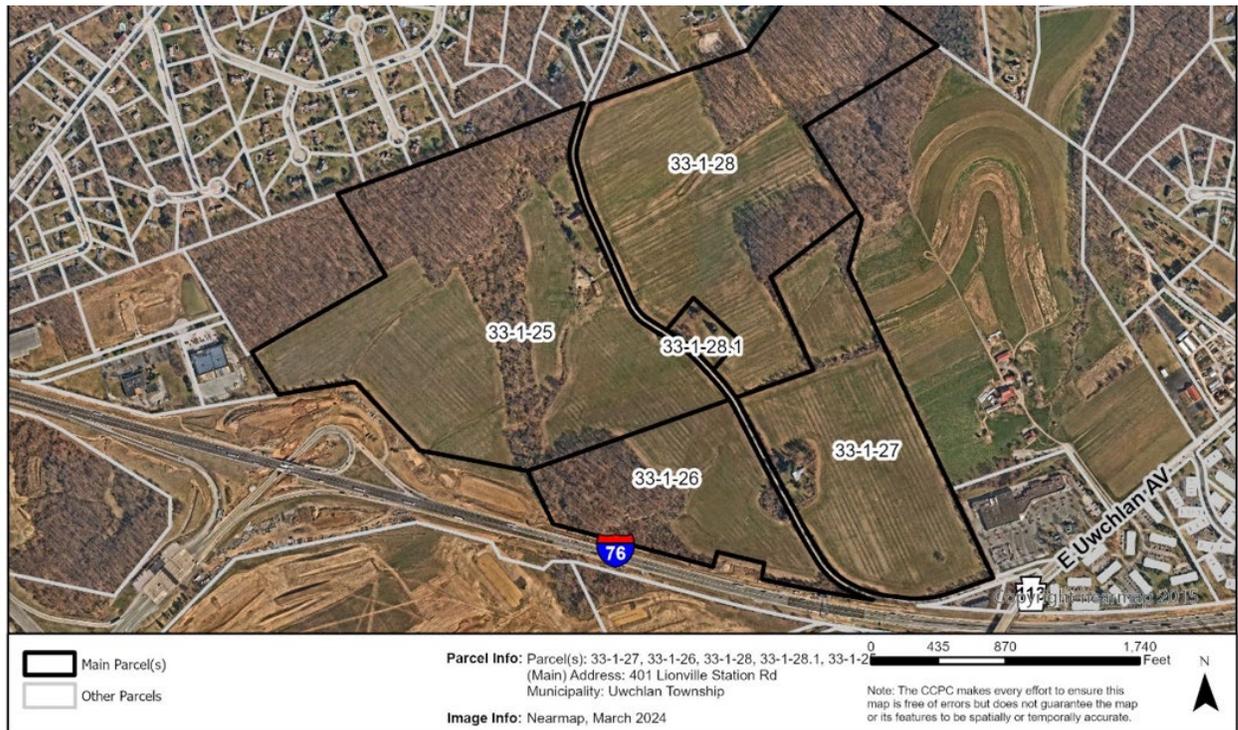
The applicant proposes the construction of a total of 1,604,430 square feet of warehouse, recreational facility and other structures, and 4,797 parking spaces on a 237.39-acre parcel located on the east and west sides of Lionville Station Road, north of the Pennsylvania Turnpike. The site, which will be served by public water and public sewer facilities, is located in the Uwchlan Township PIC - Planned Industrial Commercial zoning district, and a small area of R-2 Zoning is located at the northeast part of the site.

Page: 2  
 Re: Conditional Use - Lionville Station for Rockwell Downingtown LLC  
 # Uwchlan Township - CU-02-25-18407

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

**BACKGROUND:**

1. Uwchlan Township also concurrently submitted a proposed Zoning Ordinance amendment that included a proposed new PRD-1 Planned Residential Development Overlay, with definitions and related text; the proposed PRD-1 would also be added as an amendment to the Township Zoning Map to include the tract that is the subject of the conditional use plan that is reviewed in this letter. (Article 7 of the Pennsylvania Municipalities Code provides for Planned Residential Developments). Our comments on the proposed PRD-1 Planned Residential Development Overlay and the related Zoning Map amendment will be forwarded to the Township separately (refer to CCPC # ZA-02-25-18420, ZA-02-25-18421).



**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 conditional use is generally consistent with the objectives of the **Suburban Center Landscape**.

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 Re: Conditional Use - Lionville Station for Rockwell Downingtown LLC  
 # Uwchlan Township - CU-02-25-18407

**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 Pickering Creek watershed. The *Watersheds 2045* plan's highest priority objectives within this watershed are:
- protecting and restoring vegetated riparian buffers, first order streams, and floodplain connectivity;
  - reducing storm water runoff and mitigating flooding;
  - implementing source water protection measures; and
  - encouraging holistic planning to reduce potential conflict between development and natural resources.

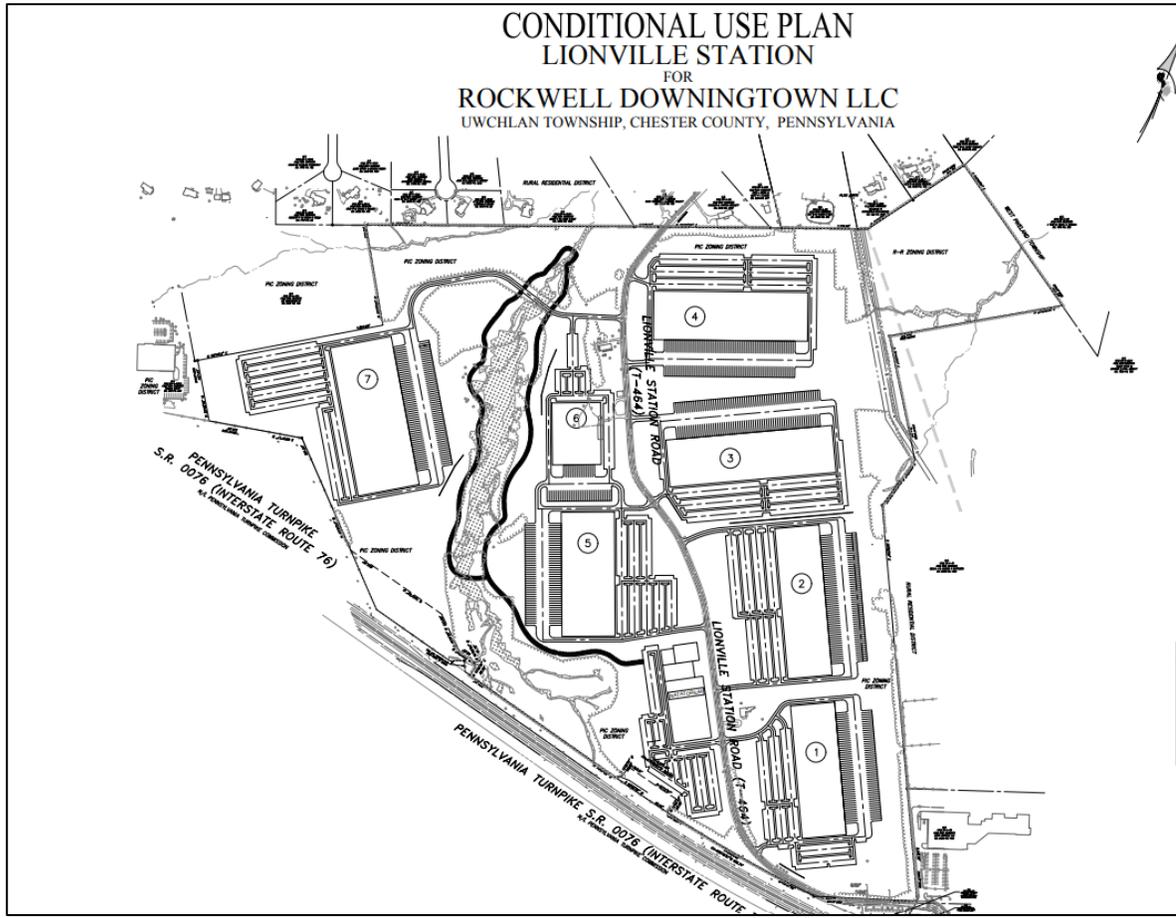
*Watersheds 2045* can be accessed at [www.chesco.org/watersheds2045](http://www.chesco.org/watersheds2045).

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

**PRIMARY ISSUES:**

4. The applicant has submitted a conditional use design plan. As it reviews the conditional use application, the Board of Supervisors should be aware that it is permitted to "...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)). We encourage the Board of Supervisors to impose such reasonable conditions and safeguards as necessary.
5. The Township and the applicant should contact the Pennsylvania Turnpike Commission regarding the Commission's plans for widening the Turnpike. If a significant volume of truck traffic is anticipated, the Township and the applicant could work with the Turnpike Commission to investigate whether a slip ramp could be possible at this site.
6. The applicant's plan shows a parcel identified as UPI # 33-2-25. County records indicate that UPI # 33-1-25 may be the correct parcel number (red emphasis added).
7. The Uwchlan Township 2020 Comprehensive Plan's Map 2-9 "Historic & Cultural Resources" shows two Class 1 Historic Resources on the tract. The applicant and the Township's Historical Commission should discuss how these Historic Resources will fit in with the plan within their proper context.
8. The Township 2020 Comprehensive Plan's Map 4-3 "Plan for Parks, Recreation & Open Space-Land" shows a proposed park on the east side of Lionville Station Road, Map 4-4 "Plan for Parks, Recreation & Open Space-Walkway Network" designates this tract as "Property with Proposed Walkway and Open Space", and Map 4-5 "Plan for Traffic & Circulation" shows a proposed east-west road from Lionville Station Road to a parcel to the west. The applicant and the Township should consider how the policies in the Township Comprehensive Plan can be implemented by this conditional use plan. Specifically, the trail proposed on the applicant's plan should be designed to meet any adjacent existing or future trail.

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 Re: Conditional Use - Lionville Station for Rockwell Downingtown LLC  
 # Uwchlan Township - CU-02-25-18407



*Detail of Lionville Station for Rockwell Downingtown LLC  
 Conditional Use Plan*

9. The plan shows wetlands on the tract. 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 applicant should contact both of these agencies to determine if future development activity will require a permit. The Township should request documentation of these contacts or permit(s) before approving the plan.
10. 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 buildings and support facilities. The limits of tree removal should be clearly shown on the plan and "limits of disturbance" should be delineated to protect all trees that are intended to remain. Orange construction fencing should be placed at the "limit of disturbance" to prevent unintended intrusion into woodland areas by construction equipment. This fencing should be placed at the drip line of any trees that are intended to remain to limit inadvertent impacts from construction equipment to root zones and long-term tree health. Additional native trees and shrubs should be incorporated into the landscaping plans to replace and mitigate the loss of removed trees.

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Re: Conditional Use - Lionville Station for Rockwell Downingtown LLC

# Uwchlan Township - CU-02-25-18407

11. The plan shows a stream crossing. The applicant should be aware that an encroachment permit may be required by the Pennsylvania Department of Environmental Protection in accordance with its Rules and Regulations. The applicant should supply information on the installation technique and materials to ensure that there will be no stream degradation (or seepage of effluent into the stream).
12. The plan shows some areas of steep slope. The Township should verify that the design of the slopes is consistent with all ordinance requirements related to permitted grades, the design and specifications of retaining walls and slope stabilization. Areas of steep and moderate slopes should be protected from disturbance that may cause erosion and flooding, as well as negatively impact water quality, wildlife habitat, slope stability, and scenic views.
13. The proposed buildings include large roof areas that may offer opportunities to improve the facility's long-term sustainability and reduce its reliance on energy from the grid, such as designs that incorporate "green roofs," "white roofs" and solar photovoltaic energy systems. Green roofs can reduce a building's stormwater runoff, improve insulation, increase the longevity of the roof system, and reduce heating and cooling costs. White roofs can help reflect solar radiation and also reduce cooling costs. Photovoltaic energy systems can improve the facility's long-term sustainability and reduce its reliance on energy from the grid. Additional information on green roofs is available at: <https://www.chescoplanning.org/MuniCorner/eTools/05-GreenRoofs.cfm>.

Additional information on alternative energy systems such as photovoltaic systems is available from the Chester County Planning Commission's *Clean and Sustainable Energy* webpage at: <https://chescoplanning.org/Environmental/CleanEnergy/SolarPower.cfm> and from the Delaware Valley Regional Planning Commission at: <https://www.dvrpc.org/EnergyClimate/AEOWG/>.

14. This proposal includes large, paved areas. The applicant should consider providing canopies over portions of the paved areas that incorporate photovoltaic energy systems, which can improve the facility's long-term sustainability and reduce its reliance on energy from the grid. Canopies can also reduce the heat island effect of the paved areas, and electric vehicle charging stations can be incorporated into the parking areas under the canopies. Additional information on alternative energy systems such as photovoltaic systems that can help charge electric vehicles is available at: <https://chescoplanning.org/Environmental/CleanEnergy/ElectricVehicles.cfm>
15. The proposed stormwater management basins 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 be a visual amenity and opportunity for passive recreation. To provide visual interest, the shape 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.
16. The Post Construction Stormwater Management Plans indicate that subsurface infiltration practices will be utilized to manage a portion of the site's stormwater runoff. The applicant should submit the Operations and Management Plan for the stormwater facilities to the Township, which should be reviewed by the municipal engineer. To ensure this system continues to function as designed, the applicant and/or those responsible for future maintenance should strictly adhere to the inspection schedule included in the Operation and Maintenance Plan. Appropriate pre-treatment Best

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 Re: Conditional Use - Lionville Station for Rockwell Downingtown LLC  
 # Uwchlan Township - CU-02-25-18407

Management Practices (BMPs) should be installed to remove sediment and other debris from runoff before it discharges to the planned subsurface infiltration system. Sediment, oil, grease, or other debris should be regularly removed from these pretreatment BMPs.

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

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 these facilities.

17. The size and intensity of the proposed development and its proximity to a major transmission pipeline (Texas Eastern) may result in designation or expansion of a High Consequence Area (HCA). The US Department of Transportation's Pipelines and Hazardous Materials Safety Administration (PHMSA) guidelines require pipeline operators to map HCAs for new pipelines and update existing HCAs. Location within an HCA requires that pipeline operators meet a higher standard of safety. For additional information about the implications of an HCA, see this page on the CCPC Pipeline Information Center at: <https://www.chescoplanning.org/pic/HCA.cfm>. We recommend that any habitable development be set back consistent with the guidelines provided in accordance with the "Potential Impact Radius" shown in the graph located at the link above.
18. 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.
19. The plan shows 4797 parking spaces. We suggest that the applicant and the Township evaluate the anticipated parking demand for this facility and determine whether all of the proposed parking spaces will be necessary. If fewer spaces are required, we suggest that the extra spaces could be landscaped and held in reserve instead of being paved. The 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.
20. "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. We encourage the applicant to provide sidewalks throughout the land development. Sidewalks are an essential design element for new construction in the **Suburban Center Landscape**.

PennDOT's Design Manual 2-Chapter 6: Pedestrian Facilities and the Americans with Disabilities Act (ADA) recommend that sidewalks be a minimum of 5 feet in width. Additional information on this topic is provided in the Pedestrian Facilities Design Element of the County Planning Commission's

Page: 7  
Re: Conditional Use - Lionville Station for Rockwell Downingtown LLC  
# Uwchlan Township - CU-02-25-18407

Multimodal Circulation Handbook (2016 Update), which is available online at:  
[www.chescoplanning.org/MuniCorner/MultiModal/02-PedFacs.cfm](http://www.chescoplanning.org/MuniCorner/MultiModal/02-PedFacs.cfm).

21. The applicant and the Township should discuss the ultimate use of the small area within the R-2 Zoning District located at the northeast part of the site. This area contains sensitive environmental constraints but could be dedicated as passive open space.

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

Sincerely,



Wes Bruckno  
Senior Review Planner

cc: Downingtown Area School District  
Chester Valley Engineers, Inc.



# THE COUNTY OF CHESTER



COMMISSIONERS  
 Josh Maxwell  
 Marian D. Moskowitz  
 Eric M. Roe

Matthew J. Edmond, AICP  
 Executive Director

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

March 5, 2025

Robert Kagel, Township Manager  
 Uwchlan Township  
 715 North Ship Road  
 Exton, PA 19341

Re: Preliminary/Final Subdivision and Land Development - Calvary Chapel Chester Springs  
 # Uwchlan Township - SD-01-25-18401, LD-01-25-18402

Dear Mr. Kagel:

A preliminary/final subdivision and land development plan entitled "Calvary Chapel Chester Springs", prepared by Howell Engineering and dated December 5, 2024, and last revised on January 17, 2025, was received by this office on February 7, 2025. This plan is reviewed by the Chester County Planning Commission in accord with the provisions of Section 502 of the Pennsylvania Municipalities Planning Code. We offer the following comments on the proposed subdivision and land development for your consideration.

## **PROJECT SUMMARY:**

Location:	North side of Dowlin Forge Road, west of Eagleview Boulevard
Site Acreage:	8.06 acres
Lots/Units:	3 lots proposed to be consolidated/one structure
Non-Res. Square Footage:	1,353 square foot addition
Proposed Land Use:	Lot consolidation and institutional
New Parking Spaces:	207 spaces
Municipal Land Use Plan Designation:	Community Facilities
UPI#:	33-4-19.1A-E, 33-4-19.1-E, 33-4-19.2-E

## **PROPOSAL:**

The applicant proposes the consolidation of three lots onto one lot, the construction of a 1,353 square foot addition to a church and 207 additional parking spaces. The site, which is served by public water and sewer facilities, is located in the Uwchlan Township R-1 Low Density Residential and in the PC Planned Commercial zoning districts.

**RECOMMENDATION:** The County Planning Commission recommends that the issues raised in this letter should be addressed and all Uwchlan 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 - Calvary Chapel Chester Springs  
# Uwchlan Township - SD-01-25-18401, LD-01-25-18402

**BACKGROUND:**

The Chester County Planning Commission has previously reviewed a rezoning for this site. That review, CCPC# ZM-07-23-17744 and dated August 8, 2023, addressed a proposal to rezone UPI #33-4-19.1, UPI#33-4-19.1A, and a portion of UPI# 33-4-19.2 (217, 219 and 221 Dowlin Forge Road) from R-1 Low Density Residential District to the PC Planned Commercial District.

**COUNTY POLICY:**

**LANDSCAPES:**

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



Page: 3  
 Re: Preliminary/Final Subdivision and Land Development - Calvary Chapel Chester Springs  
 # Uwchlan Township - SD-01-25-18401, LD-01-25-18402

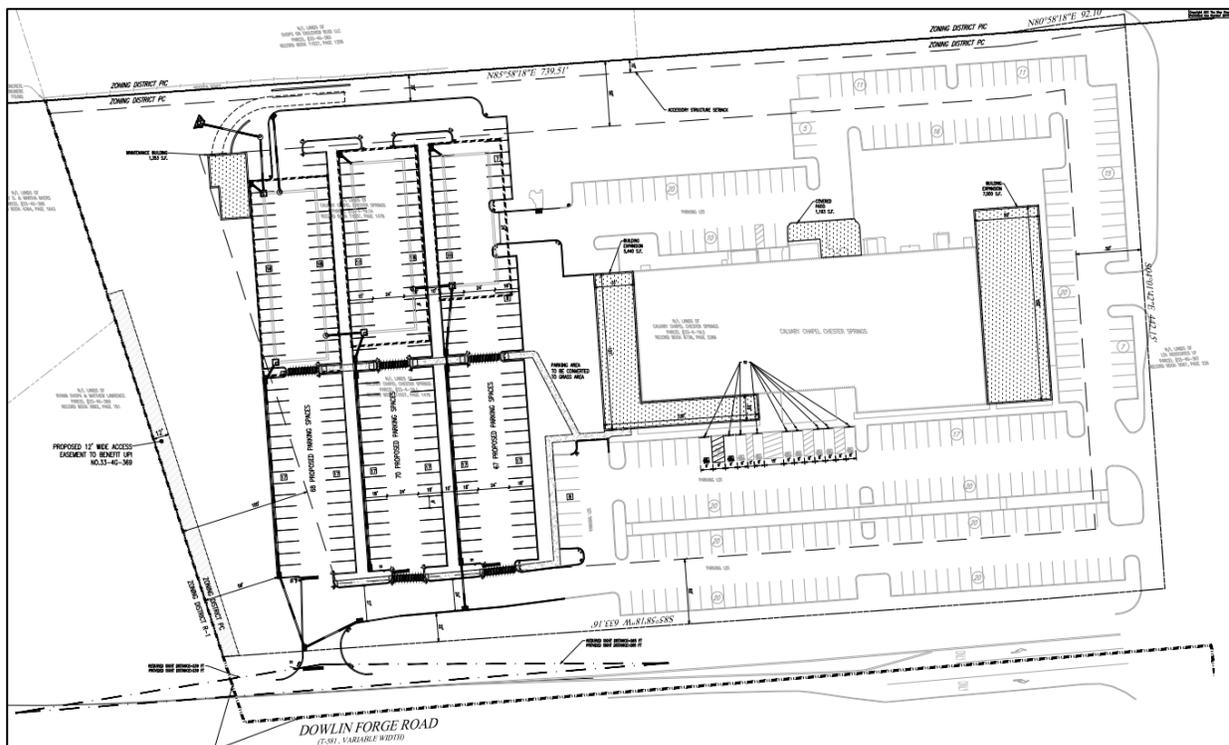
### WATERSHEDS 2045:

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](http://www.chesco.org/watersheds2045).

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



**Detail of Calvary Chapel Chester Springs  
 Preliminary/Final Subdivision and Land Development Plan**

### PRIMARY ISSUES:

3. The applicant's proposed plan includes a large amount of paving for parking uses. We suggest that the applicant attempt to minimize the paving area by redesigning the north-south parking rows at the new parking area so that they are double-loaded instead of single-loaded; this may reduce the amount of paving as well as stormwater runoff. Such a redesign could also improve pedestrian safety (especially from the farthest parking spaces) because pedestrians would not need to walk between rows

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 Re: Preliminary/Final Subdivision and Land Development - Calvary Chapel Chester Springs  
 # Uwchlan Township - SD-01-25-18401, LD-01-25-18402

of parked cars. The applicant and Township should refer to the Pedestrian Facilities Design Element of the County Planning Commission's Multimodal Circulation Handbook (2016 Update) in its design of pedestrian facilities as they relate to walking to and from the church. The Handbook is available online at: <http://www.chesco.org/documentcenter/view/27042>.

4. The plan shows 205 additional parking spaces for a total of 479 spaces. The applicant and the Township should 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. Reserving parking spaces in this manner can help to reduce initial construction costs, limit the creation of impervious surfaces, and increase opportunities for landscaping.
5. **Landscapes3** recommends that developments in the **Suburban Center Landscape** include extensive landscaping in parking areas (page 37). Landscaping provides visual and climatic relief from broad expanses of pavement, channels and defines areas for pedestrian and vehicular circulation, reduces stormwater runoff, and provides groundwater recharge. The applicant should include much more landscaping within the parking area and maximize the use of native tree, shrub, and herbaceous species. Specifically, the interior parking rows should be terminated with at least one shade tree in a landscaped area at least the same width or greater than the parking stalls. The Chester County Planning Commission's **Suburban Center Landscapes Design Guide** has additional design suggestions, at: [www.chescoplanning.org/MuniCorner/PDF/SuburbanCenterDesignGuide.pdf](http://www.chescoplanning.org/MuniCorner/PDF/SuburbanCenterDesignGuide.pdf)
6. In the future, the Township should consider installing a pedestrian island/refuge in an appropriate area within Dowlin Forge Road, which can help pedestrians cross to and from nearby retail and commercial areas.
7. The Township Engineer should review and comment on the applicant's traffic study.
8. The applicant's stormwater management plans indicate that subsurface infiltration practices will be utilized to manage a portion of the site's stormwater runoff. The applicant should submit an operations and management plan for the stormwater facilities to the Township, which should be reviewed by the Township Engineer. To ensure this system continues to function as designed, the applicant and/or those responsible for future maintenance should strictly adhere to the inspection schedule included in the operation and maintenance plan. Appropriate pre-treatment Best Management Practices (BMPs) should be installed to remove sediment and other debris from runoff before it discharges to the planned subsurface infiltration system. Sediment, oil, grease, or other debris should be regularly removed from these pretreatment BMPs.

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

9. This proposal includes large paved areas. The applicant should consider providing canopies over portions of the paved areas that incorporate photovoltaic energy systems, which can improve the facility's long-term sustainability and reduce its reliance on energy from the grid. Canopies can also reduce the heat island effect of the paved areas, and electric vehicle charging stations can be incorporated into the parking areas under the canopies.

Page: 5  
Re: Preliminary/Final Subdivision and Land Development - Calvary Chapel Chester Springs  
# Uwchlan Township - SD-01-25-18401, LD-01-25-18402

Additional information on alternative energy systems such as photovoltaic systems is available at:  
<https://www.dvrpc.org/EnergyClimate/AEOWG/>.

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 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 Uwchlan Township.

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

cc: Howell Engineering  
Calvary Chapel Chester Springs  
Chester County Conservation District



# THE COUNTY OF CHESTER



COMMISSIONERS  
Josh Maxwell  
Marian D. Moskowitz  
Eric M. Roe  
  
Matthew J. Edmond, AICP  
Executive Director

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

March 5, 2025

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

Re: Preliminary/Final Subdivision - Manorek - 2117 School Road  
# Warwick Township - SD-02-25-18416

Dear Ms. Patton:

A preliminary/final subdivision plan entitled "Manorek - 2117 School Road", prepared by All County and Associates, Inc. and dated December 19, 2024, was received by this office on February 18, 2025. 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 School Road, east of Saint Peters Road  
Site Acreage: 6.60 acres  
Lots: 2 lots  
Proposed Land Use: Single Family Residential  
Municipal Land Use Plan Designation: Warwick Township Comprehensive Plan Supplement – Protection Plan for the Hopewell Big Woods Appendix B “Inventory of Resources and Protected Areas” indicates that this area is subject to numerous sensitive areas  
UPI#: 19-3-31.2, 19-3-31.6

**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 Warwick Township R-1 zoning district. Two dwellings are located on the site, and this subdivision does not propose any additional development.

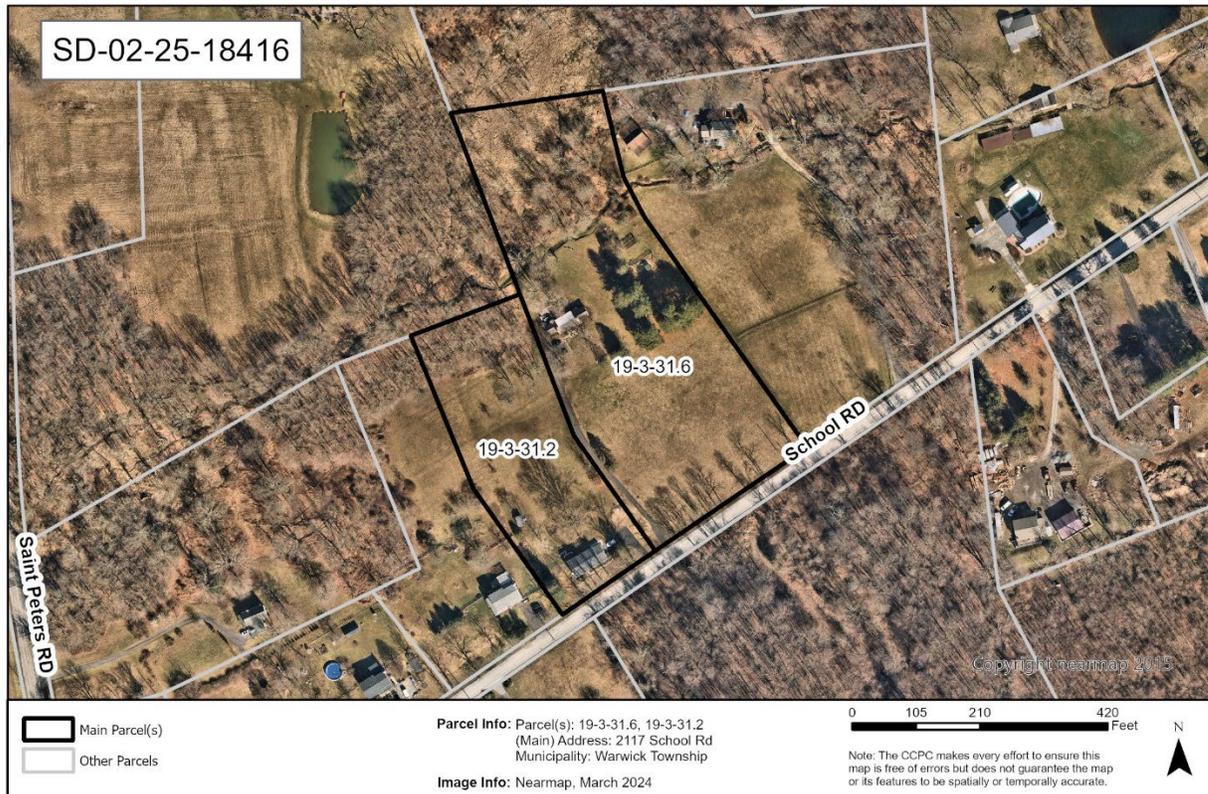
**RECOMMENDATION:** The County Planning Commission recommends that the issues raised in this letter should be addressed and all Warwick Township issues should be resolved before action is taken on this subdivision plan.

Page: 2  
 Re: Preliminary/Final Subdivision - Manorek - 2117 School Road  
 # Warwick Township - SD-02-25-18416

**COUNTY POLICY:**

**LANDSCAPES:**

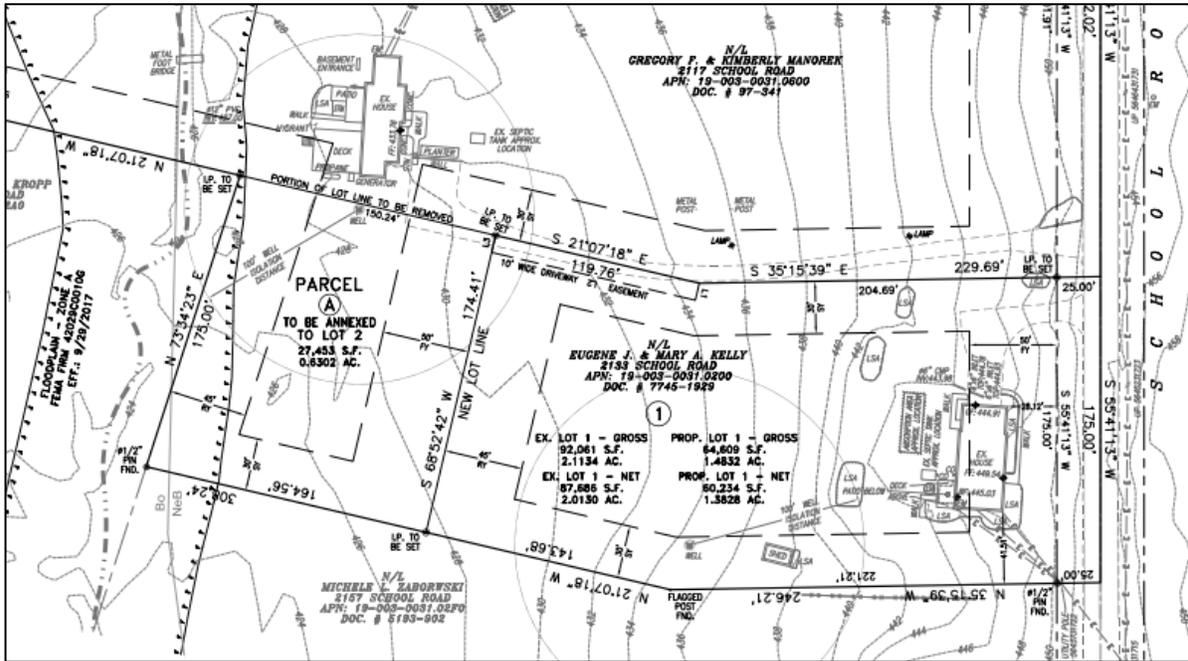
1. The site is located within the **Rural Landscape** designation of [Landscapes3](#), the 2018 County Comprehensive Plan. This landscape consists of open and wooded lands with scattered villages, farms and residential uses. The vision for the **Rural Landscape** is the preservation of significant areas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



**PRIMARY ISSUES:**

2. Due to the location of the water well in a central portion of Lot 1 and the proposed reduction in the total area of this lot, it may be difficult to locate a replacement on-lot sewage disposal area that can be used if the primary system on Lot 1 fails. The applicant should therefore show a potential on-lot sewage disposal area for Lot 1, which may require the adjustment of the proposed lot lines.
3. A proposed easement is shown on Lot 1 to accommodate a portion of the driveway serving Lot 2. It may be preferable to adjust the lot line in this area so that Lot 2's entire driveway is located within Lot 2.

Page: 3  
Re: Preliminary/Final Subdivision - Manorek - 2117 School Road  
# Warwick Township - SD-02-25-18416



*Detail of Manorek 2117 School Road  
Preliminary/Final Subdivision Plan*

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 Warwick Township.

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  
Senior Review Planner

cc: All County and Associates, Inc.  
Gregory and Kimberly Manorek  
Chester County Health Department



# THE COUNTY OF CHESTER



COMMISSIONERS  
 Josh Maxwell  
 Marian D. Moskowitz  
 Eric M. Roe

Matthew J. Edmond, AICP  
 Executive Director

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

March 14, 2025

Liudmila Carter, Manager  
 Westtown Township  
 1039 Wilmington Pike  
 West Chester, PA 19382

Re: Final Subdivision - Crebilly Preserve  
 # Westtown Township – SD-02-25-18422

Dear Ms. Carter:

A Final Subdivision Plan entitled "Crebilly Preserve", prepared by Pennoni Associates Inc., and dated January 24, 2025, was received by this office on February 14, 2025. 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:**

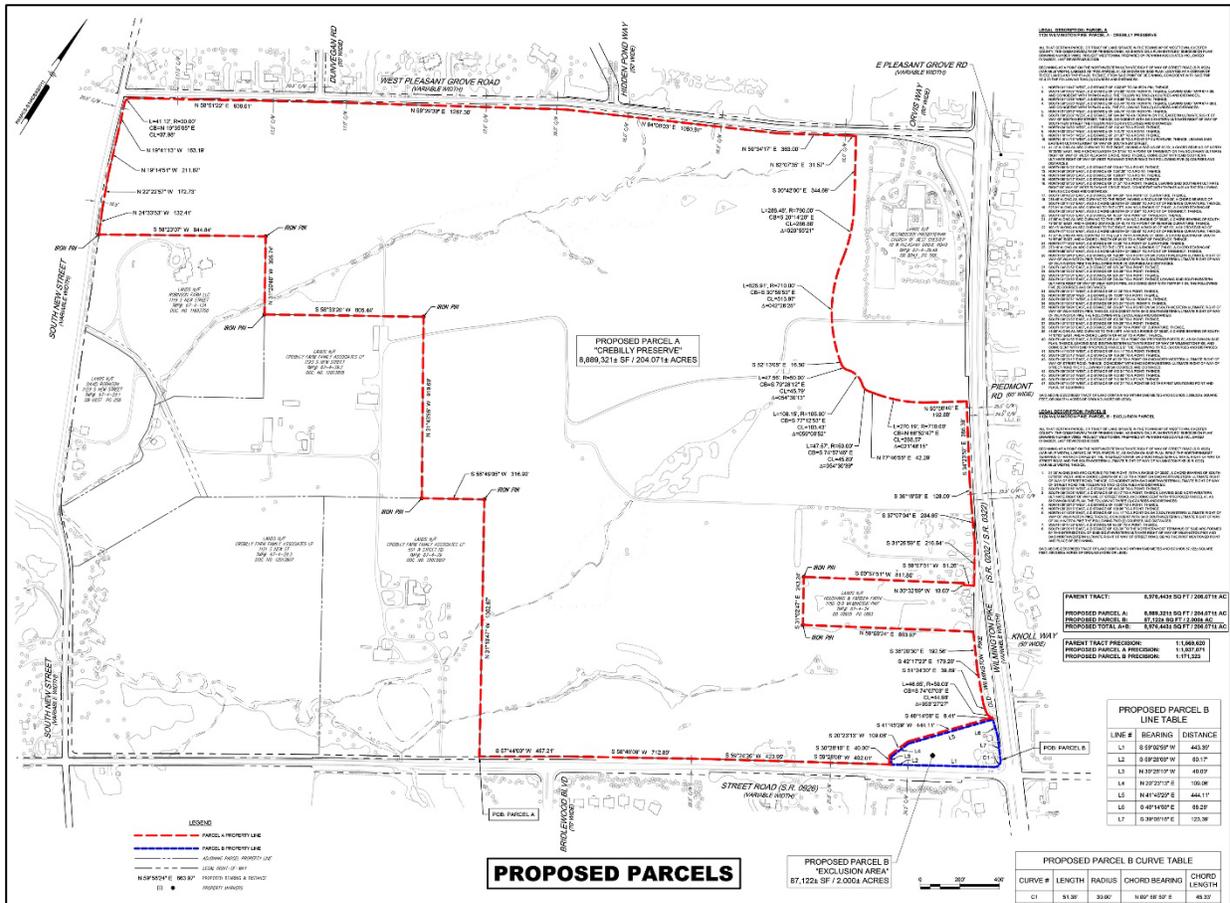
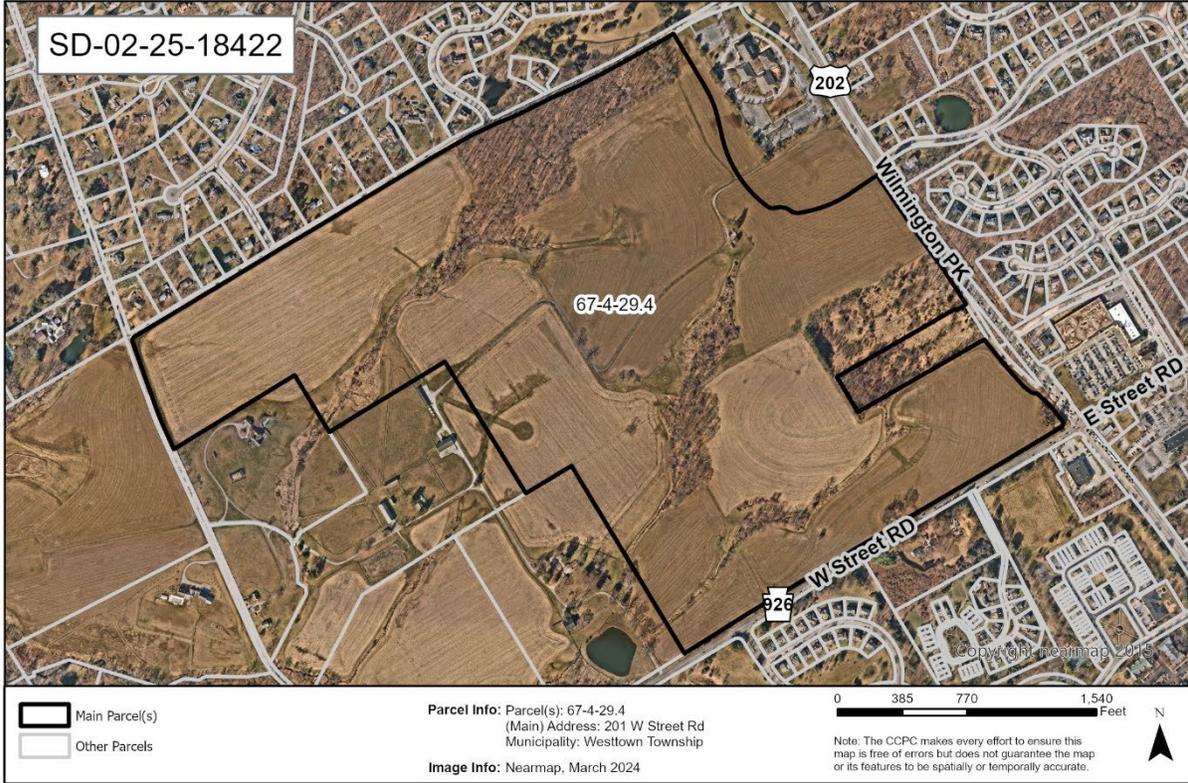
Location:	West side of Route 202, between West Street Road (Route 926) and West Pleasant Grove Road
Site Acreage:	206.07
Lots/Units:	1 existing lot; 2 proposed lots
Non-Res. Square Footage:	0
Proposed Land Use:	Institutional, Single Family Residential
Municipal Land Use Plan Designation:	Open Space
UPI#:	67-4-29.4

## **PROPOSAL:**

The applicant proposes the creation of 2 lots. No development activity is proposed as part of the current plan submission. The project site is located in the A/C Agricultural/Cluster Residential zoning district. It is our understanding that, while Parcel A was purchased with land conservation funds, Parcel B (2.0 acres) was not purchased with land conservation funds.

**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: Final Subdivision - Crebilly Preserve  
 # Westtown Township – SD-02-25-18422



Site Plan Detail, Sheet 2: Final Subdivision - Crebilly Preserve

Page: 3  
 Re: Final Subdivision - Crebilly Preserve  
 # Westtown Township – SD-02-25-18422

**BACKGROUND:**

1. The Chester County Planning Commission previously reviewed a subdivision proposal that created the existing parcel. That review, CCPC# SD-07-22-17267, dated August 5, 2022, which addressed the consolidation of 9 existing lots into 4 lots, was approved by the Township on September 19, 2022. This proposal involves the further subdivision of Lot 1 of the previously approved plan.

**COUNTY POLICY:**

**LANDSCAPES:**

2. The project site is located within the **Suburban Landscape, Rural Landscape and Natural Landscape** designations of [Landscapes3](#), the 2018 County Comprehensive Plan (we note that Parcel B, situated on the northwest corner of the Route 202/Route 926 intersection, is located within 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. The vision for the **Rural Landscape** is the preservation of significant areas of open space, critical natural areas, and cultural resources with a limited amount of context sensitive development permitted to accommodate residential and farm needs. As an overlay of all other landscapes, the county's **Natural Landscapes** consist of a network of streams, wetlands, floodplains, and forests that are protected by regulations or should be subject to limited disturbance. Conservation practices should protect and restore these natural resources. The proposed subdivision is consistent with the objectives of the **Suburban Landscape and Rural Landscape** designations.

**PRIMARY ISSUES:**

3. Parcel B (2.0 acres) is the site of the Westtown Inn, aka Darlington Inn. The Township's Comprehensive Plan (pages 6-8 and 6-9) indicates that the Westtown Inn, a serpentine stone building erected in 1823, is identified by the Pennsylvania Historical and Museum Commission (PHMC) as eligible for the National Register. Additionally, the Westtown Inn is recognized for its architecture as an important example of Chester County Colonia-era style and the regional use of serpentine stone. Furthermore, while the Westtown Inn was constructed after the Battle of Brandywine, the Westtown Inn provides a visual representation of the era and if it were to have a public use, it could remain part of the proposed Heritage Interpretive Network in the area.

The Township should continue their on-going efforts for the preservation and adaptive reuse of this historic resource. If Parcel B will be sold, then the Township should consider putting safeguards into place (for instance, an historic preservation easement) to protect the Westtown Inn from demolition or remuddling. "Appreciate" Objective A of [Landscapes3](#), the 2018 County Comprehensive Plan, is to preserve historic resources in their context while supporting appropriate reuse as a vital part of our community infrastructure and character. Additional information on the adaptive reuse of historic buildings is provided in the County Planning Commission's [Adaptive Reuse Planning eTool](#). This eTool, which provides resource links and examples of adaptive reuse projects, is available online at: <https://chescoplanning.org/MuniCorner/eTools/02-AdaptiveReuse.cfm>.

4. We suggest that the Township consider providing an easement on Lot 1 in order to provide direct vehicular access to Parcel B from Old Wilmington Pike. Old Wilmington Pike should be preserved as the access to the Westtown Inn and for battle-era interpretation via a walking path on Crebilly Preserve.

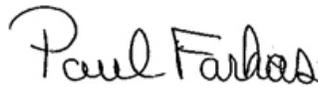
Page: 4  
Re: Final Subdivision - Crebilly Preserve  
# Westtown Township – SD-02-25-18422

ADMINISTRATIVE ISSUES:

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



# THE COUNTY OF CHESTER



## COMMISSIONERS

Josh Maxwell  
Marian D. Moskowitz  
Eric M. Roe

Matthew J. Edmond, AICP  
Executive Director

## PLANNING COMMISSION

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

March 18, 2025

Liudmila Carter, Manager  
Westtown Township  
1039 Wilmington Pike  
West Chester, PA 19382

Re: Preliminary/Final Subdivision - 1001 S. Walnut Street  
# Westtown Township – SD-02-25-18432

Dear Ms. Carter:

A Preliminary/Final Subdivision Plan entitled "1001 S. Walnut Street", prepared by Howell Engineering, and dated January 24, 2025, was received by this office on February 21, 2025. 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:	Southeast corner of Oakbourne Road and South Walnut Street
Site Acreage:	0.69
Lots/Units:	1 existing lot; 2 proposed lots
Non-Res. Square Footage:	0
Proposed Land Use:	Single Family Residential
Municipal Land Use Plan Designation:	Neighborhood Conservation
UPI#:	67-4G-1

### **PROPOSAL:**

The applicant proposes the creation of 2 single family residential lots. The existing residence will remain on Lot 1. 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 administrative issues raised in this letter should be addressed, and all Township issues should be resolved before action is taken on this subdivision plan.



Page: 3  
 Re: Preliminary/Final Subdivision - 1001 S. Walnut Street  
 # Westtown Township – SD-02-25-18432

**BACKGROUND:**

1. The Zoning Hearing Decision provided on the site plan indicates that, on December 23, 2024, the Township Zoning Hearing Board granted a variance from the minimum lot area requirement of the R-2 district for this proposal, with five conditions of approval. We note that the conditions of approval include the requirements that, prior to the issuance of a building permit for Lot 2, the applicant shall demolish the existing detached garage on Lot 1, along with removing the southernmost driveway.

**COUNTY POLICY:**

**LANDSCAPES:**

2. The project site is located within the **Suburban Landscape** designation of [Landscapes3](#), the 2018 County Comprehensive Plan. The vision for the **Suburban Landscape** is predominantly residential communities with locally-oriented commercial uses and facilities, accommodating growth at a medium density that retains a focus on residential neighborhoods, with enhancements in housing diversity and affordability. 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 Chester Creek watershed. The *Watersheds 2045* plan's highest priority objectives within this watershed are: improving stormwater management to increase infiltration and protect baseflow; restoring stream channels and vegetated riparian corridors; addressing legacy and emerging contaminants; reducing nutrient pollution; and promoting source water protection methods. *Watersheds 2045* can be accessed at [www.chesco.org/watersheds2045](http://www.chesco.org/watersheds2045).

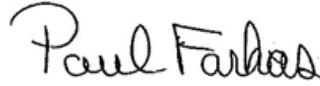
**ADMINISTRATIVE ISSUES:**

4. Land disturbance and land development activities that occur within Chester County must comply with the **County-wide Act 167 Stormwater Management Plan for Chester County, PA** (August 2022) and the associated Act 167 stormwater management ordinance standards adopted by each municipality.
5. While a February 17, 2025 Waiver Request Letter indicates the applicant is requesting four waivers from the provisions of the Township Subdivision and Land Development Ordinance, only three waivers are identified in the Waivers Requested table on the site plan. This should be clarified by 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.
6. The site plan depicts the location of an existing 20 foot wide sanitary sewer easement on the eastern portion of Lot 2. The details of this easement should be incorporated into the deed of this lot.
7. A minimum of four (4) copies of the plan should be presented at the Chester County Planning Commission for endorsement to permit recording of the final plan in accord with the procedures of Act 247, the Pennsylvania Municipalities Planning Code, and to meet the requirements of the Recorder of Deeds, the Assessment Office, and the municipality.

Page: 4  
Re: Preliminary/Final Subdivision - 1001 S. Walnut Street  
# Westtown Township – SD-02-25-18432

This report does not review the plan for compliance to all aspects of your ordinance, as this is more appropriately done by agents of Westtown 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: Colin and Taj Chavous  
Howell Engineering

# Proposed Plan and Ordinance Reviews



# ORDINANCE PROPOSALS

3/1/2025 to 3/31/2025

The staff reviewed proposals for:

	Total
Comprehensive Plans	1
Zoning Map Amendments	1
Zoning Ordinance Amendments	5
<b>TOTAL REVIEWS</b>	<b>7</b>

MUNICIPALITY	FILE NO.	REVIEW DATE	TOPIC	LANDSCAPES3 CONSISTENCY
Charlestown Township	ZA-03-25-18445	3/24/2025	<b>Proposed - Zoning Ordinance Amendment</b> Accessory Dwelling Units - Revisions and Regulations; FR Farm Residential, TND and R-1 Residential Districts, by Conditional Use	Consistent
Downingtown Borough	ZA-02-25-18435	3/5/2025	<b>Proposed - Zoning Ordinance Amendment</b> Deleting an enforcement provision.	Not Relevant
Tredyffrin Township	ZA-02-25-18419	3/14/2025	<b>Proposed - Zoning Ordinance Amendment</b> The Township proposes to allow the conversion of an existing office building into a multifamily dwelling or apartment house by conditional use in the LI Limited Industrial district. A definition for the term "Dwelling, Residential Conversion," along with design standards and parking standards, are also provided.	Consistent
Upper Uwchlan Township	CP-02-25-18430	3/24/2025	<b>Proposed - Comprehensive Plan</b> 2024 (2025) Upper Uwchlan Township Comprehensive Plan is an update of the 2014 Comprehensive Plan.	Consistent
Upper Uwchlan Township	ZA-02-25-18429	3/4/2025	<b>Proposed - Zoning Ordinance Amendment</b> Deleting certain language in the C-1 and C-3 Districts allowing the Supervisors to modify area, bulk and lot, historic preservation, design and other Conditional Use standards	Consistent

MUNICIPALITY	FILE NO.	REVIEW DATE	TOPIC	LANDSCAPES3 CONSISTENCY
Uwchlan Township	ZA-02-25-18420	3/3/2025	Proposed - Zoning Ordinance Amendment proposed PRD	Consistent
Uwchlan Township	ZM-02-25-18421	3/3/2025	Proposed - Zoning Map Amendment PRD-1 proposed	Consistent

TOTAL NUMBER OF ORDINANCE PROPOSALS WITH RELEVANCE TO LANDSCAPES3: 6  
TOTAL NUMBER OF ORDINANCE PROPOSALS CONSISTENT WITH LANDSCAPES3: 6

# Ordinance Review Letters



# THE COUNTY OF CHESTER



COMMISSIONERS  
 Josh Maxwell  
 Marian D. Moskowitz  
 Eric M. Roe

Matthew J. Edmond, AICP  
 Executive Director

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

March 24, 2025

Linda Csete, Township Treasurer/Administrator  
 Charlestown Township  
 11 General Warren Boulevard, Suite 1  
 Malvern, PA 19355

Re: Zoning Ordinance Amendment - Accessory Dwelling Units in the FR-Farm Residential, R-1  
 Residential (and TND) Zoning Districts  
 # Charlestown Township - ZA-03-25-18445

Dear Ms. Csete:

The Chester County Planning Commission has reviewed the proposed Charlestown Township Zoning Ordinance amendment as submitted pursuant to the provisions of the Pennsylvania Municipalities Planning Code, Section 609(e). The referral for review was received by this office on March 5, 2025. We offer the following comments to assist in your review of the proposed Township Zoning Ordinance amendment.

## DESCRIPTION:

1. Charlestown Township proposes the following amendments to its Zoning Ordinance:
  - A. The definition of "Dwelling Unit, Accessory" is to be replaced;
  - B. "Accessory Dwelling Unit" is to be permitted by conditional use in the FR-Farm Residential and in the R-1 Residential Zoning Districts ("Accessory Dwelling Unit" is currently permitted in the Traditional Neighborhood Development District); and
  - C. The General Provisions section of the Zoning Ordinance; "Uses, Buildings and Structures Accessory to Dwellings" is to be amended to replace a subparagraph relating to "Quarters for guests and servants..." with regulations relating to "Accessory Dwelling Unit", subject to specific provisions. The provisions will also apply to "Accessory Dwelling Units" in the Traditional Neighborhood Development District.

## LANDSCAPES:

2. Expanding the opportunities for varied housing types such as accessory dwellings is consistent with [Landscapes3](#), the 2018 County Comprehensive Plan's "Live" Goal: "Nurture diverse and well-rounded communities with a balance of residential opportunities and convenient access to community facilities, services, and amenities."

Page: 2  
Re: Zoning Ordinance Amendment - Accessory Dwelling Units in the FR-Farm Residential, R-1  
Residential (and TND) Zoning Districts  
# Charlestown Township - ZA-03-25-18445

COMMENTS:

3. We endorse the Township's expansion of accessory housing opportunities. Accessory Dwelling Units will be permitted by conditional use; this will permit the Board of Supervisors to "...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." (Pennsylvania Municipalities Planning Code, Section 913.2(a)). We encourage the Board to consider adding such reasonable conditions, while recognizing that flexibility in applying conditional use regulations may be necessary.
4. We suggest that the Township consider the following as it reviews conditional use applications for "Accessory Housing Units":
  - A. The Township's amendment requires that "One (1) of the two (2) dwelling units shall be occupied by a bona fide owner(s) of the lot on which both dwelling units are located." The Township should consider how it will apply these provisions when one or both of these requirements are no longer met.
  - B. The Township should ensure that the provisions of Township Code Chapter 7 "Fire Prevention and Hazardous Materials" are observed by the applicant. We also recommend that the accessory dwelling be identified by a house number or other means so that first responders can identify its location.
  - C. Additional suggestions on regulating accessory dwelling units are available in the Chester County Planning Commission's eTool, at:  
<https://chescoplanning.org/MuniCorner/eTools/14-AccessoryUnits.cfm>

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

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

Sincerely,



Wes Bruckno  
Senior Review Planner



# THE COUNTY OF CHESTER



COMMISSIONERS  
 Josh Maxwell  
 Marian D. Moskowitz  
 Eric M. Roe

Matthew J. Edmond, AICP  
 Executive Director

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

March 5, 2025

Corinne Badman, Assistant Borough Manager  
 Downingtown Borough  
 4 West Lancaster Avenue  
 Downingtown, PA 19335

Re: Zoning Ordinance Amendment – Revising an Enforcement Notice Initiation from the Borough Council  
 # Downingtown Borough - ZA-02-25-18435

Dear Ms. Badman:

The Chester County Planning Commission has reviewed the proposed Downingtown Borough Zoning Ordinance amendment as submitted pursuant to the provisions of the Pennsylvania Municipalities Planning Code, Section 609(e). The referral for review was received by this office on February 20, 2025. We offer the following comments to assist in your review of the proposed Borough Zoning Ordinance amendment.

## DESCRIPTION:

1. Section 287-153A. of the Downingtown Borough Zoning Ordinance currently contains a provision whereby "...if it appears to the Borough Council that a violation of this chapter has occurred, the Borough Council shall authorize the Zoning Officer to initiate enforcement proceedings...". The proposed amendment would delete this provision.

## COMMENTS:

2. The Pennsylvania Municipalities Planning Code (MPC) Section 614. **Appointment and Powers of the Zoning Officer** authorizes a zoning officer to institute civil enforcement proceedings as a means of enforcing the zoning ordinance, and MPC Section 616.1. prescribes how a municipality shall initiate such enforcement proceedings. Also, MPC Sections 909.1.(a)(3), (4), (8) and (9) **Jurisdiction** (relating to a zoning hearing board) grant a zoning hearing board jurisdiction to hear various appeals from the zoning officer. MPC Section 909.1.(b) lists the matters in which a governing body has jurisdiction but does not explicitly state that a governing body is required to initiate enforcement proceedings. Therefore, the Pennsylvania Municipalities Planning Code clearly grants a zoning officer the authority to bring enforcement actions but does not explicitly state that a governing body can direct a zoning officer to bring an enforcement action.
3. The Borough Zoning Ordinance's current provision is also unusual and may result in unnecessary delays in bringing an enforcement action, because the Council would need to instruct the Zoning Officer to initiate an enforcement proceeding only at a Council public meeting. The Ordinance's current language regarding the Council's role in enforcement proceedings is unnecessary and may be counterproductive.

Page: 2

Re: Zoning Ordinance Amendment – Revising an Enforcement Notice Initiation from the Borough Council

# Downingtown Borough - ZA-02-25-18435

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

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

Sincerely,

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

Wes Bruckno  
Senior Review Planner



# THE COUNTY OF CHESTER



COMMISSIONERS  
 Josh Maxwell  
 Marian D. Moskowitz  
 Eric M. Roe

Matthew J. Edmond, AICP  
 Executive Director

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

March 14, 2025

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

Re: Zoning Ordinance Amendment – Residential Conversion, LI Limited Industrial District  
 # Tredyffrin Township – ZA-02-25-18419

Dear Ms. McPherson:

The Chester County Planning Commission has reviewed the proposed Zoning Ordinance Amendment as submitted pursuant to the provisions of the Pennsylvania Municipalities Planning Code, Section 609(e). The referral for review was initially received by this office on February 14, 2025. A revised version of the zoning amendment was received from the Township on March 12, 2025. We offer the following comments to assist in your review of the proposed amendment.

## DESCRIPTION:

1. The Township has received a zoning amendment petition requesting the following amendments to the Township Zoning Ordinance:
  - A. Add a definition for the term “Dwelling, Residential Conversion,” to Section 208-6.B, which is defined as the “conversion of an existing Office Building to a multifamily dwelling or apartment house, subject to the provisions of Section 208-42.4”;
  - B. Add “Residential Conversion” to the list of uses permitted by conditional use in the LI Limited Industrial district;
  - C. Add the following design standards for residential conversions to Section 208-42.4:
    - Only an office building existing at the time of enactment of this ordinance may be converted to a multifamily dwelling.
    - A Residential Conversion shall cause a decrease in impervious coverage on the lot by at least five percent (5%).
    - At least five percent (5%) of the lot shall be used for active or passive recreation space.
    - A Residential Conversion shall be comprised of dwelling units of two (2) bedrooms or less. No more than thirty percent (30%) of dwelling units in a Residential Conversion may contain two (2) bedrooms.
    - There shall be no alteration of the exterior of the existing building except as necessary for maintenance, safety, and fire protection, and for the addition of exterior balconies, outdoor stairways, doors, and windows.
  - D. Add a parking requirement for a residential conversion (Section 208-103.C(2.1)), which states that at least 1.5 parking or garage spaces for every one-bedroom unit and at least two parking or garage spaces for each two-bedroom unit shall be provided.

Page: 2  
 Re: Zoning Ordinance Amendment – Residential Conversion, LI Limited Industrial District  
 # Tredyffrin Township – ZA-02-25-18419

2. Although it is our understanding that this amendment would allow for the conversion of the existing office buildings located at 435 Devon Park Drive (UPI# 43-6J-15) to multifamily residential use, we note that it would apply throughout the LI District. Our comments on the potential redevelopment of this site under the proposed ordinance standards commence on page 3 of this review letter.

**LANDSCAPES:**

3. According to our copy of the Township Zoning Map, there are two LI zoning district designations in the Township. The eastern LI zoning district, which is situated on the east and west side of West Valley Road, south of Route 202, is located within the **Suburban Landscape** designation of [Landscapes3](#), the 2018 County Comprehensive Plan. The western LI zoning district is generally situated on the east and west side of Cedar Hollow Road, south of West Swedesford Road, is located within the **Suburban Center Landscape** and **Suburban Landscape** designations.

The vision for the **Suburban Landscape** is predominantly residential communities with locally-oriented commercial uses and facilities, accommodating growth at a medium density that retains a focus on residential neighborhoods, with enhancements in housing diversity and affordability. Additionally, roads, sidewalks and paths with convenient access to parks and community facilities should be provided. The vision for the **Suburban Center Landscape** is regional economic, population and transportation centers with varying land uses, accommodating substantial future growth of medium to high intensity. Repurposing obsolete structures and sites and encouraging sustainable development will be critical as suburban centers grow, and transportation infrastructure and amenities will need to expand to create an integrated multimodal network. Multifamily residential development is an appropriate use in the **Suburban Landscape** and **Suburban Center Landscape** designations.

**COMMENTS – ZONING ORDINANCE AMENDMENT:**

4. Prior to taking action on this amendment petition, the Township should ensure that the draft ordinance language is generally consistent with its municipal Comprehensive Plan, as set forth in Section 603(j) of the PA Municipalities Code (PA MPC). We note that the eastern LI zoning district is located in the Swedesford/Devon Park designation on the Future Land Use map in the Township’s Comprehensive Plan, and the western LI district is located in the Great Valley designation. Additionally, the Actions identified in Recommendation 7.4 on page 103 (“Consider modifications to current zoning to support adjustments for the Future Land use plan”) include “updating regulations in office and limited industrial zoning districts to integrate more housing options, and clearly define what encompasses a mixed-use development.”
5. In its review of the amendment petition, the Township should also review the adequacy of its existing design standards pertaining to residential development in a non-residential setting, particularly the landscaping/vegetative screening requirements in Section 181-52 of the Township SLDO.
6. The required percentage of active or passive recreation space of at least five percent (5%) appears to be low. Consideration should be provided for a higher minimum recreation space requirement.
7. The Township should carefully examine the feasibility of the requirement in Section 208-42.4.E that there shall be no alteration to the exterior of existing buildings except as specified, as there may be instances where this would limit potential design improvements.

Page: 3  
 Re: Zoning Ordinance Amendment – Residential Conversion, LI Limited Industrial District  
 # Tredyffrin Township – ZA-02-25-18419

8. It is our understanding that, because of the unique structure of the existing office buildings, the proposed development lends itself to undertaking the office-to-residential conversion in a cost-efficient manner, allowing the units to be offered as more affordably priced workforce housing. “Live” Objectives A and B of *Landscapes3*, the 2018 County Comprehensive Plan, support the provision of diverse and affordable housing to meet the needs of all residents. Additionally, the County has established the A+ Homes initiative, which focuses on creating homes that are attractive, affordably-priced, adaptable, aging-friendly, and accessible. Additional information on the A+ Homes initiative is available online at:  
<https://www.chescoplanning.org/Housing/aPlusHomes.cfm>.

To further support future affordable housing opportunities, the Township may wish to consider options provided in the Affordably-priced Homes Planning eTool available online at: <https://chescoplanning.org/MuniCorner/eTools/34-AffordableHomes.cfm>. This eTool provides links to multiple ideas including affordable housing bonuses and accessory dwelling units.

9. Proposed Section 208-42.4.D indicates that units with three or more bedrooms are excluded from multifamily dwellings, which could potentially exclude housing units for families. We recommend that the Township consider allowing residential units with three or more bedrooms.
10. While “Dwelling, Residential Conversion” is defined as the conversion of an existing office building to a multifamily dwelling or apartment house, the introductory language in Section 208-42.4, and the ordinance language in Section 208-42.4.A, only reference the conversion to a multifamily dwelling. The Township should ensure that consistent terminology is adopted throughout the Township Code.

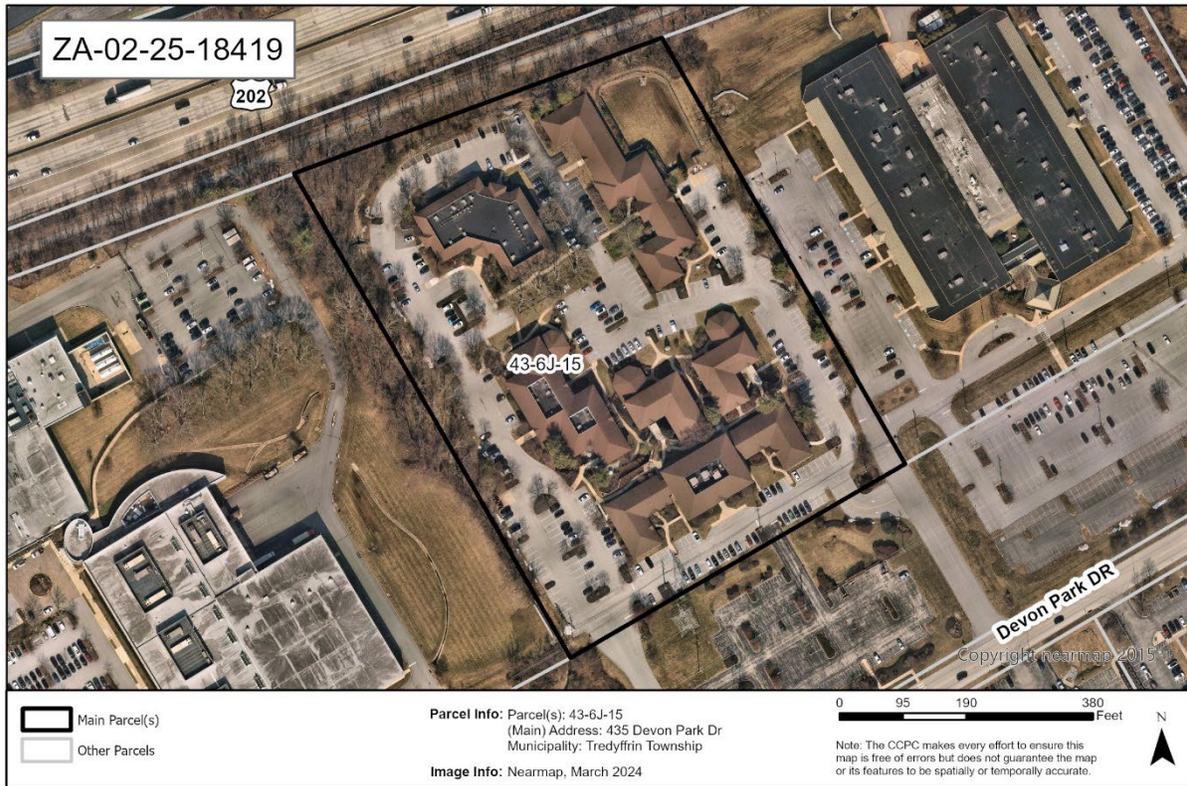
FUTURE DEVELOPMENT CONSIDERATIONS – 435 DEVON PARK DRIVE (UPI# 43-6J-15):

We offer the following comments to assist the applicant and the Township in its review of any future development activity on this site. We note that vehicular access to this parcel is provided from an adjoining parcel to the south owned by PECO (UPI# 43-6J-15).

11. The site is located within the **Suburban Landscape** designation of *Landscapes3*, the 2018 County Comprehensive Plan. Multifamily residential development is an appropriate use in the **Suburban Landscape**.
12. The Township should ensure that adequate vegetative screening is provided between the buildings and the Route 202 corridor to the north, along with the adjoining uses to the east and west.
13. The applicant and Township should consider providing dedicated bicycle parking. Bicycle racks should be located in visible areas near building entrances and/or areas of pedestrian activity such as bus shelters, and they should be located under a shelter or building overhang to provide shelter from the elements. Additional information on this topic is provided in the County Planning Commission's Multimodal Circulation Handbook (2016 Update), which is available online at: [www.chesco.org/documentcenter/view/27029](http://www.chesco.org/documentcenter/view/27029).
14. We recommend that the applicant consider providing electric vehicle (EV) charging stations. The stations can be located nearest to the building(s) to reduce costs for extending electrical lines, or they can be located at light poles. The provision of charging stations for electric vehicles can help increase the marketability of the facility, and some facilities have offered charging stations near building entrances as site amenities. Charging stations can encourage the wider acceptance

Page: 4  
 Re: Zoning Ordinance Amendment – Residential Conversion, LI Limited Industrial District  
 # Tredyffrin Township – ZA-02-25-18419

of electric vehicles. Additional information on this topic is provided in the County Planning Commission's Electric Vehicles Planning eTool, which is available online at:  
<https://www.chescoplanning.org/MuniCorner/eTools/19-ev.cfm>.



15. The project site is located along the south side of the Chester Valley Trail corridor. We suggest that the applicant and Township investigate the feasibility of establishing a formal connection to the Chester Valley Trail. While it appears that there is an existing path, which includes a wooden pedestrian bridge, that extends from the western parking area to the Chester Valley Trail, this pathway does not appear to be ADA compliant.

Chester County has in place an approval process to allow a connection to the Chester Valley Trail. The applicant should contact the Chester County Department of Parks and Preservation (<https://www.chesco.org/4498/Parks-Preservation>, phone# 610-344-5656) to enter into a standard Trail Connection Agreement. This requires the applicant to be responsible for the construction and maintenance of the connecting trail to be constructed within the Chester Valley Trail right-of-way. The agreement also requires the connecting trail to be constructed to Federal Americans with Disabilities Act (ADA) standards within the limits of the Chester Valley Trail right-of-way.

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

Page: 5  
Re: Zoning Ordinance Amendment – Residential Conversion, LI Limited Industrial District  
# Tredeffrin Township – ZA-02-25-18419

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

Sincerely,

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

Paul Farkas  
Senior Review Planner

cc: Riley Riper Hollin & Colagreco  
E. Kahn Development Corp.



# THE COUNTY OF CHESTER



COMMISSIONERS  
 Josh Maxwell  
 Marian D. Moskowitz  
 Eric M. Roe

Matthew J. Edmond, AICP  
 Executive Director

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

March 24, 2025

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

Re: Comprehensive Plan Update  
 # Upper Uwchlan Township - CP-02-25-18430

Dear Mr. Scheivert:

The Chester County Planning Commission has reviewed the proposed “Upper Uwchlan Township Comprehensive Plan 2025” update as submitted pursuant to the provisions of the Pennsylvania Municipalities Planning Code, Section 301.3. The referral for review was received by this office on February 19, 2025. We offer the following comments to assist in your review of the proposed Comprehensive Plan update.

## DESCRIPTION:

1. The 2025 Upper Uwchlan Township Comprehensive Plan is an update of the Township’s 2014 Comprehensive Plan. As indicated in the Plan’s **Introduction**, the 2025 Plan builds on many of the goals and recommendations of the 2014 Plan and also establishes additional recommendations that focus on new challenges.

The Comprehensive Plan is intended to guide the development and preservation of Upper Uwchlan Township over the next 20 years and establishes recommendations for land use, natural resources and open space, parks and recreational resources, transportation, including trails, historic resources, community facilities and services. A Village Concept Plan also outlines a set of planning principles, guidelines, and recommendations that support the preservation of historic resources within the Eagle and Byers Station villages. Extensive information on demographics, surrounding municipalities, existing conditions, the village concept plan and design guidelines, historic resource protection plan and supplemental information, active transportation plan, a sustainable community assessment, and the community values survey are included in separate Appendices.

## LANDSCAPES:

2. The Township is located within the **Suburban, Suburban Center, and Rural Landscape** designations of **Landscapes3**, the 2018 County Comprehensive Plan. The majority of the Township is within 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. Additionally, roads, sidewalks and paths with convenient access to parks and community facilities should be provided.

Page: 2  
 Re: Comprehensive Plan Update  
 # Upper Uwchlan Township - CP-02-25-18430

The Township's **Suburban Center Landscape** area is focused on the Historic Eagle Village, Eagle Village South, Eagle Village East, Eagle Village West, Eagle Village Industrial District and Byers Station Village areas (as identified in Map 3.1 Village Concept 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 Township's **Rural Landscape** is located in and around the Marsh Creek State Park and also in a small area in the northeast part of the Township adjacent to West Vincent Township. 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 policies in the draft Comprehensive Plan update, including the Future Land Use Plan, are consistent with the objectives of *Landscapes3*.

#### COMMENTS:

3. The Plan's title is "**Comprehensive Plan 2025**", but some references in Chapter 1 identify it as the 2024 Plan; this probably reflects the timing for the Plan's adoption and the final version should reference it as the 2025 Comprehensive Plan. We recommend that the Table of Contents also include the Plan's maps and tables. The separate Appendices should also contain a table of contents identifying specific graphics, tables and illustrations for easier reference.
4. The Comprehensive Plan update is well-organized and includes helpful photographs. Although the photographs generally include identifying captions, we suggest that they should also include short statements that explain the concepts that reflect why the photos are included. (The Plan's separate Appendix B: **Historic Building Materials and Treatments** includes good examples of how identifying captions can add more understanding of photographs.) The Township should also consider adding labels on the Future Land Use Plan (Map 2.1) for better readability, which could particularly benefit the map's interpretation for those who have difficulty differentiating colors.
5. The Village Planning Sub-Areas map (Map 3.1) in Chapter 3 **Village Concept Plan** includes important goals and strategies that should be specifically consulted and referenced by the Township Board of Supervisors, Planning Commission, Zoning Hearing Board, Park and Recreation Board, the Municipal Authority (as well as the Police Department and the land trusts that are referred to in the Plan), whenever these agencies review relevant proposals, and these goals and strategies should guide their actions.

In general, the Implementation Priority, Lead Party responsibility, and its goals and strategies in Chapter 9 **Implementation** should be regarded as a "checklist" to be routinely consulted by the Township's boards and agencies when they review any actions that may relate to the Plan's policies. The information and guidelines in the Plan's Appendices should also be routinely consulted for their important and useful policies and recommendations, particularly those in Appendix E **Village Design Guidelines**.

6. The Recreation map (Map 8.1) shows existing and regional trails (although the colors on the map and on the map's key are not always consistent) and this map also shows where the trails connect into adjacent communities. This map shows important connections, and we recommend that the Township continue its efforts to coordinate the completion of the proposed trails with its adjacent communities.

Page: 3  
Re: Comprehensive Plan Update  
# Upper Uwchlan Township - CP-02-25-18430

The Recreation map (Map 8.1) could also be more-closely aligned with Regional Trail Connections map (Map 8.2) to show the Township's role in helping connect and complete the regional trails. The Township's Active Transportation Plan is also referenced in the Appendix.

7. To assist in the Plan's implementation, we recommend that all members of the Township Board of Supervisors, the Township Planning Commission, and Zoning Hearing Board and all the agencies listed in Chapter 9 **Implementation** be provided with official copies after adoption.

**RECOMMENDATION: The County Planning Commission commends the Township on updating their Comprehensive Plan. The Township supports the adoption of the Comprehensive Plan after consideration of the comments contained in this review.**

We request an official copy of the decision made by the Board of Supervisors, as required by Section 306(b) of the Pennsylvania Municipalities Planning Code. This will allow us to maintain a current file copy of your plan.

Sincerely,



Wes Bruckno  
Senior Review Planner



# THE COUNTY OF CHESTER



COMMISSIONERS  
 Josh Maxwell  
 Marian D. Moskowitz  
 Eric M. Roe

Matthew J. Edmond, AICP  
 Executive Director

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

March 4, 2025

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

Re: Zoning Ordinance Amendment - Deleting Certain Language in the C-1 And C-3 Districts  
 Allowing the Supervisors to Modify Conditional Use Area, Bulk and Lot, Historic Preservation,  
 Design, and Other Standards  
 # Upper Uwchlan Township - ZA-02-25-18429

Dear Mr. Scheivert:

The Chester County Planning Commission has reviewed the proposed Upper Uwchlan Township Zoning Ordinance amendment as submitted pursuant to the provisions of the Pennsylvania Municipalities Planning Code, Section 609(e). The referral for review was received by this office on February 19, 2025. We offer the following comments to assist in your review of the proposed Upper Uwchlan Township Zoning Ordinance amendment.

## DESCRIPTION:

1. Upper Uwchlan Township proposes to amend the C-1 Village District and the C-3 Highway Commercial District to generally remove current language allowing the Board of Supervisors to modify certain area, bulk and lot, historic preservation, design and other standards.

## COMMENTS:

2. The Pennsylvania "Governor's Center for Local Government Services Department of Community and Economic Development" Special Exceptions, Conditional Uses and Variances Planning Series #7 at: <https://dced.pa.gov/download/planning-series-07-special-exceptions-conditional-uses-variances/?wpdmdl=59696&refresh=67bc8dc3e6d8c1740410307> discusses conditional uses (and special exceptions), and explains that conditional uses:

"...exist because choosing uses to be permitted by right and prohibited for each zone is too narrow for sound planning. Certain uses or activities that might logically be located in certain districts may need to be carefully sited or controlled. Designation as a conditional use or special exception allows the opportunity to thoroughly examine the proposed land use to determine compliance with the objective standards and criteria, to assure that the public interest is not violated, and to attach any reasonable conditions or safeguards necessary to implement the purpose of the ordinance." (page 4).

Page: 2  
 Re: Zoning Ordinance Amendment - Deleting Certain Language in the C-1 And C-3 Districts  
 Allowing the Supervisors to Modify Conditional Use Area, Bulk and Lot, Historic Preservation,  
 Design and Other Standards  
 # Upper Uwchlan Township - ZA-02-25-18429

Therefore, the Pennsylvania Municipalities Planning Code, Section 913.2(a) allows a board of supervisors to impose reasonable conditions on conditional use applications, i.e., to "...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."

Given the range and complexity of the Township's land uses, structures, historic resources and historic development patterns, flexibility in the administration of land use ordinances can often result in superior designs, innovations, efficiency and better use of scarce land. We suggest that the Board of Supervisors carefully consider whether it is appropriate to retain a reasonable degree of flexibility in reviewing conditional use applications.

An alternative to such flexibility in ordinance language could be to require applicants to appear before the Township Zoning Hearing Board to attempt to achieve the type of flexibility that may otherwise be offered by the Board of Supervisors. However, this alternative will result in extra time and financial expenditures, which may discourage some applicants from attempting to create better designs.

3. Section 300-34.A "Area and bulk regulations" for the C-1 Village District, is proposed to be amended to state that "... The area and bulk regulations set forth in this section shall apply to all lots and/or uses in the C-1 Village Zoning District." However, Section 300-34.A of the Ordinance (which apparently is not to be amended) states "In approving any area or bulk modification as a conditional use, the Board of Supervisors may stipulate the following..." (and guidelines for approving modifications are listed afterwards). It appears that the amendment intends to restrict the Supervisors' discretion in granting modifications, but other portions of Section 300-34.A "Area and bulk regulations" seem to acknowledge such discretion. (Similar general language appears in the proposed amendments to the C-3 Highway Commercial District). The Township Solicitor should determine if this is an actual inconsistency that should be addressed.
4. Sewer and water service regulations in the C-3 Highway Commercial District are to be amended by replacing a single lot area requirement of at least 30,000 square feet lot with language specifying that "...any lot containing an individual on-site sewage disposal system shall include a minimum contiguous area suitable for on-site sewage disposal and of sufficient size to accommodate disposal of all sewage generated on-site in conformance with all applicable regulation, including provision for a backup disposal system. In no case shall such minimum contiguous area be less than one acre." This is an appropriate regulation.

**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,



Senior Review Planner



# THE COUNTY OF CHESTER



COMMISSIONERS  
 Josh Maxwell  
 Marian D. Moskowitz  
 Eric M. Roe

Matthew J. Edmond, AICP  
 Executive Director

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

March 3, 2025

Robert Kagel, Township Manager  
 Uwchlan Township  
 715 North Ship Road  
 Exton, PA 19341

Re: Zoning Ordinance Amendment - New PRD-1 Planned Residential Development Overlay District, Definitions of Active Adult Community, Affordable Housing, Zoning Map Amendment  
 # Uwchlan Township - ZA-02-25-18420, ZM-02-25-18421

Dear Mr. Kagel:

The Chester County Planning Commission has reviewed the proposed Uwchlan Township Zoning Ordinance and Zoning Map amendment as submitted pursuant to the provisions of the Pennsylvania Municipalities Planning Code, Section 609(e). The referral for review was received by this office on February 4, 2025. We offer the following comments to assist in your review of the proposed Township Zoning Ordinance amendment.

## DESCRIPTION:

1. Uwchlan Township proposes the following amendments to its Zoning Ordinance:
  - a. Definitions of Active Adult Community and Affordable Housing are proposed;
  - b. A PRD-1 Planned Residential Development Overlay District is proposed, including related definitions of Development Schedule, Development Sections, Green, Planned Residential Development (PRD-1), PRD-1 Open Space, PRD-1 Gross Tract Acre, and PRD-1 Gross Tract Area, and
  - c. Application and processing procedures for the PRD-1 are proposed, as well as eligibility requirements, use regulations, recreational requirements and open space, design standards, landscaping, parking, and other PRD-1-related standards are included.

## BACKGROUND:

2. A conditional use application proposing the construction of a total of 1,604,430 square feet of commercial, industrial, and recreational facility structures, and 4,797 parking spaces on a 237.39-acre parcel located on the east and west sides of Lionville Station Road, north of the Pennsylvania Turnpike. That conditional use application is related to the Zoning Ordinance and Zoning Map amendments that are the official subjects of this review letter only to the extent that the proposed conditional use would apply to the tracts that where the proposed PRD-1 Planned Residential Development Overlay District would presumably be applied. Our comments on the proposed conditional use were submitted to the Township separately (refer to CCPC # CU-02-25-184).

Page: 2  
 Re: Zoning Ordinance Amendment - New PRD-1 Planned Residential Development Overlay District, Definitions of Active Adult Community, Affordable Housing, Zoning Map Amendment  
 # Uwchlan Township - ZA-02-25-18420, ZM-02-25-18421

COMMENTS:

3. The proposed definitions of Active Adult Community and Affordable Housing are to be added to Zoning Ordinance Section 301.4 “Specific Terms” and are appropriate. The remaining portions of the Zoning Ordinance Text amendment relate to the proposed PRD-1 Planned Residential Development Overlay District.

Proposed PRD-1 Text Amendment:

4. We endorse the proposed PRD-1 provisions that encourage the supply of Affordable Housing as defined by the Township (income qualifications are included and will apply to persons 55 years and above). Chester County has established the “A+ Homes” initiative, which focuses on creating homes that are attractive, affordably-priced, adaptable, aging-friendly, and accessible. Additional information on the “A+ Homes” initiative is available online at: <https://www.chescoplanning.org/Housing/aPlusHomes.cfm>. The Township’s related PRD-1 regulations are consistent with the County’s “A+ Homes” initiative.
5. We recommend that the Affordable Housing units be mixed with other similar dwellings and not be in isolated or separated areas in the PRD-1. It is also important that they be architecturally indistinguishable from adjoining units and be integrated into the development. However, it may be challenging to apply and enforce the income-related provisions of affordable housing requirements. The Township may wish to consider the following matters as it applies the Affordable Housing requirements:
  - a. How will the Township ensure that a prospective buyer or renter has not submitted an artificially-low income through the use of a specially-created corporation or other legal entity?
  - b. How will the Township prevent a subsequent resale of an Affordable Housing unit at a market rate?
  - c. How will the Township ensure that a person who qualifies for an Affordable Housing unit will not rent it to a person who may not qualify?
  - d. Will the Township have authority to deny or reject an applicant’s household income assurances meet the definition of affordable housing?

Additional information on housing affordability is available in the Chester County Planning’s website at: <https://www.chescoplanning.org/housing/housing.cfm>. The Township can also contact Libby Horwitz, AICP, the Chester County Planning Commission’s Housing Planner for more detail.

6. Section 511.10a of the proposed PRD-1 ordinance limits overall density to three dwellings per PRD-1 gross tract acre. Section 511.15b. requires at least two different types of residential units, and the table in this Section references “Single-Family Detached”, “Single-family semidetached and Townhouses” and “Low-Rise Apartments”. We suggest that the applicant and the Township consider whether the limit of three units per gross acre will allow adequate design flexibility to construct the range of dwellings permitted in the PRD-1, as well as provide the opportunity to adequately distribute the costs of the Affordable Housing units, recreational facilities, as well as the other required elements in the PRD-1.

Page: 3

Re: Zoning Ordinance Amendment - New PRD-1 Planned Residential Development Overlay District, Definitions of Active Adult Community, Affordable Housing, Zoning Map Amendment

# Uwchlan Township - ZA-02-25-18420, ZM-02-25-18421

7. Section 511.12 of the amendment requires the provision of at least 15 percent open space. The Township should consider increasing the open space requirement to 30-40 percent, which will allow the provision of more usable areas for recreation and the preservation of natural areas.
8. We recommend that PRD-1 applicants create a “manual of written and graphic design guidelines” as part of Section 511.15 Design Standards, which would reflect a cohesive overall design, create common and compatible architectural characteristics, increase the overall aesthetic appeal of the PRD-1 and help create a “sense of place”. This is also specifically consistent with Section 511.1 of the proposed amendment, which lists the “fostering of a sense of place and community” as one of the purposes of the PRD-1. Additional design-related information is available in the County Planning Commission’s Suburban Center Design Guide, at:  
<https://chescoplanning.org/MuniCorner/PDF/SuburbanCenterDesignGuide.pdf>
9. The Township should ensure that consistency with the Township’s stormwater management ordinance is required. The Township should also integrate stormwater management into a PRD-1’s landscaping plan. For example, the PRD-1 ordinance should require that stormwater management designs conform with the natural drainage pattern and existing topography of the site to limit earth disturbance and minimize soil compaction, which can also increase opportunities for landscaping. To provide visual interest, basin shapes should be as natural looking as practical instead of being “boxy” or geometrically shaped. Creating a variety of slope changes so the sides of the basins undulate also increases opportunities for landscaping and compatibility with the natural environment. The appearance of the basins should be further enhanced with native trees, shrubs, grasses, and other flowering species to increase their water treatment functions and aesthetic value and should be provided with trails or boardwalks to encourage passive and non-invasive recreation. Additional information on stormwater management is available at: <https://www.chescoplanning.org/MuniCorner/eTools/69-StormwaterBMPs.cfm>
10. “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. Sidewalks are an essential design element for new construction in the **Suburban Center Landscape**, and we support Section 511.17 “Sidewalks” in the PRD-1 ordinance.

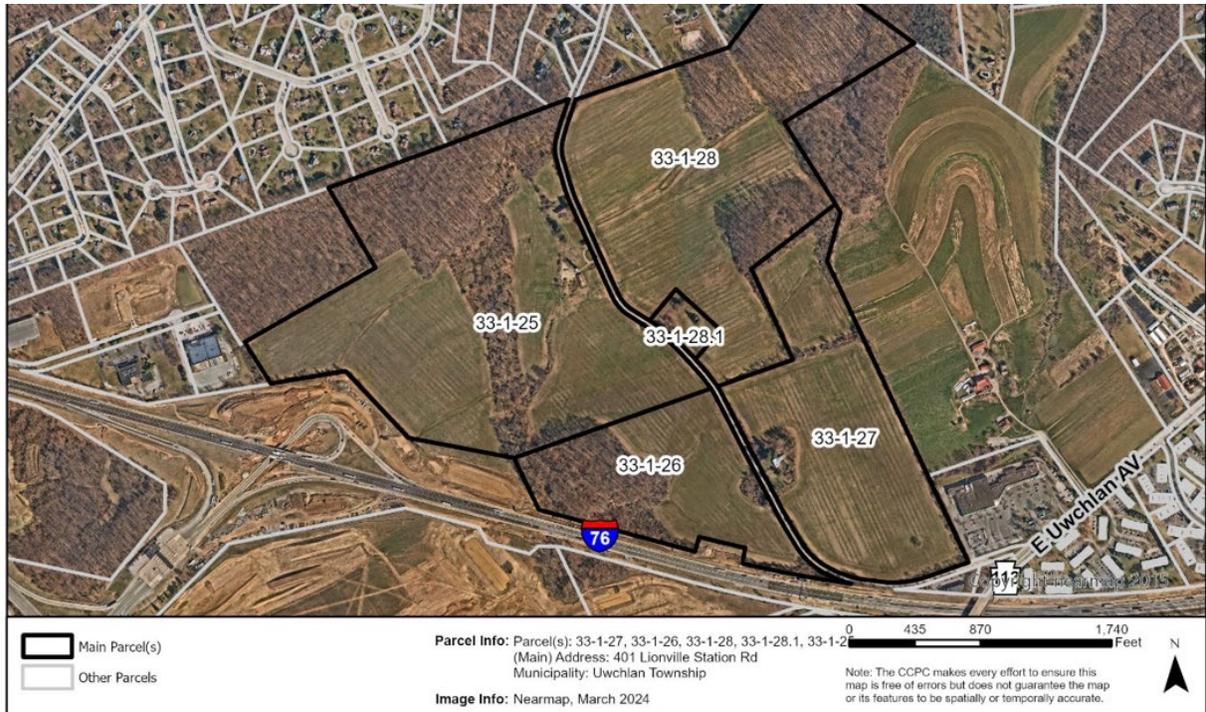
PennDOT’s Design Manual 2-Chapter 6: Pedestrian Facilities and the Americans with Disabilities Act (ADA) recommend that sidewalks be a minimum of five feet in width. Additional information on this topic is provided in the Pedestrian Facilities Design Element of the County Planning Commission's Multimodal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

Also, all trails that are part of the PRD-1 should be integrated with existing adjacent or planned trails. The Chester County Trails Master Plan is available at: <https://chescoplanning.org/Transportation/TrailsMasterPlan.cfm>

#### Zoning Map Amendment:

11. The petition proposes to apply the PRD-1 to a 237.39-acre parcel located on the east and west sides of Lionville Station Road, north of the Pennsylvania Turnpike, UPI#: 33-1-26, 33-1-28, 33-1-28.1, 33-1-25, 33-1-27. A small area of R-2 Zoning appears to be located at the northeast part of the site.

Page: 4  
 Re: Zoning Ordinance Amendment - New PRD-1 Planned Residential Development Overlay District, Definitions of Active Adult Community, Affordable Housing, Zoning Map Amendment  
 # Uwchlan Township - ZA-02-25-18420, ZM-02-25-18421



### LANDSCAPES:

12. The PRD-1 Planned Residential Development Overlay District would be 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 PRD-1 Planned Residential Development Overlay District is consistent with the objectives of the **Suburban Center Landscape**.

### Area Evaluation of the Proposed Rezoning:

The following land use planning policies and regulations are relevant to the site of the proposed zoning map amendment:

13. Land Use: The tract contains agricultural land uses. The Uwchlan Township 2020 Comprehensive Plan's Map 2-9 "Historic & Cultural Resources" also shows two Class 1 Historic Resources on the tract.
14. Adjacent Zoning: The tract and adjacent areas are within the PIC Planned Industrial Commercial Zoning district. A "Future Park Development" overlay is shown on a portion of the tract. A portion of the site abuts West Pikeland Township to the northeast

Page: 5

Re: Zoning Ordinance Amendment - New PRD-1 Planned Residential Development Overlay District, Definitions of Active Adult Community, Affordable Housing, Zoning Map Amendment

# Uwchlan Township - ZA-02-25-18420, ZM-02-25-18421

15. Township Comprehensive Plan: Uwchlan Township's 2020 Comprehensive Plan Update's Map 4-1 "Plan for Land Use" designates this parcel as Commercial/Industrial and Proposed Open Space. Additional Township Comprehensive Plan policies are as follows:
- a. The Comprehensive Plan's Map 2-9 "Historic & Cultural Resources" shows two Class 1 Historic Resources on the tract. The applicant and the Township's Historical Commission should discuss how these Historic Resources will fit in with a PRD-1 within their proper context.
  - b. The Comprehensive Plan's Map 4-3 "Plan for Parks, Recreation & Open Space-Land" shows a proposed park on the east side of Lionville Station Road, Map 4-4 "Plan for Parks, Recreation & Open Space-Walkway Network" designates this tract as "Property with Proposed Walkway and Open Space", and Map 4-5 "Plan for Traffic & Circulation" shows a proposed east-west road from Lionville Station Road to a parcel to the west.

Comments on the Proposed Rezoning:

16. The applicant and Uwchlan Township should consider how the policies in the Township Comprehensive Plan can be implemented by a PRD-1. Specifically, a PRD-1 should provide trails that are integrated into the site's circulation pattern, and which also take advantage of any natural areas that offer opportunities for passive and non-invasive recreation. Trails in the PRD-1 should be designed to meet any adjacent existing or future trail. Uwchlan Township's policies regarding historic preservation, open space, roadway extensions and vehicle circulation should also be addressed.
17. Prior to acting on this amendment, the Township should determine if the zoning map amendment is generally consistent with its Comprehensive Plan, as set forth in Section 603(j) of the Pennsylvania Municipalities Planning Code.
18. Prior to acting on this amendment, the Township should ensure that it has met the posting and notification requirements for zoning map amendments as set forth in Section 609 of the Pennsylvania Municipalities Planning Code.

**RECOMMENDATION: Uwchlan Township should consider the comments in this letter before acting on the proposed zoning ordinance amendment and zoning map amendment.**

We request an official copy of the decisions made by the 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 ordinances.

Sincerely,



Wes Bruckno  
Senior Review Planner

# Act 537 Reviews



# Act 537 Reviews for Chester County March 2025

1156 Davis Lane/Damsgaard  
West Vincent Township  
500 gpd

Dutch Country Farm Market  
East Vincent Township  
1,600 gpd

Valley Creek Active Adult Community  
West Whiteland Township  
74,240 gpd

WCU Foundation  
East Goshen Township  
825 gpd

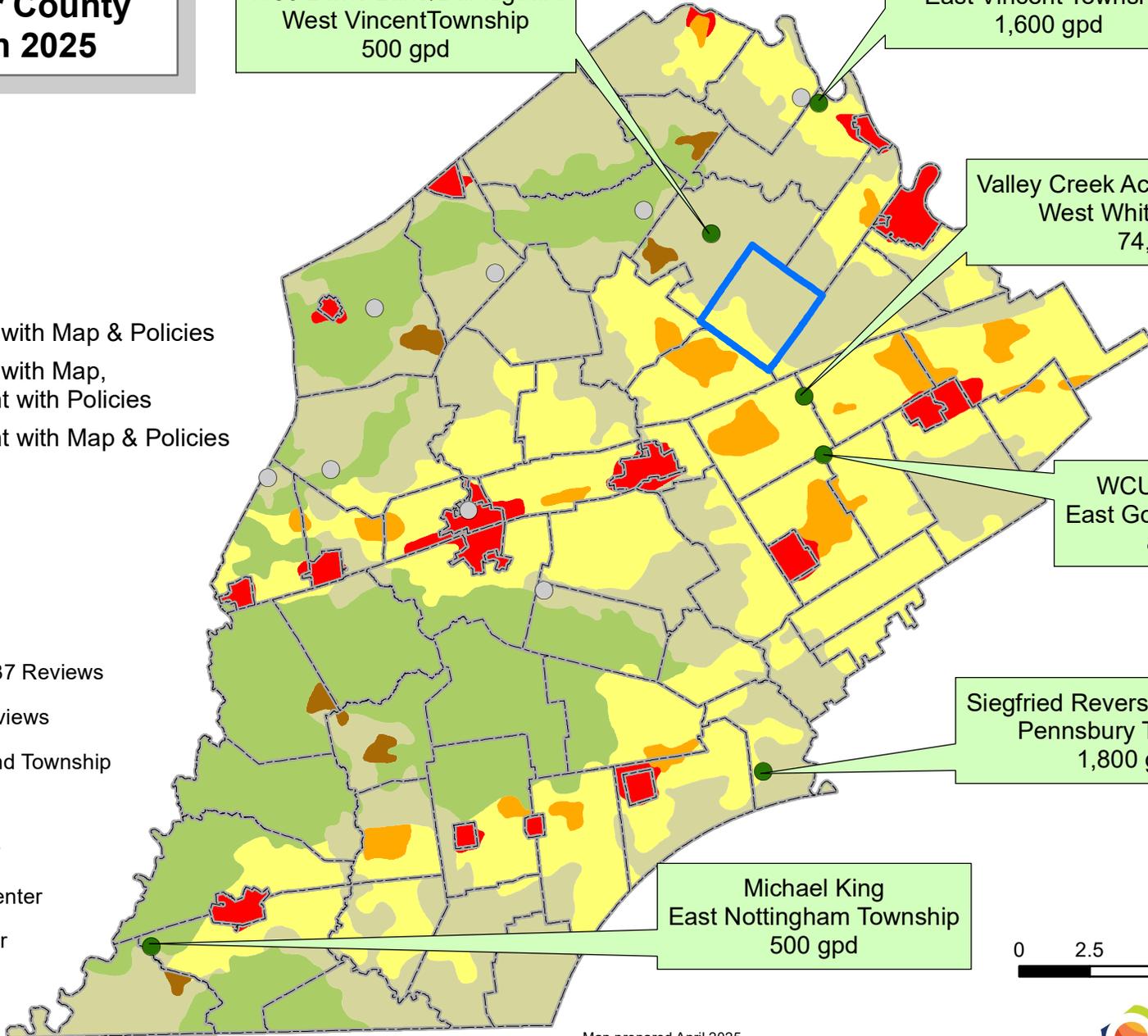
Siegfried Reverse Subdivision  
Pennsbury Township  
1,800 gpd

Michael King  
East Nottingham Township  
500 gpd

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

## Legend

- March Act 537 Reviews
- Previous Reviews
- West Pikeland Township
- Agricultural
- Rural Center
- Suburban Center
- Urban Center
- Rural
- Suburban



Map prepared April 2025  
Data Sources:  
Act 537 Review - created by Chester County Planning Commission, 2018;  
Landscapes3 - Chester County Municipalities - Chester County DCIS/GIS;  
Planning Commission, November 29, 2018.



Chester County Planning Commission  
April 9, 2025

## ENVIRONMENTAL PLANNING ACTIVITIES

### *Sewage Facilities Planning*

#### MAJOR REVISIONS TO MUNICIPAL PLANS:

##### **West Pikeland Township - Act 537 Plan Update**

#### MINOR REVISIONS TO MUNICIPAL PLANS:

##### **East Goshen Township, WCU Foundation/1338 Morstein Road**

The applicant is proposing a residential development of 3 lots on 5 acres (this is part of a larger 16 total lot development on an adjacent parcel in West Whiteland Township). The site is located on Morstein Road and Old Phoenixville Pike. The amount of wastewater for the project is 825 gpd (total approximately 3,800 gpd). The project is to be served by a public sewage disposal system owned/operated by DARA. This project is designated as a Suburban Landscape and is consistent with *Landscapes3*.

##### **East Nottingham Township, Michael King**

The applicant is proposing a residential development of 2 lots (1 existing) on 33.4 acres. The site is located on Hopewell Road. The amount of wastewater for the project is 500 gpd. The project is to be served by an on-lot sewage disposal system. This project is designated as a Rural and Agricultural Landscape and is consistent with *Landscapes3*.

##### **East Vincent Township, Dutch Country Farm Market**

The applicant is proposing a commercial expansion of an existing farm market on 16.9 acres. The site is located on Schuylkill Road, north of the intersection with Reitnour Road. The amount of wastewater for the project is 1,600 gpd. The project is to be served by an on-lot sewage disposal system. This project is designated as a Suburban Landscape and is consistent with *Landscapes3*.

##### **Pennsbury Township, Siegfried Reverse Subdivision**

The applicant is proposing a reverse residential subdivision from 4 lots to 1 lot on 17 acres. The site is located on Fairville Road, near the intersection with Cossart Road. The amount of wastewater for the project is 1,800 gpd. The project is to be served by an on-lot sewage disposal system. This project is designated as a Rural Landscape with Natural Features Overlay, and is consistent with *Landscapes3*.

##### **West Vincent Township, 1156 Davis Lane/Damsgaard**

The applicant is proposing a residential development of 1 lot on 20.58 acres. The site is located on Davis Road, near the intersection with Birchrun Road. The amount of wastewater for the project is 500 gpd. The project is to be served by an on-lot sewage disposal system. This project is designated as a Rural Landscape and is consistent with *Landscapes3*.

##### **West Whiteland Township, Valley Creek Active Adult Community**

The applicant is proposing an age-restricted residential development of 317 units on 100.5 acres. The site is located on Church Farm Lane between Old Valley Road and Swedesford Road. The amount of wastewater for the project is 74,240 gpd. The project is to be served by a public sewage disposal system, managed by DARA. This project is designated as a Suburban Landscape and is consistent with *Landscapes3*.

**TOPIC: West Pikeland Township Act 537 Plan Update - Consistent**Background

The Act 537 Plan Update was prepared to replace the previous Plan, dated 2012, and address the entire township.

Discussion

The Plan Update is consistent with the goals of *Landscapes3*, as it relates to the continued use of the current methods of treatment throughout the Township. The continued use of public sewer is consistent with the Connect Goal, which supports efficient, reliable, and innovative utility infrastructure systems to serve thriving and growing communities. The implementation of the Sewage Management Program for those areas utilizing on-lot sewage disposal is consistent with Protect Recommendation 8, which supports municipal on-lot Sewage Management Programs.

The proposed Plan is also consistent with *Watersheds2045* Objective 7.3 of Goal 7, “Coordinate planning between utilities, municipalities, and the County for new, upgraded or expanded water/wastewater treatment facilities, distribution/collection systems, and other critical infrastructure.” The implementation of the Sewage Management Program is consistent with the municipal stakeholder role under Goals 3, 4, and 5.

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

Action Requested

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

4/9/2025

# Major Revisions



# THE COUNTY OF CHESTER



COMMISSIONERS  
 Josh Maxwell  
 Marian D. Moskowitz  
 Eric M. Roe

Matthew J. Edmond, AICP  
 Executive Director

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

March 7, 2025

Joseph Romano, Manager  
 West Pikeland Township  
 1645 Art School Road  
 Chester Springs, PA 19425  
[manager@westpikeland.com](mailto:manager@westpikeland.com)

Re: Act 537 Sewage Facilities Plan for West Pikeland Township

Dear Mr. Romano:

The Chester County Planning Commission (Planning Commission) has reviewed the Draft 537 Plan, dated December 2024 as required by Section 71.31(b) of the Pennsylvania Sewage Facilities Act (Act 537). The Draft Plan was prepared by ARRO Consulting, Inc., and was received on January 8, 2025. The Plan was prepared to replace the previous Act 537 Plan, 2012 and addresses the entire township.

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

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

1. *Landscapes3* Map:

*Landscapes3* designates the Township as being located within both the Suburban and Rural Landscapes. The Planning Commission finds the proposal to continue the current methods of treatment in the Township to be generally consistent with the Map of *Landscapes3* (2018).

2. *Landscapes3* Plan:

As presented, while there is a portion of the township that was identified as a potential candidate for public sewer, a portion of the Pickering Estates development on Fox Lane, it was determined as a non-immediate need, as the area is largely in built-out condition. The provision of public water to this portion of the township and any future connection to a sewer system in the Suburban Landscape, where Pickering Estates is located, is generally consistent with *Landscapes3* Connect Objective F, which states, “Coordinate water and sewage facilities planning with land use planning so that development is directed toward designated growth areas with adequate and well-maintained infrastructure.” Further the implementation of the Sewage Management Program is consistent with Protect Recommendation 8, which states: “Support municipal on-lot sewage management programs.”

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

The selected alternative for West Pikeland Township is to implement the Sewage Management Program and to extend public water service with Aqua PA to this portion of the township to address any potential public safety concerns with existing wells in the Pickering Estates development. The proposed alternative is consistent with *Landscapes3* Connect Goal, “Advance efficient, reliable, and innovative transportation, utility, and communications infrastructure systems that responsibly serve thriving and growing communities.” As proposed, the Draft Act 537 Plan is consistent with *Landscapes3*.

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

*Watersheds2045*, the County’s Integrated Water Resources Plan, identifies Objective 7.3 of Goal 7, “Coordinate planning between utilities, municipalities, and the County for new, upgraded, or expanded water/wastewater treatment facilities, distribution/collection systems, and other critical infrastructure.” Further, the implementation of the Sewage Management Program is consistent with the municipal stakeholder role under Goals 3, 4, and 5, all of which recommend municipal on-lot septic system management programming. As such, the proposed this Draft Act 537 Plan is consistent with the objectives of *Watersheds2045*.

C. General Comments:

1. It was unclear as to whether the entirety of Pickering Estates would be required to connect to the public water system when it becomes available, or if it will be optional, considering it is estimated to cost over \$26,000 per home. This point should be clarified.
2. While this plan proposes no immediate expansion of public sewer to the Pickering Estates development, the Planning Commission commends and supports the Township in the further evaluation of an expansion to serve these properties.
3. The Planning Commission commends the Township for establishing and implementing their Sewage Management Ordinance, dated 2017.
4. Page ES-3. The text indicates that the ordinance requires inspections to be performed by property owners or responsible management entities. Please ensure that in the ordinance, under Section C where it recommends routine inspections, that there is an explanation of the mechanism by which a property owners can perform these inspections.
5. Page ES-3 references the Agreement with Aqua PA. Please include in the appendices for reference.
6. ES-4. The Implementation Schedule lists “assess Existing Ordinances.” For clarity, please provide more information as to what these ordinances are, and if changes are made, what potential impacts it would have on the Plan.

7. Page 19-21. Figures 1-3. The text discusses lack of availability of capacity or service from three providers (Upper Uwchlan Township, VFSA, DARA). The dates of the letters are from 2007. West Pikeland Township should consider contacting these providers again, as system expansions and capacity changes have occurred in the past 18 years.
8. Page 36. Municipal and County Planning Documents. This Plan references Landscapes2. The County adopted an updated comprehensive plan, [Landscapes3](#), in 2018. Please update the text to reflect this document.
9. Page 39. Municipal and County Planning Documents. The plan discusses Watersheds, the county's water resources plan. This plan was updated and adopted in 2024, as [Watersheds 2045](#) and serves as the County-wide Act 167 Plan. Please update the text to reflect this document.
10. Page 56. The text references Township, County and State Planning Commissions. Consider revising the text to refer to regulatory agencies. This would include PA DEP and the Chester County Health Department.
11. Page 58. Tables 8, 9 and 10, and the text referring to them, contain several errors that should be re-examined. Table 9 includes incorrect percentages. The text refers to "CCPC's projection," but our office does not generate projections. Please clarify which data came from the Decennial Census, versus the 5-Year American Community Survey, the 1 Year American Community Survey (found here <https://data.census.gov/>) or the most recent DVRPC forecasts (found here: <https://chescoPlanning.org/Resources/Data/10-3.cfm>).
12. Page 88. County Stormwater Management Plan. Watersheds 2045 is the update to Watersheds and is the County's Integrated Water Resources Plan. This document includes updated information related to PA Act 167 and serves as the County-wide Act 167 Stormwater Plan.

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

Sincerely,



Carrie J. Conwell, AICP  
Senior Environmental Planner

cc: Elizabeth Mahoney, PaDEP  
Chester County Health Department  
Bill Bohner, ARRO Consulting, Inc

# 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 1375 Old Phoenixville Pike & 1338 Morstein Road, East Goshen Township

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

1. Date plan received by county planning agency. February 14, 2025
2. Date plan received by planning agency with areawide jurisdiction N/A Agency name N/A
3. Date review completed by agency March 25, 2025

**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>Landscapes3, the Chester County Comprehensive Policy Plan, was adopted in 2018. Watersheds 2045, the Chester County Integrated Water Resources Plan, was adopted in 2024.</u>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	2. Is this proposal consistent with the comprehensive plan for land use? <u>According to the Landscapes map adopted in 2018, the proposed subdivision/land development includes land designated as the Suburban Landscape. The vision for the Suburban Landscape is predominantly residential communities with locally-oriented commercial uses and facilities, accommodating growth at a medium density that retains a focus on residential neighborhoods, with enhancements in housing diversity and affordability. Both on-lot and public sewer systems are supported in this landscape.</u>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	3. Does this proposal meet the goals and objectives of the plan? If no, describe goals and objectives that are not met
<input checked="" type="checkbox"/>	<input type="checkbox"/>	4. Is this proposal consistent with the use, development, and protection of water resources? If no, describe inconsistency <u>Landscapes3 Protect Objective A states: "Guide development away from sensitive natural resources and toward areas appropriate for accommodating growth." According to PA Code Title 25, Chapter 93, this proposal is located in a watershed or sub-watershed that has a stream use designated as High Quality Waters, Ridley Creek Watershed. 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? <b>Not Known.</b> 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? <b>N/A</b>

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.

If yes, will this project plan require the implementation of storm water management measures? 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: 3/25/2025

Signature: \_\_\_\_\_



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.

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

The Chester County Planning Commission previously reviewed this project under PA Act 247 as Case Number SD-02-24-17987 and was consistent with the Suburban Landscape.

PC53-03-25-18474

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  
Deb Cornelius, WCU Foundation  
Kelly Krause, East Goshen Township  
Colen Sorber, Howell 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 one copy of this **Planning Agency Review Component** should be sent to the existing county planning agency or planning agency with areawide jurisdiction for their comments.

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

Project Name & Municipality Michael King, East Nottingham Township

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

1. Date plan received by county planning agency. January 15, 2025
2. Date plan received by planning agency with areawide jurisdiction N/A Agency name N/A
3. Date review completed by agency March 10, 2025

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

Yes No

- |                                     |                                     |     |  |
|-------------------------------------|-------------------------------------|-----|--|
| <input checked="" type="checkbox"/> | <input type="checkbox"/>            | 1.  | Is there a county or areawide comprehensive plan adopted under the Municipalities Planning Code (53 P.S. 10101 et seq.)? <u>Landscapes3, the Chester County Comprehensive Policy Plan, was adopted in 2018. Watersheds 2045, the Chester County Integrated Water Resources Plan, was adopted in 2024.</u>  |
| <input checked="" type="checkbox"/> | <input type="checkbox"/>            | 2.  | Is this proposal consistent with the comprehensive plan for land use?<br><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. The proposed subdivision/land development also includes land designated as the Agricultural Landscape. The vision for the Agricultural Landscape is very limited development occurring at very low densities to preserve prime agricultural soils and farm operations. On-lot sewage disposal is supported in this landscape, except where public health requires alternatives.</u> |
| <input checked="" type="checkbox"/> | <input type="checkbox"/>            | 3.  | Does this proposal meet the goals and objectives of the plan?<br>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?<br>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: <u>The project will disturb a limited amount of prime agricultural land, but will support continued agricultural production which is consistent with the Landscapes3 Vision for Agriculture, which supports housing to meet the needs of farm labor and farm family growth, and very low density residential development.</u>   |
| <input type="checkbox"/>            | <input checked="" type="checkbox"/> | 6.  | Does this project propose encroachments, obstructions, or dams that will affect wetlands?<br>If yes, describe impact:  |
| <input type="checkbox"/>            | <input type="checkbox"/>            | 7.  | Will any known historical or archaeological resources be impacted by this project? <b>Not Known.</b><br>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? <b>N/A</b>   |

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.
- If yes, will this project plan require the implementation of storm water management measures? 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: 3/10/2025

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

Address: Government Services Center, Suite 270

601 Westtown Road

P.O. Box 2747

West Chester, PA 19380-0990

Telephone Number: (610) 344-6285

Signature: 

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

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

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

PC53-03-25-18448

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  
Michael King, Site Contact  
Dianna Wood, East Nottingham 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 Dutch Country Farm Market, East Vincent Township

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

1. Date plan received by county planning agency. January 22, 2025
2. Date plan received by planning agency with areawide jurisdiction N/A Agency name N/A
3. Date review completed by agency March 18, 2025

**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>Landscapes3</u> , the Chester County Comprehensive Policy Plan, was adopted in 2018. <u>Watersheds 2045</u> , the Chester County Integrated Water Resources Plan, was adopted in 2024.
<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? <b>Not Known.</b> 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? <b>N/A</b>

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.

If yes, will this project plan require the implementation of storm water management measures? 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: Environmental Planner

Date: 3/18/2025

Signature: 

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.

This project was previously reviewed under PA Act 247, as Case Number LD-02-25-18415, and was consistent with the Suburban 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.

PC53-03-25-18461

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  
Ephraim S. & Rebecca K. Zook, Site Contact  
Robert Zienkowski, East Vincent Township  
Jeremy Kerstetter, Environmental Design Service



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

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

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

Project Name & Municipality 1451 Fairville Road/Siegfried Reverse Subdivision, Pennsbury Township

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

- Date plan received by county planning agency. December 19, 2024
- Date plan received by planning agency with areawide jurisdiction N/A Agency name N/A
- Date review completed by agency March 28, 2025

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

- | Yes                                 | No                                  |  |
|-------------------------------------|-------------------------------------|--|
| <input checked="" type="checkbox"/> | <input type="checkbox"/>            | 1. Is there a county or areawide comprehensive plan adopted under the Municipalities Planning Code (53 P.S. 10101 et seq.)? <u>Landscapes3, the Chester County Comprehensive Plan, was adopted in 2018. Watersheds2045, the Chester County Integrated Water Plan, was adopted in 2024.</u>   |
| <input checked="" type="checkbox"/> | <input type="checkbox"/>            | 2. Is this proposal consistent with the comprehensive plan for land use? <u>According to the Landscapes map adopted in 2018, the proposed subdivision/land development includes land designated as the Rural Landscape and the Natural Landscapes overlay. 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. The county's Natural Landscapes is an overlay of all other landscapes and consists 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. Sewage facility impacts should be minimized in this landscape, and natural resources should be preserved or restored.</u> |
| <input checked="" type="checkbox"/> | <input type="checkbox"/>            | 3. Does this proposal meet the goals and objectives of the plan? <u>If no, describe goals and objectives that are not met *While the low density residential development of a single family residential, guest house and gate house are appropriately located within the Rural Landscape, careful consideration of the proposed development activity is required due to the existing environmental characteristics of the Natural Feature Overlay on site.</u>   |
| <input checked="" type="checkbox"/> | <input type="checkbox"/>            | 4. Is this proposal consistent with the use, development, and protection of water resources? <u>If no, describe inconsistency</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? <u>If no, describe inconsistencies:</u>   |
| <input type="checkbox"/>            | <input checked="" type="checkbox"/> | 6. Does this project propose encroachments, obstructions, or dams that will affect wetlands? <u>If yes, describe impact: *Landscapes3 Protect Objective B supports comprehensive protection and restoration of the county's ecosystems, including wetlands. The project site contains delineated wetlands, although it does not appear that any proposed development activity will encroach upon them. The applicant should be aware that placement of fill in wetlands is regulated by Section 404 of the Clean Water Act (1977) and PA DEP Chapter 105 Rules and Regulations.</u>  |
| <input type="checkbox"/>            | <input type="checkbox"/>            | 7. Will any known historical or archaeological resources be impacted by this project? <u>Not Known.</u><br><u>If yes, describe impacts</u>   |
| <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.</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? <u>N/A</u>   |

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.  
  
If yes, will this project plan require the implementation of storm water management measures? 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: 3/28/2025

Signature: 

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.

This project was reviewed under PA Act 247 as Case Number SD-07-24-18181, and while it was consistent with the Rural Landscape and Natural Features Overlay, careful consideration of the proposed development activity is required due to the existing environmental characteristics of the project site.

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.

PC53-01-25-18388

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  
Robert Siegfried, Site Contact  
Dan Boyle, Pennsbury Township  
Ann Lane, 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 one copy of this **Planning Agency Review Component** should be sent to the existing county planning agency or planning agency with areawide jurisdiction for their comments.

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

Project Name & Municipality Kell and Katherine Damsgaard, West Vincent Township

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

1. Date plan received by county planning agency. February 03, 2025
2. Date plan received by planning agency with areawide jurisdiction N/A Agency name N/A
3. Date review completed by agency March 27, 2025

**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>Landscapes3, the Chester County Comprehensive Policy Plan, was adopted in 2018. Watersheds 2045, the Chester County Integrated Water Resources Plan, was adopted in 2024.</u>  |
| <input checked="" type="checkbox"/> | <input type="checkbox"/>            | 2. Is this proposal consistent with the comprehensive plan for land use? <u>According to the Landscapes map adopted in 2018, the proposed subdivision/land development includes land designated as the Rural Landscape. The vision for the Rural Landscape is the preservation of significant areas of open space, critical natural areas, and cultural resources with a limited amount of context sensitive development permitted to accommodate residential and farm needs. On-lot sewage disposal, or very limited public or community sewer service to serve cluster development or concentrations of failing on-lot sewage systems, is supported in this landscape.</u>  |
| <input checked="" type="checkbox"/> | <input type="checkbox"/>            | 3. Does this proposal meet the goals and objectives of the plan?<br>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?<br>If no, describe inconsistency <u>Landscapes3 Protect Objective A states: "Guide development away from sensitive natural resources and toward areas appropriate for accommodating growth." According to PA Code Title 25, Chapter 93, this proposal is located in a watershed or sub-watershed that has a stream use designated as Exceptional Value Waters, the French Creek. These streams are given high priority when considering watershed protection measures. The applicant may need to conduct further coordination with DEP or other agencies in order to comply with the water quality standards set forth in this regulation.</u> |
| <input checked="" type="checkbox"/> | <input type="checkbox"/>            | 5. Is this proposal consistent with the county or areawide comprehensive land use planning relative to Prime Agricultural Land Preservation? If no, describe inconsistencies:   |
| <input type="checkbox"/>            | <input checked="" type="checkbox"/> | 6. Does this project propose encroachments, obstructions, or dams that will affect wetlands?<br>If yes, describe impact: <u>Landscapes3 Protect Objective B supports comprehensive protection and restoration of the county's ecosystems, including wetlands. The project site contains delineated wetlands, although it does not appear that any proposed development activity will encroach upon them. The applicant should be aware that placement of fill in wetlands is regulated by Section 404 of the Clean Water Act (1977) and PA DEP Chapter 105 Rules and Regulations.</u>   |
| <input type="checkbox"/>            | <input type="checkbox"/>            | 7. Will any known historical or archaeological resources be impacted by this project? <b>Not Known.</b><br>If yes, describe impacts   |
| <input type="checkbox"/>            | <input checked="" type="checkbox"/> | 8. Will any known endangered or threatened species of plant or animal be impacted by the development project?   |
| <input type="checkbox"/>            | <input checked="" type="checkbox"/> | 9. Is there a county or areawide zoning ordinance?  |
| <input type="checkbox"/>            | <input type="checkbox"/>            | 10. Does this proposal meet the zoning requirements of the ordinance? <u>N/A</u>  |

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

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.

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

18.

Name, Title and signature of person completing this section:

Name: Carrie J. Conwell, AICPTitle: Senior Environmental PlannerDate: 3/26/2025Signature: 

Name of County or Areawide Planning Agency:

Chester County Planning Commission, Government Services Center, Suite 270

Address: 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.

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

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

PC53-03-25-18476

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  
Kell Damsgaard, Site Contact  
Tommy Ryan, West Vincent 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 Valley Creek Active Adult Community, West Whiteland Township

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

1. Date plan received by county planning agency. February 28, 2025
2. Date plan received by planning agency with areawide jurisdiction N/A Agency name N/A
3. Date review completed by agency March 26, 2025

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

Yes	No	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	1. Is there a county or areawide comprehensive plan adopted under the Municipalities Planning Code (53 P.S. 10101 et seq.)? <u>Landscapes3, the Chester County Comprehensive Policy Plan, was adopted in 2018. Watersheds 2045, the Chester County Integrated Water Resources Plan, was adopted in 2024.</u>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	2. Is this proposal consistent with the comprehensive plan for land use? <u>According to the Landscapes map adopted in 2018, the proposed subdivision/land development includes land designated as the 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: <u>Landscapes3 Protect Objective B supports comprehensive protection and restoration of the county's ecosystems, including wetlands. The project site contains delineated wetlands, although it does not appear that any proposed development activity will encroach upon them. The applicant should be aware that placement of fill in wetlands is regulated by Section 404 of the Clean Water Act (1977) and PA DEP Chapter 105 Rules and Regulations.</u>
<input type="checkbox"/>	<input type="checkbox"/>	7. Will any known historical or archaeological resources be impacted by this project? <b>Not Known.</b> 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? <b>N/A</b>

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

- |                                     |                                     |   |
|-------------------------------------|-------------------------------------|---|
| <input type="checkbox"/>            | <input type="checkbox"/>            | 11. Have all applicable zoning approvals been obtained? <b>N/A</b>  |
| <input type="checkbox"/>            | <input checked="" type="checkbox"/> | 12. Is there a county or areawide subdivision and land development ordinance? <b>No</b>   |
| <input type="checkbox"/>            | <input type="checkbox"/>            | 13. Does this proposal meet the requirements of the ordinance? <b>N/A</b><br>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?<br>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?<br><b>Not known</b> 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?<br>If yes, is the proposed waiver consistent with applicable ordinances. <b>Not Known</b><br>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> |

If yes, will this project plan require the implementation of storm water management measures? 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: 3/26/2025

Signature: \_\_\_\_\_



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.

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

This project was previously reviewed under PA Act 247 as Case Number SD-08-24-18191 and LD-07-24-18187 and was consistent with the Suburban Landscape.

PC53-03-25-18469

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  
Kevin McLaughlin, Valley Creek Homes  
John Weller, AICP, West Whiteland Township  
John Robinson, JMR Engineering, LLC

# Agricultural Security Area Reviews



# THE COUNTY OF CHESTER



**COMMISSIONERS**

Josh Maxwell  
Marian D. Moskowitz  
Eric M. Roe

Matthew J. Edmond, AICP  
Executive Director

**PLANNING COMMISSION**

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

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

TO:

Charles Dobson, Chairman  
West Brandywine Township  
Board of Supervisors  
198 Lafayette Road  
West Brandywine, PA 19320

Date:

March 19, 2025

Parcel:

29-3-60

Acreage\*:

11.1

Owner(s)\*:

David & Priscilla Stoltzfus

\*According to County Tax Assessment Records

**Review Timetable**

On, February 14, 2025 the Chester County Planning Commission received a request from your municipality to review the above listed parcel for addition to your municipality's existing ASA. This proposal was submitted by Tracy Stairs, Township Secretary, representing your municipality. Following Act 43, the CCPC has 45 days to review this submission, which means that our review must be completed by March 31, 2025.

**Soils**

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

Comments:

**Local Planning**

- 1. Does the municipal zoning for the parcel allow agriculture? Yes  No   
 Comments: **The site is located in the R-1 Agricultural/Residential District, which permits agriculture as a by right use.**
  
- 2. Does the proposed agricultural use of the parcel comply with the future land use of the parcel, as mapped in the municipal comprehensive plan? Yes  No   
 Comments: **This parcel is located in both the Rural site-responsive development and Open Space/Resource protection focus designations in the future land use mapping.**
  
- 3. Does the proposed agricultural use of the parcel comply with *Landscape3*, the Chester County Comprehensive Plan? Yes  No   
 Comments: **This parcel is located within the Rural Landscape designation, whose vision includes open lands, wooded lands, scattered villages, agriculture and limited residential uses.**

**Agricultural Lands**

- 1. Is the parcel enrolled in a farmland protection program? Act 515  Act 319  None
  
- 2. What is the Chester County Real Estate System land use code?
  
- 3. Is the parcel “viable farmland” as defined by Act 43? Yes  No   
 Comments: **The parcel is entirely wooded and not well suited for cultivation or pasture. Also, it is not adjacent to any cultivated fields.**

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

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

Carrie Conwell, AICP  
Senior Environmental Planner

cc: Joe Dell’Arciprete, West Brandywine Township Planning Commission Chair  
Geoff Shellington, Chester County Open Space Preservation Department  
Jake Michael, CCPC

# Discussion and Information Items

# Community Planning

# Municipalities with ongoing VPP projects March 2025

★ Planning Commission Consulting Service

## 17 Single-Municipality Projects

### Zoning or Subdivision Ordinance

- ▨ Caln Zoning Ordinance
- ★ East Bradford Zoning Ordinance
- ▨ East Whiteland Zoning Ordinance
- ▨ Kennett Township SLDO Update
- ▨ Malvern Zoning Ordinance Amendments
- ▨ New Garden Zoning Ordinance Update
- ▨ Pennsbury Ordinance Update
- ▨ Phoenixville Zoning Ordinance
- ★ West Grove Zoning Ordinance

### Comprehensive Plan

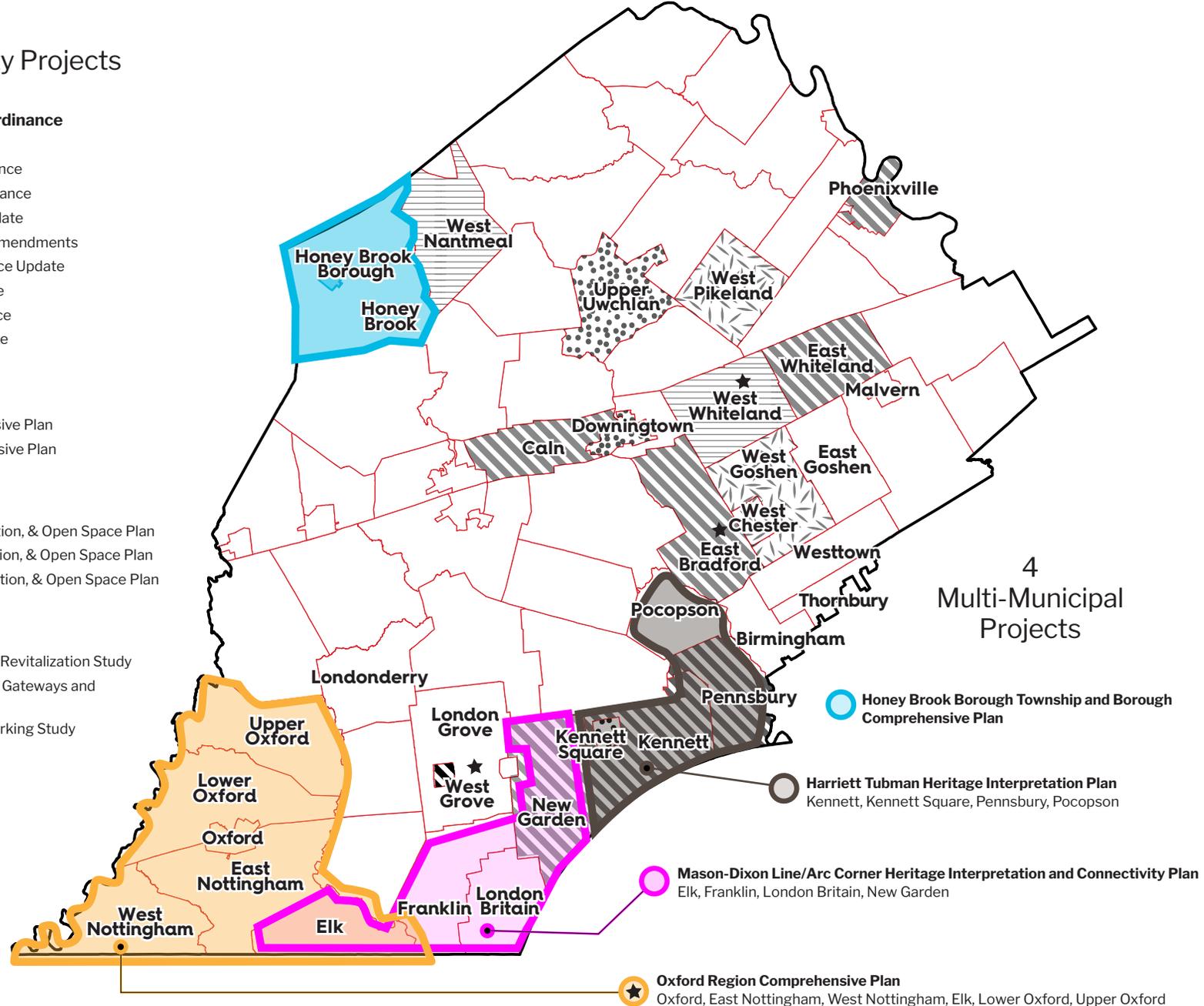
- ▨ West Nantmeal Comprehensive Plan
- ★ West Whiteland Comprehensive Plan

### Open Space

- ▨ West Chester Parks, Recreation, & Open Space Plan
- ▨ West Goshen Parks, Recreation, & Open Space Plan
- ▨ West Pikeland Parks, Recreation, & Open Space Plan

### Other

- ▨ Kennett Square State Street Revitalization Study
- ▨ Upper Uwchlan Eagle Village Gateways and Mobility Plan
- ▨ Borough of Downingtown Parking Study



The VPP (Vision Partnership Program) is administered by the Community Planning Division of the Chester County Planning Commission

## COMMUNITY PLANNING REPORT

**April 2025** (Activities as of 3/31/25)

Community Planning activities are reported under: 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 for Single Municipality or Multi-municipal. Non-contractual staff updates are noted under other projects.

#### SINGLE MUNICIPALITY

##### 1. Caln Township – Zoning Ordinance Update

Percent Completed: 60%      Contract Term: 1/24-12/25      Consultant: Nanci Sarcinello Planning & GIS      Monitor: Mark Gallant  
The Township is creating an ordinance to remove complicated overlay districts. The Task Force continued their discussion on Thorndale Village and the proposed Lincoln Highway Districts March 20<sup>th</sup>

##### 2. Downingtown Borough – Parking Study

Percentage Completed: 0%      Contract Term: 3/25-2/26      Consultant: Walker Consultants      Monitor: Kevin Myers  
A parking study to address growth and redevelopment for the downtown core of Downingtown. Multiple new multi-family residential projects are planned or recently completed. PennDOT is relocating the Downingtown train station approximately a half mile east from its current location on Lancaster Avenue to Brandywine Avenue. The rail bridge over Brandywine Avenue will be widened as part of the relocation, creating dedicated space for pedestrian and vehicular traffic. The new station and refurbishment of the rail bridge present Downingtown with an opportunity to create an entry corridor into the downtown, attract additional development, and create a walkable community. Research during the creation of the 2024 Comprehensive Plan indicated that conducting a parking study of the downtown urban core should be prioritized and this initiative was identified as a key action item in the goal of creating a vibrant, mixed-use urban center.

##### 3. East Bradford Township – Zoning Ordinance Update

Percent Completed: 80%      Contract Term: 8/22–7/25      Consultant: CCPC      Lead Planner: Chris Patriarca  
The Board of Supervisors is reviewing the draft ordinance.

##### 4. East Whiteland Township – Zoning Ordinance

Percent Completed: 55%      Contract Term: 9/23–8/25      Consultant: Bergmann      Monitor: Chris Patriarca  
Next Task Force meeting in March focused on the Route 30 corridor uses.

##### 5. Kennett Square Borough – State Street Revitalization Study

Percent Completed: 80%      Contract Term: 9/24-10/26      Consultant: Derck & Edson      Monitor: Kevin Myers  
The Borough proposes to work with a planning and design consultant to improve sites along State Street. Met on March 17<sup>th</sup> to review and provide input on materials prior to final materials being created.

## COMMUNITY PLANNING REPORT

### 6. Kennett Township – SLDO update

Percent Completed: 10% Contract Term: 8/24-7/26 Consultant: Chester County Planning Commission Planner: Jeannine Speirs  
The Township is updating their SLDO to reflect the recent Zoning update as well as other changes. The project is progressing on schedule.

### 7. Malvern Borough – Zoning Ordinance Amendments

Percent Completed: 30% Contract Term: 8/24-8/26 Consultant: Thomas Comitta Associates Monitor: Jeannine Speirs  
Updates to text and map to support implementation of Malvern Borough Comprehensive Plan. The project is progressing on schedule.

### 8. New Garden Township – Zoning Ordinance Update

Percent Completed: 50% Contract Term: 7/24-6/26 Consultant: Michael Baker International Monitor: Libby Horwitz  
Meeting was held on March 26<sup>th</sup> and a public meeting was held on February 26<sup>th</sup>.

### 9. Pennsbury Township – Natural resources and other Ordinance Updates

Percent Completed: 80% Contract Term: 5/24-10/25 Consultant: Brandywine Conservancy Monitor: Jeannine Speirs  
The project is progressing on schedule. Final draft materials are largely done.

### 10. Phoenixville Borough – Zoning Ordinance Update

Percent Completed: 70% Contract Term: 7/23-6/25 Consultant: Gilmore & Associates Monitor: Chris Patriarca  
Final Task Force meeting scheduled for April where recommendation will be made and advanced to the Planning Commission.

### 11. Upper Uwchlan Township – Eagle Village Gateways and Mobility Plan

Percent Completed: 8% Contract Term: 9/1/2024-2/28/2026 Consultant: Bowman Monitor: Patty Quinn  
The Eagle Village Gateways and Mobility Plan will build community and stakeholder consensus for improvements at two Pottstown Pike (Route 100) and Graphite Mine Road intersections, the northern and southern gateways to the Village of Eagle. The kickoff meeting was held on Tuesday, March 11<sup>th</sup>. The next task force meeting will be held on May 13<sup>th</sup>. Bowman is coordinating a gathering of local business leaders for their input on the project this Spring and are planning a broader public outreach during the summer.

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

Percent Completed: 30% Contract Term: 5/24-4/26 Consultant: Johnson, Mirmiran & Thompson/ Toole Rec. Monitor: Kevin Myers  
West Chester Borough will update its 1986 PROS Plan, last updated in 1992 to advance goals of Landscapes3. The next meeting is TBD and Progressing on schedule.

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

Percent Completed: 15% Contract Term: 5/24-4/26 Consultant: Tool Recreation Planning Monitor: Mark Gallant  
This plan will guide future planning efforts and investment in the Township's park, recreation, and open space facilities. A public meeting was held on March 13<sup>th</sup> to present the results of the public survey.

## COMMUNITY PLANNING REPORT

### 14. West Grove Borough – Zoning Amendments

Percent Completed: 80 %      Contract Term: 4/23–9/25      Consultant: CCPC      Lead Planner: Kevin Myers  
 CCPC will provide professional planning and support staff to assist updating the Boroughs Zoning Ordinance. The project is nearing completion and required an extension to develop the Hearing Draft (incorporating Solicitor, Zoning Officer, Engineer comments and final edits) and to facilitate the adoption process (public meetings, Act 247 review, etc.). An extension was granted taking the contract to 9/25.

### 15. West Nantmeal Township – Comprehensive Plan Update

Percent Completed: 5 %      Contract Term: 6/24-5/26      Consultant: Castle Valley Consultants      Monitor: Mark Gallant  
 A meeting was held on 3/24 where the new goals and objectives were reviewed by the Task Force.

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

Percent Completed 50 %      Contract Term: 6/23–5/25      Consultant: Natural Lands      Monitor: Chris Patriarca  
 Task Force met in March to discuss recommendations. Full draft plan underway.

### 17. West Whiteland Township – Comprehensive Plan

Percent Completed: 30 %      Contract Term: 7/24–6/26      Consultant: CCPC      Lead Planner: Chris Patriarca  
 Topical chapter review continues in April.

## MULTI-MUNICIPAL PROJECTS

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

Percent Completed: 70 %      Contract Term: 24-11 6/24/-11/25      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 region and theme to examine the broader Underground Railroad story in Chester County and the region and develop a tour trail. Draft trail tours are under review. The project is progressing on schedule.

#### B. Honey Brook Township and Borough – Comprehensive Plan

Percent Completed: 0 %      Contract Term: 4/25- 3/28      Consultant: Brandywine Conservancy      Monitor: Jeannine Speirs  
 Honey Brook Township and Borough will develop an update to the 2015 Comprehensive Plan which will be consistent with Chester County's Comprehensive Plan, *Landscapes3*, comply with the Pennsylvania Municipalities Planning Code (Act 247), and reflect on the successfully implemented accomplishments and new challenges planning for to continue building a sustainable and resilient community.

## COMMUNITY PLANNING REPORT

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

Percent Completed: 65 %    Contract Term: 12/22-5/25    5/25    Consultant: Brandywine Conservancy    Monitor: Jeannine Speirs

This plan will highlight the heritage of the Mason-Dixon / Arc Corner Region through the sites and landscapes of Elk, Franklin, London Britain, and New Garden townships building on Franklin's Comprehensive Plan and policy in the other three communities. The project is progressing on schedule. A public meeting is being planned for April.

### D. Oxford Region Comprehensive Plan Update

Percent Completed: 20 %    Contract Term: 1/24-12/26    Consultant: CCPC    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 public survey results are in, over 400 surveys were returned and are being processed. The proposed goals and objectives were discussed at the March meeting along with a revised project schedule. Mark is waiting to hear from Herrs to see when the next public meeting will be held in April or May.

#### 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 is serving as the Region's secretary throughout the Plan update. Jeannine and David are assisting with historic resource and heritage interpretation network items.
- **Phoenixville Region Planning Committee** – At the March meeting the committee primarily discussed trails and their Trail (sub)Committee Meeting and continued discussion on the 2025 Work Plan focusing on municipal implementation of the land use plan in the regional plan.
- **Pottstown Metropolitan Regional Planning Committee** - The March meeting was canceled.
- **Internal County Coordination**  
*Community Development:* Libby Horwitz, Kevin Myers, Chris Patriarca, Jeannine Speirs, David Blackburn  
*Housing Authority of Chester County:* Libby Horwitz and Chris Patriarca  
*Facilities:* David Blackburn  
*Historic Interpretive Network:* Jeannine Speirs

#### VPP INQUIRIES

##### County Consulting Assistance Inquiries or Requests

1. South Coatesville Borough (General Planning Assistance)
2. Pennsbury (Historic Resources Zoning)
3. Coatesville (Official Map)
4. North Coventry (Zoning Ordinance Amendment)
5. East Nottingham (Official Map)
6. Uwchlan (Zoning Ordinance Amendment)
7. East Fallowfield (Comprehensive Plan)

## COMMUNITY PLANNING REPORT

8. East Caln (Zoning Ordinance Update)
9. East Bradford – SALDO Update
10. Spring City (Comprehensive Plan)
11. Penn Township
12. Downingtown (Official Map)

### **Cash Grant Inquiries (or VPP channel not established yet)**

- Sadsbury Township – Comprehensive Plan Update (March 2024)
- West Nottingham Township – Corridor Study (November 2021)
- Charlestown Township – Traffic Impact Fee (December 2022)
- Malvern Borough - Paoli Battlefield Master Plan (Spring 2025)
- East Bradford – Subdivision and Land Development Ordinance (Fall 2025)
- Penn Township SALDO (Spring 2025) Valley Township (Zoning Ordinance Update)
- East Vincent – Corridor Study (Spring 2025)

## **HISTORIC PRESERVATION & HERITAGE INTERPRETIVE NETWORK (HIN)**

### **America 250 & Heritage Tourism Plan**

- ❖ Attended a meeting with Chester County executives to discuss the administration of the Chester County America250 Commission. CCPC will be taking a larger role in administering the Commission
- ❖ Revised a draft plan for CCPC to assist with the administration of CC 250 Commission
- ❖ The County remains steady at 76% for adoption of support for America250 Chester County
- ❖ Updated Chester County heritage resource spreadsheet for review and the field checking of all resources for accuracy by the Chester County Historic Preservation Network
- ❖ Provided feedback to Westtown and Downingtown Township’s ideas and preliminary plans for events in programs and events in 2026-27
- ❖ Presented at America250 Nonprofit Seminar of Chester County resources and initiatives

### **Historic Interpretive Network**

#### **Brandywine Battlefield Task Force (BBTF) & expanded Philadelphia Campaign Partnership**

- ❖ **Philadelphia Campaign Heritage Interpretive Network** – Planning a Heritage Site capacity building, Heritage Interpretive Network, and coordination with both 250s Workshop for April 2025.
- ❖ **Northern Philadelphia Campaign and Heritage Interpretive Network** - Malvern Borough has completed an RFP and is pursuing a consultant for a Paoli Battlefield Master Plan.
- ❖ **Northern Philadelphia Campaign and Heritage Interpretive Network** – A possible multi-municipal heritage interpretive plan that also

## COMMUNITY PLANNING REPORT

looks to incorporate the Patriot Path trail concept is being coordinated for a possible VPP grant application this spring.

### Agriculture HIN theme region

- ❖ Historic sub-committee of the Oxford Regional Planning group has identified Ag theme locations in southern Chester County. Regional theme group has estimates for interpretive signage and is investigating funding to manufacture their Heritage Interpretive Network. CCPC is assisting in signage design under the County's Heritage Interpretive Network program.

### Iron & Steel HIN theme region

- ❖ No updates for March

### Outreach

- ❖ **Town Tours & Village Walks** – Nine sites/dates are confirmed for 2025 Town Tours: 6/12 West Chester; 6/26, Coatesville; 7/10 Warwick County Park; 7/26, Lafayette Day @ Thornbury Farm; 7/31, Bernard Station; 8/7 Oxford Region; 8/14 Hopewell Furnace; 8/21 Yellow Springs.
- ❖ **CCHPN Spring (March) Workshop** – There were 41 participants at the 15 March workshop. The agenda highlighted planning tools, needs, and best practices for CC250<sup>th</sup> and Heritage Interpretive Network, and relation between the two programs as well as how they fit with the adopted 2024 County Heritage Tourism Plan. Speirs and Blackburn provided an update to historic preservation programs and projects throughout the county. Lots of positive feedback!
- ❖ **Attended three Historic Commission meetings:** The Heritage Preservation Coordinator, attended, and introduced himself, to the following: 10 March, West Whiteland; 12 March, Downingtown; 13 March, Tredyffrin

### Review

#### County Owned Bridges

- ❖ 3/25 meeting reviewed proposal for replacement of a historic stone arch bridge in Tredyffrin Township.
- ❖ 3/26 completed interpretive panel for the county owned and maintained Camp Bonsul Road Covered Bridge. Chester County Facilities bridge manager reviewed and approved and will facilitate fabrication and installation.

#### Section 106

- ❖ Cultural Resource Impact Review, East Whiteland Township, new multi-use trail.

## COMMUNITY PLANNING REPORT

### ECONOMIC

- **Non-Residential Report** – Report complete and finalizing for posting.

### HOUSING

- **Adaptable Housing Guide** – Report is completed and being formatted for online posting.
- **Accessible Housing Guide** – Mapping work initiated.
- **Housing Workshops** – Planning begun for 2025 workshops.
- **Land Acquisition** – Met with the Chester County Economic Development Council to discuss land transfer models. Will assist to locate potential sites based on ownership and tax status for future acquisition for housing.
- **Residential Report** – Report complete and preparing for posting.
- **Organizational Convening** – Initial action plan sent to partners, scheduling online follow-up meeting. Advocacy group convening scheduled for April 1<sup>st</sup>.

### URBAN CENTERS

#### **Technical assistance/coordination**

- Worked with Atglen Borough on Town Center Districts zoning amendments
- This project is paused, discussed with borough on 3/5, waiting request regarding restarting the project towards finalization and adoption.
- Advising Oxford borough/Providing comments on Zoning Ordinance and Subdivision and Land Development Ordinance update via Delaware Valley Regional Planning Commission Transportation and Community Development Initiative grant
- 2025 UCII update completed in advance of 2025 CRP (see below) – final 2025 UCII posted 2/24/2025
- Coordination with Department of Community Development regarding 2025 Community Revitalization Program (CRP) – Applications due March 20, with review and scoring to follow.
- Met with Atglen Borough on 3/5 to update new manager and Steve Buck (CCPC) provided the borough with an update on progress regarding design and engineering of the extension of the Enola Low Grade Trail to the borough hall/park/trailhead from the Lancaster County border (construction anticipated in 2026).
- Request from Coatesville to review and comment on potential zoning amendment.

## Chester County Heritage Interpretive Network concept –Explained

**What?** Chester County has diverse history that can be experienced through an array of smaller and localized Heritage Sites where visitors can discover gems of history. County history, and identity of place, is the intersection of natural areas, preserved places, and the built environment. The **Heritage Interpretive Network (HIN) is an approach to identify and connect – by theme & place - still visible Heritage Sites and landscapes as the focus for public interpretation and visitation.** Visitors can “Get lost in Chester County – discover a gem”.

**How?** The HIN applies a coordinated approach that looks at Heritage Sites based on theme, location, capacity, and audience, for right-sized managed expectations for visitor experience. It implements *Landscapes3* (2018) and creates a cohesive framework of Heritage Sites allowing each Site to shine and display its distinct part in the larger story of one or more overarching heritage themes highlighted in the County Heritage Tourism Plan (2024). The HIN is a long-term, ongoing legacy project, for which in the near-term Chester County 250 is the launching point.

HIN Heritage Sites interpret overarching heritage themes: Philadelphia Campaign of 1777; Path to Freedom & Turning Points; Iron, Steel, Industry, & Technology; Agriculture & Mills; Arts, Architecture, & Creative Expression; and Natural Areas & Land Preservation. Themes may go beyond county lines and require collaboration. Theme-focused Heritage Sites working together in regional theme partnership groups and developing outreach tools of a theme website, annual event(s), and visitor tour(s) are jumping off points needed as grounding for a flourishing HIN theme.

**Why?** Purposes are to raise visibility of individual Heritage Sites, provide a scaled visitor experience, amplify the power of place, and bolster the local heritage economy (heritage tourism and local economy in sync).

**HIN framework?** The HIN is organized by tiers or categories of Heritage Sites – Gateways, Heritage Centers, Interpretive Sites - as well as Viewing Corridors. Tiers work together to create a linked and scaled (time & capacity) visitor experience. **No Heritage Site or tier is more important than another.** Heritage Sites are categorized into tier by core considerations of theme, visitor capacity, offerings, and readiness, locale, audience type, and other criteria. There is an inherent “hub-spoke” interrelation between Heritage Centers and Interpretive Sites, by theme and location, for interconnected and graspable visitation. Brief definitions of tiers:

- **Gateway:** Provides orientation and overview of one overarching theme through exhibits and other interpretation, launching the visitor experience for the theme. Larger-scale facility on a main road and area with multi-media, programs, educational space, gift shop, tour bus parking, tours, restrooms, staff, accessibility, and can regularly accommodate a large capacity for visitors at one time. Visitors are directed to related themed Heritage Centers and Interpretive Sites, and other thematic Gateways. Valley Forge NHP and Brandywine Battlefield State Site are examples of Gateways.
- **Heritage Center:** Continues the interpretive experience for an overarching theme, focusing on aspects of that theme as well as localized themes, in a historically important locale and near a cluster of related Interpretive Site to form “Heritage Center clusters”. Less intensive than a Gateway and often indoor with outdoor elements, it is on/near well-travelled roads in an area that already has or is suitable for smaller-scale audiences - individuals, families, small groups. Set hours, restrooms, parking, some level of accessibility, self-guided visitation, limited guided experiences and scheduled programs. Staff (paid or volunteer) to open/close. For example, Phila. Campaign HIN is organized by Heritage Center to bring history together in an engaging cohesive manner, and Marshallton and Kennett are examples of Heritage Centers.
- **Interpretive Site:** Historically important outdoor or indoor Site, often on local roads, focusing on a heritage theme in detail, providing a highly authentic, localized heritage setting. Limited visitor capacity with limited parking and limited or no other amenities. Often self-guided interpretation. Works in concert with a Heritage Center to form a “Mini-Network” to highlight themes and related people, places, events.
- **Viewing Corridor:** Roads, trails, or paths with scenic views of historic buildings and settings connecting themes and Sites through drives, bicycling, walking, or equestrian.

# Sustainability Division Update

## Sustainability Division

### Monthly Activities Report – April 2025

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#### Summary:

- **Sustainable HOAs:** CCPC's 2025 work program includes piloting a program to support a select number of Home Owners' Associations in developing Sustainability Action Plans using CCPC's Template. A meeting was held with representatives from four municipal Environmental Advisory Councils to determine if their members would be interested in providing technical assistance to HOAs through this process. Conversations with these EACs are ongoing.
- **Sustainability at the Pocopson Complex:** A kick-off meeting was held for the "Sustainability at the Pocopson Complex" work program project, which will involve developing a conceptual master plan for sustainable landscape improvements in partnership with the county's prison, youth center, and Pocopson Home. Relatedly, the Conservation District is applying for grant funding to conduct lawn to meadow conversion projects at multiple municipally-owned sites, and a 2.7-acre pilot lawn conversion project at the Pocopson Home is included in this grant application.
- **Transit Oriented Communities:** The Sustainability Division held a kick-off meeting for the Transit Oriented Communities project in the 2025 work program. The project will involve collaboration between several different divisions and will identify potential locations for transit-oriented development as well as conceptual plans for improvements.
- **Keep Chester County Beautiful:** At the Commissioners' meeting on 3/19 the Commissioners honored two recipients of Keep PA Beautiful Awards that were nominated by Keep Chester County Beautiful. The Volunteer of the Year awardee, Dave Shirey organizes a one-day clean-up event in New London Township every year that draws hundreds of volunteers across 80+ separate sites. Recycling Services, Inc., a North Coventry non-profit recycling center, received the Community Partner Award for their critical support to the county's campaign sign collection event last fall.

A kick-off meeting for the 2025 Campaign Sign Recycling event will be held on 4/8.

# Multimodal Transportation Planning Division

## Multimodal Transportation Planning Division

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March 2025

### Baltimore Pike Feasibility Study

As part of their Unified Planning Work Program, staff at DVRPC are in process of developing a feasibility study for a sidepath (multi-use trail) along Baltimore Pike in southern Chester County. This work item was requested by CCPC to follow up on the Baltimore Pike Bikeway recommendation made in the *Southern Chester County Circuit Trail Feasibility Study* completed by CCPC in 2021. An application to the DVRPC TCDI program was made to study the entire Baltimore Pike Bikeway concept from Kennett Square to Oxford that was not chosen, so we focused on the potentially more heavily used segment of the Pike between Kennett Square and Avondale for the DVRPC Work Program request.



*Baltimore Pike looking east toward Toughkenamon.*

DVRPC staff set up a steering committee consisting of representatives from the municipalities of Avondale, New Garden, Kennett Township, and Kennett Square to participate in the feasibility and review process. On Monday, March 3<sup>rd</sup>, Steve Buck and Brian Styche joined DVRPC staff for a field view to inventory and examine the existing conditions along Baltimore Pike beginning at the intersection of PA 41 in Avondale. The weather cooperated which allowed us to complete the field view in short order, however the existing conditions appear to be more challenging than initially thought for this approximate five mile study area. Regardless, we look forward to seeing what DVRPC determines and what segments could serve as early implementation projects to establish this much needed piece of active transportation infrastructure in southern Chester County.

### Main Line Greenway

On Friday March 7<sup>th</sup>, MTP Staff attended an event sponsored by TMACC in conjunction with the Bicycle Coalition of Greater Philadelphia and Lower Merion Township to discuss the concept of expanding Lower Merion's [Main Line Greenway](#) westward into Chester County. Held at the Lutnick Library on the campus of Haverford College, this event included presentations from the Bicycle Coalition and Lower Merion introducing the current Main Line Greenway within Lower Merion followed by a workshop where representatives from the adjacent Radnor Township in Delaware County and the Chester County municipalities of Tredyffrin, Easttown, Willistown, Malvern, East Whiteland and West Whiteland sketched out potential alignments on a series of maps.

The concept is to use locally designated roadways shared by cars and bicyclists combined with multi-use trails and easements through institutional campuses to form a safe, attractive bicycling mobility network. The purpose of the workshop included identifying potential low-stress routes in the project area from Radnor Township in Delaware County to West Whiteland Township in Chester County. DVRPC's Bicycle Level of Traffic Stress (LTS) and Connectivity Analysis was used for the base mapping to assist the planners with the identification of routes that would connect to the Chester Valley Trail and other destination points in western Chester County.

The initial route in Lower Merion was established to connect the Cynwyd Heritage Trail to Stoneleigh after completing a bicycle level of stress map as part of their recent comprehensive plan update and has been the subject of many community rides sponsored by Lower Merion and the Bicycle Coalition to promote and advocate for its development. This greenway route is intended to be used by most cyclists, comprising of over 90% of the bicycling population. Once the route(s) are determined, the idea is to identify where safety improvements may be required and then prepare applications, potentially multi-municipal, to seek funding for said improvements.



*Source: Lower Merion Township.*

## MTP Quarterly Transportation Forum #1

On the afternoon of March 27<sup>th</sup>, the MTP Division held the first of four Quarterly Transportation Forums for Municipal Managers (and Secretaries) as outlined in the 2025 CCPC Work Program. The intent of these Forums is to improve municipal relations and increase municipal participation in the transportation improvement development process.

Attendance at the initial forum was relatively good with at least 25 municipalities who heard brief presentations from Patty Quinn regarding the current Transportation Improvement Inventory (TII) process; Alex Sankaran regarding the recently completed Public Transportation Plan & Next Steps; Steve Buck on the Trails Master Plan and trail development projects status; and Brian Styche on upcoming funding opportunities and consistency letter requests. Although we left plenty of time for interaction and Q&A from the attendees, there was little to no feedback, so we will be looking to improve upon that going forward. The next Forums are tentatively scheduled for June 26, September 25<sup>th</sup>, and December 11<sup>th</sup>.

# Design & Technology Division Update

## **Design & Technology Division**

*April 2025*

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

The 247 planners reviewed and processed plan and ordinance submittals. Staff addressed data and mapping requests from other divisions.

The GIS staff assisted Community Planning Division, Sustainability Division and the Multimodal Transportation Division with mapping and data needs. That includes the continuation of the Oxford Regional Comprehensive Plan fair share analysis data, advancing the Chester County Trail Finder app, updating the historic atlases. Staff also assisted the 247 planners with their mapping needs and the 247 models.

The graphics team assisted with various work program projects, finalized the West Grove Borough Design Guidelines, prepare concepts for 75<sup>th</sup> CCPC anniversary website page and road map for social media content, and branding items for other divisions, designing event banners for the website, progressing the West Whiteland Comprehensive Plan renderings, finalize the Rudolph & Arthur Covered Bridge sign, prepare the 2025 Towns Tours and & Village Walks brochure.

# Director's Report