



THE COUNTY OF CHESTER



COMMISSIONERS
Marian D. Moskowitz
Josh Maxwell
Michelle Kichline

Brian N. O’Leary, AICP
Executive Director

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

Chester County Planning Commission

Video/Audio Meeting
December 9, 2020

AGENDA

- 2:00 p.m. 1. CALL TO ORDER
- A. Chairman’s Welcome *Chairman*
- 2:05 p.m. 2. ACTION ITEMS
- B. Approval of Commission Meeting Minutes – November 10, 2020 *Commission*
- C. Approval of 2021 Planning Commission Meeting Schedule *Commission*
- D. Appointment of 2021 Officers Nominating Committee *Commission*
- E. Act 247 Reviews – November 2020 Applications *Act 247 Team*
- 1) Subdivision and Land Development Plan Reviews (16)
- 2) Comprehensive Plan, Zoning and Subdivision Ordinance Amendment, Miscellaneous Reviews (9)
- F. Act 537 Reviews- November 2020 Applications *Carolyn Conwell*
- 1) Minor Applications (2)
Kennett Township; Smith Property; Consistent
Spring City Borough, Hunsberger; Consistent
- G. Approval of 2021 Work Program and Communications Plan *Brian O’Leary*
- 2:15 p.m. 3. DISCUSSION AND INFORMATION ITEMS
- H. eTools *Carol Stauffer
Libby Horwitz
Chris Patriarca*
- 1) Office Park Redevelopment
- 2) Home Based Businesses
- I. Design & Technology Division Update *Paul Fritz*
- J. Environment and Infrastructure Division Update *Brian Styche*
- K. Community Planning Division *Susan Elks*
- L. Agricultural Development Council Update *Chris Alonzo*
- M. Directors Report *Brian O’Leary*
- N. Public Comment
- 4:00 p.m. 4. ADJOURNMENT

Action Items



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MINUTES: Regular Monthly Meeting Chester
County Planning Commission

Zoom Video/Audio
November 10, 2020

MEMBERS PRESENT: Dr. Douglas Fasick, Vice-Chair; Nathan Cline; Stephanie Duncan; Matthew Hammond; Michael Heaberg; Molly Morrison; Marty Shane; Angie Thompson-Lobb.

STAFF PRESENT: Brian O'Leary, Director; Carol Stauffer, Assistant Director; Glenn Bentley; Wes Bruckno; Kate Clark; Carolyn Conwell; Beth Cunliffe; Susan Elks; Paul Farkas; Paul Fritz; Gene Huller; Kevin Myers; Carolyn Oakley; Elle Steinman; Brian Styche; Suzanne Wozniak; Diana Zak.

VISITORS: Chris Alonzo, Chair, Agricultural Development Council; Mark Connolly; Dennis Ray; Henry Alexander; Jonathan Meyers; Kathy McDevitt; Kirk Reinbold., West Vincent; Paula Kline; Rusty Strauss; Scott Piersol.

CALL TO ORDER:

The regular monthly meeting of the Chester County Planning Commission held via Zoom audio/video on Wednesday, November 10, 2020 was called to order at 2:00 P.M. by Vice-Chair Dr. Fasick.

ACTION ITEMS:

PUBLIC COMMENT ON ACTION ITEMS:

Mr. Mark Connolly, a member of the Chester County Environmental and Energy Advisory Board and member of the public in Phoenixville commented on the Vision Partnership Program (VPP) recommendations being presented at today's meeting. The Phoenixville area applied for the round II VPP grant funding for a clean energy study.

Approval of Meeting Minutes:

A MOTION TO APPROVE THE MINUTES FOR THE OCTOBER 14, 2020 MEETING OF THE CHESTER COUNTY PLANNING COMMISSION WAS MADE BY MS. MORRISON, SECONDED BY MR. HEABERG, AND PASSED BY UNANIMOUS VOTE OF THE COMMISSION.

Approval of the Planning Commission Bylaws:

A MOTION TO APPROVE THE CHESTER COUNTY PLANNING COMMISSION REVISED BYLAWS WAS MADE BY MR. HAMMOND, SECONDED BY MR. SHANE, AND PASSED BY UNANIMOUS VOTE OF THE COMMISSION.

Act 247 Reviews:

Subdivision and Land Development Reviews – October 2020:

There were 20 Subdivision and Land Development Reviews prepared in October.

A MOTION TO APPROVE THE SUBDIVISION AND LAND DEVELOPMENT REVIEWS FOR OCTOBER 2020 WAS MADE BY MR. HAMMOND, SECONDED BY MR. SHANE, AND PASSED BY UNANIMOUS VOTE OF THE COMMISSION.

Mr. Hammond recused himself from the following applications: LD-09-20-16477; LD-09-20-16483; LD-10-20-16505; SD-09-20-16490.

Comprehensive Plan, Zoning and Subdivision Ordinance Amendments, Miscellaneous Reviews – October 2020:

There were 13 Comprehensive Plan, Zoning and Subdivision Ordinance Amendment, and Miscellaneous Reviews prepared in October.

A MOTION TO APPROVE THE 13 COMPREHENSIVE PLAN, ZONING AND SUBDIVISION ORDINANCE AMENDMENT, AND MISCELLANEOUS REVIEWS FOR OCTOBER 2020 WAS MADE BY MR. SHANE, SECONDED BY MR. HEABERG, AND PASSED BY UNANIMOUS VOTE OF THE COMMISSION.

Act 537 Reviews:

There were three minor Act 537 plans in October 2020.

A MOTION TO APPROVE THE THREE MINOR ACT 537 REVIEWS FOR OCTOBER 2020 WAS MADE BY MR. HAMMOND, SECONDED BY MR. SHANE, AND PASSED BY UNANIMOUS VOTE OF THE COMMISSION.

Agricultural Security Areas:

Mr. Bentley presented the Commission with an Agricultural Security Area review for one parcel in West Bradford Township.

A MOTION TO APPROVE THE AGRICULTURAL SECURITY AREA REVIEW FOR WEST BRADFORD TOWNSHIP AS PRESENTED WAS MADE BY MR. SHANE, SECONDED BY MR. HAMMOND, AND PASSED BY UNANIMOUS VOTE OF THE COMMISSION.

Vision Partnership Program – Round II Grants:

Ms. Elks presented the Commission with six applications for the Vision Partnership Program 2020 round two-grant awards. Four of these applications were recommended for approval. They are:

1. Willistown Township – Comprehensive Plan Update
2. Valley Township – Master Corridor Plan
3. East Brandywine Township – Comprehensive Plan and Official Map
4. Highland Township - Comprehensive Plan

A MOTION TO APPROVE THE FOUR VISION PARTNERSHIP PROGRAM REIMBURSABLE GRANT REQUEST APPLICATIONS FOR THE AMOUNTS PRESENTED WAS MADE BY MR. SHANE, SECONDED BY MR. HEABERG AND PASSED BY UNANIMOUS VOTE OF THE COMMISSION.

DISCUSSION AND INFORMATION ITEMS:

eTools: Traditional Neighborhood Development and Form-based Codes:

The eTools provide background information, examples, and links for municipalities and interested citizens on a wide variety of zoning and planning topics. These tools are available at <https://www.chescoplanning.org/MuniCorner/AllTools.cfm>.

Ms. Clark provided the Commission an overview of the Traditional Neighborhood Development eTool. The traditional neighborhood development (TND) concept is implemented through the municipal zoning and subdivision ordinances. The Pennsylvania Municipalities Code (MPC) Article VII-A provides guidance for the establishment of TND regulations. Most TND ordinances include a manual of design guidelines that provide visual references for design elements to be created by new development within a TND. TND can be used to develop entirely new communities but is also appropriate within or adjacent to existing urban centers or growth areas as in-fill development or redevelopment of existing communities.

Mr. Myers provided the Commission an overview of the Form-based Codes eTool. Form-based codes (zoning ordinances) focus on the form of proposed development over the land use type and are intended to complement and reflect the traditional design and characteristics of a community.

Form-based codes are primarily implemented through the municipal zoning ordinance and address land use (a type of use such as residential or commercial), the physical form (building heights, setbacks), and design standards (for specific individual uses, sidewalk requirements, and widths, parking requirements, etc.) of the land and/or buildings.

Agricultural Development Council Update:

Mr. Alonzo updated the Planning Commission and staff on activity within the Agricultural Development Council (ADC).

Mr. Alonzo discussed the Ag Economic Development plan request for proposal (RFP) process. The RFP is open now.

The Ag Council Farm and Table Tales is a monthly consumer series for local residents that allows them to hear from Chester County farmers on a variety of topics. Future events will be held on the third Tuesday of each month.

The annual Farmer of the Year award recipient will be Sonya Beltran with First Generation Farms in Avondale. A ceremony with the Commissioners will be held on Friday, November 13, 2020.

ADC staff has been coordinating with CCPC staff in regards to the Franklin Township comprehensive plan assistance.

The Ag Services brochure is now final and available on the website.

The new website for ADC has been created and includes information on the upcoming webinars, the annual local farm products guide, and information about the Chester County Ag Council and the Chester County Ag Task Force. Visit <https://www.chescofarming.org/Index.cfm> for more information.

Office Administration and Communications Update:

Ms. Cunliffe updated the Commission about 2020 accomplishments. There have been nine major events with over 650 attendees. All of the events since mid-March were held electronically via Zoom. Staff have maintained three websites and created two new websites this year.

There was a 2% increase overall in followers on social media. LinkedIn had the largest increase at 38%, which equates to an additional 744 followers. There has been an 8% increase in page views on chescoplanning.org, which is an increase of about 14,000 page views. The most popular pages on the website are the Pipeline Information Center, the Planning Commission home page, and the Landscapes3 page. Most navigation within the website begins in the planning and municipal corner topics pages, and, most traffic entering the website is coming from general searches (59%), direct visits (32%), referring sites (7%), and social media (2%).

Ms. Cunliffe presented the draft 2021 Communications plan for new initiatives. Staff will be developing a more robust home page for all audiences on the website to include a comprehensive list of examples in the Municipal Corner and sharing success stories related to Landscapes3. For municipal audiences, CCPC communication's staff will develop a strategy to provide information about the completion of projects and encourage the use of a portal for plan endorsements on Chesco Self Service. Submittal of plans will be required in February 2021.

Design and Technology Division Update:

The Design & Technology Division continued to support staff in making progress on the 2020 work program.

Mr. Fritz presented the draft Suburban Centers Landscapes Design guide. There are 17 Suburban Centers in Chester County. The purpose of the design guide is to foster compatible development, protect residential neighborhoods, encourage walkability, and improve the environment. The design guide's audience would include developers, design professionals, engineers and planners, municipal attorneys, elected officials and administrative staff, businesses, and the general public.

Environment and Infrastructure Division Update:

Mr. Styche discussed continuing projects for 2020 within the Environment and Infrastructure Division.

The PA Department of Conservation and Natural Resources (DCNR) began to announce the recipients of the 2020 Community Conservation Partnerships Program (C2P2) in October in the categories of Community Parks, Trails, Rivers, and Acquisitions. We have been told there are still more announcements yet to be made. In summary, the C2P2 program has provided awards for 16 Chester County projects totaling \$5,022,825 in 2020. We will report on the remaining announcements once they are made.

The county-wide summary document of the Active Transportation Inventory titled 'Bicycles, Pedestrians & Transit' is now available for review on the CCPC website at the following link: <https://www.chescoplanning.org/transportation/ati.cfm>

Mr. Styche updated the board and staff regarding news about the pipelines in Chester County. For more information please visit: <http://www.chescoplanning.org/pic/news.cfm>

Community Planning Division Update:

Ms. Elks discussed continuing municipal assistance, historic preservation, housing, and economic development projects for 2020 within the Community Planning Division. There are currently 28 municipal assistance projects that staff is either monitoring or preparing.

On the historic preservation front staff has begun work on an adaptive re-use guide for historic resources. In addition, Ms. Marshall assisted East Marlborough Township, which is a Certified Local Government (CLG), with a grant application to the State for a driving tour of the Brandywine Battlefield.

For housing and the A+ Homes initiative, there will be a special housing event held on Tuesday, November 17, and Thursday, November 19 from 3:00 to 5:00 pm in an online Zoom format to discuss housing for an aging population and the cost of housing.

Staff are coordinating with the Chester County Department of Community Development on the annual Urban Centers Improvement Inventory (UCII). UCII is a comprehensive record of documented revitalization needs within Chester County's urban centers (15 Boroughs and the City of Coatesville). The goal of the Inventory is to connect the urban centers' revitalization plan priorities with implementation funding.

Director's Report:

Mr. O'Leary mentioned the Chester County Association of Township Officials conference will be held electronically Thursday, November 12, 2020. Staff will be presenting about how municipalities can improve land proposals.

Staff is continuing to meet with the Commissioners regarding the Delaware Valley Regional Planning Commission proposal for transportation funding.

The Restore Chester County committee is working to have recommendations available for short term actions for different industries by the end of November.

Public Comment:

There were no public comments.

ADJOURNMENT

THERE BEING NO FURTHER BUSINESS, THE MEETING ADJOURNED AT 3:48 PM.

Respectfully submitted,



Brian N. O'Leary, AICP
Secretary

BNO/slw

Note: Complete reports are a part of the Chester County Planning Commission files and can be reviewed at the Planning Commission Office.



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CHESTER COUNTY PLANNING COMMISSION 2021 BOARD MEETING SCHEDULE

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

January 13th

February 10th

March 10th

April 14th

May 12th

June 9th

July 14th

August 11th

September 8th

October 13th

November 10th

December 8th

BNO /slw

Appointment of 2021 Officers Nominating Committee



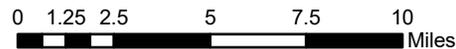
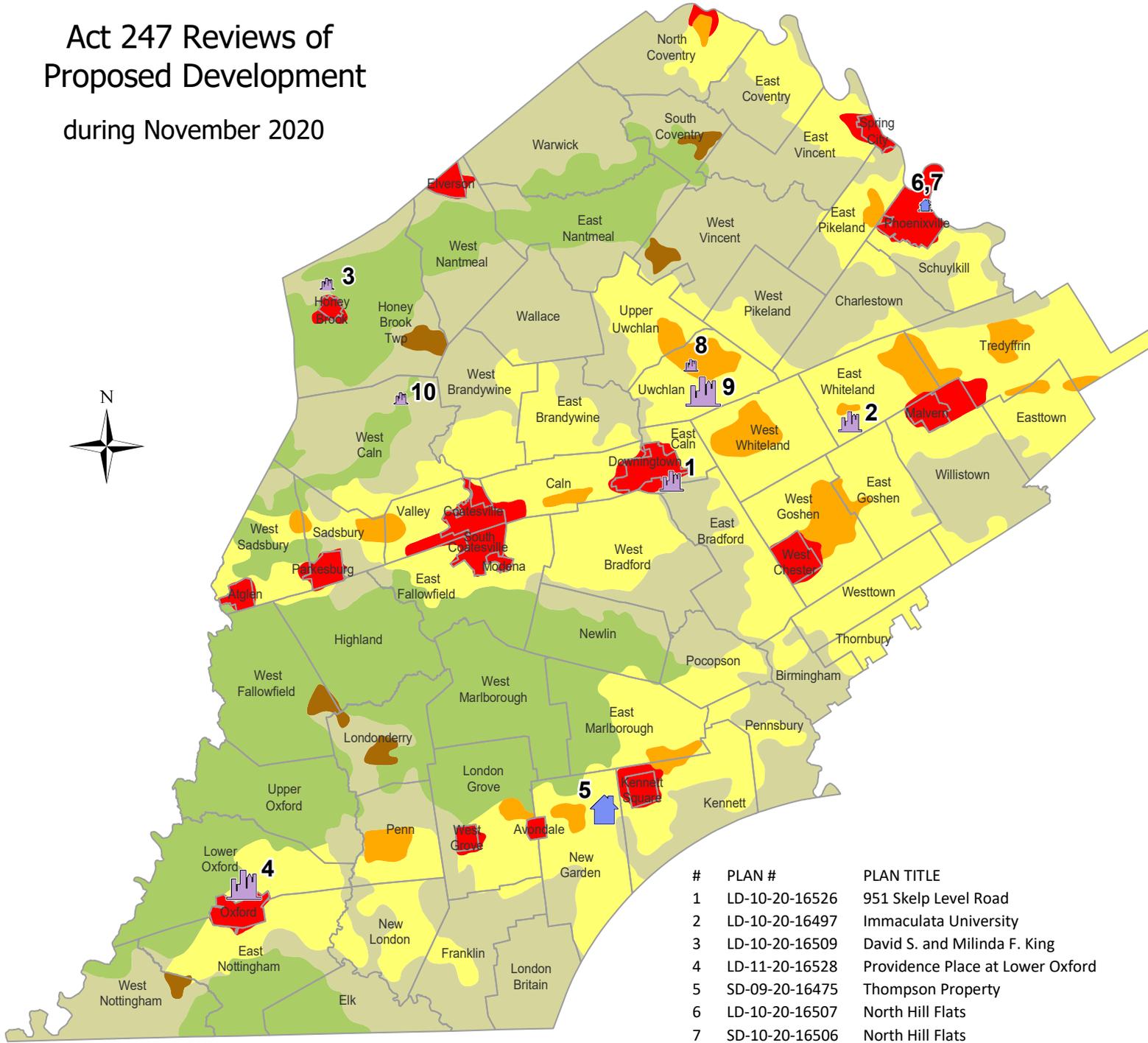
Act 247 Reviews



Subdivision & Land Development



Act 247 Reviews of Proposed Development during November 2020



Symbols

Residential Lots/Units

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

Non-Residential Square Feet

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

Other

- Mixed Use
- Not Consistent with Landscapes³

Landscapes³

Growth Areas

- Urban Center
- Suburban Center
- Suburban
- Rural Center

Rural Resource Areas

- Rural
- Agricultural

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

#	PLAN #	PLAN TITLE
1	LD-10-20-16526	951 Selpk Level Road
2	LD-10-20-16497	Immaculata University
3	LD-10-20-16509	David S. and Milinda F. King
4	LD-11-20-16528	Providence Place at Lower Oxford
5	SD-09-20-16475	Thompson Property
6	LD-10-20-16507	North Hill Flats
7	SD-10-20-16506	North Hill Flats
8	LD-10-20-16521	Eagleview Lot 10
9	LD-10-20-16523	The Rossi Tract
10	LD-10-20-16520	Hibernia School

Subdivision and Land Development Reviews 11/1/2020 to 11/30/2020

Municipality	Plan #	Title	Review Date	Acreage	Land Use	Lots/Units	Non-Res. Sq. Footage	Structure Use	Non-Res. Bldgs.	Roads (L. Feet)	Landscapes ³ (Yes, No, N/R)
Caln Township	SD-11-20-16538	Sandra K. Marasco	11/17/2020	3.90	Single Family Residential	2		Residential Single Family Residential			Yes
East Caln Township	LD-10-20-16526	951 Skelp Level Road	11/17/2020	6.90	Industrial	1	52,200	Industrial Warehouse	1	0	Yes
East Whiteland Township	LD-10-20-16497	Immaculata University	11/4/2020	182.00	Institutional	1	15,369	Institutional School			Yes
East Whiteland Township	SD-10-20-16495	Knickerbocker Lands LLC	11/4/2020	123.08	Institutional	4		Institutional Utility			Yes
Honey Brook Township	LD-10-20-16509	David S. and Milinda F. King	11/9/2020	4.80	Agricultural	1	7,200	Agricultural Unique			Yes
Lower Oxford Township	LD-11-20-16528	Providence Place at Lower Oxford	11/18/2020	49.60	Institutional	1	146,112	Institutional Nursing Home/Assisted Living		320	Yes
New Garden Township	SD-09-20-16475	Thompson Property	11/2/2020	75.06	Single Family Residential Agricultural	56		Residential Single Family Residential Agricultural Open Space Conservation		3,811	Yes
Phoenixville Borough	LD-10-20-16507	North Hill Flats	11/4/2020	0.18	Apartment Commercial	9	808	Residential Apartment Commercial Retail			Yes
Phoenixville Borough	SD-10-20-16506	North Hill Flats	11/4/2020	0.18	Apartment	1		Residential Apartment			Yes
Thornbury Township	SD-10-20-16508	Scott M. Megill	11/10/2020	9.56	Single Family Residential	4		Residential Single Family Residential			Yes
Tredyffrin Township	SD-10-20-16518	172 Bodine Road & 368 Beechwood Lane	11/16/2020	1.46	Single Family Residential	2		Residential Single Family Residential			Yes
Uwchlan Township	LD-10-20-16521	Eagleview Lot 10	11/6/2020	8.95	Commercial	1	1,350	Commercial Addition to Existing	1		Yes

Subdivision and Land Development Reviews 11/1/2020 to 11/30/2020

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)
Uwchlan Township	LD-10-20-16523	The Rossi Tract	11/20/2020	19.52	Commercial	1	100,528	Commercial Retail			Yes
West Caln Township	LD-10-20-16520	Hibernia School	11/5/2020	134.80	Institutional	1	1,408	Institutional School			Yes
West Marlborough Township	SD-10-20-16524	Roy & Gretchen Jackson	11/4/2020	216.02	Single Family Residential	2		Residential Single Family Residential			Yes
West Whiteland Township	SD-10-20-16496	690 East Lincoln Associates, LLC	11/2/2020	107.34	Single Family Residential Townhouse Commercial Commercial	4		Residential Single Family Residential Residential Residential Townhouse Commercial Retail Commercial Office Building			Yes
Grand Totals of Subdivision and Land Development Reviews		16 Reviews		943.35 Acres		91 Lots/Units	324,975 Non-Res. Sq. Feet		2 Non-Res. Bldgs.	4,131 Linear Feet Roadway	

There are **16** plans consistent, **0** plans inconsistent, and **0** plans with no relevance to **Landscapes3**.

Unofficial Sketch Plan Evaluations

11/1/2020 to 11/30/2020

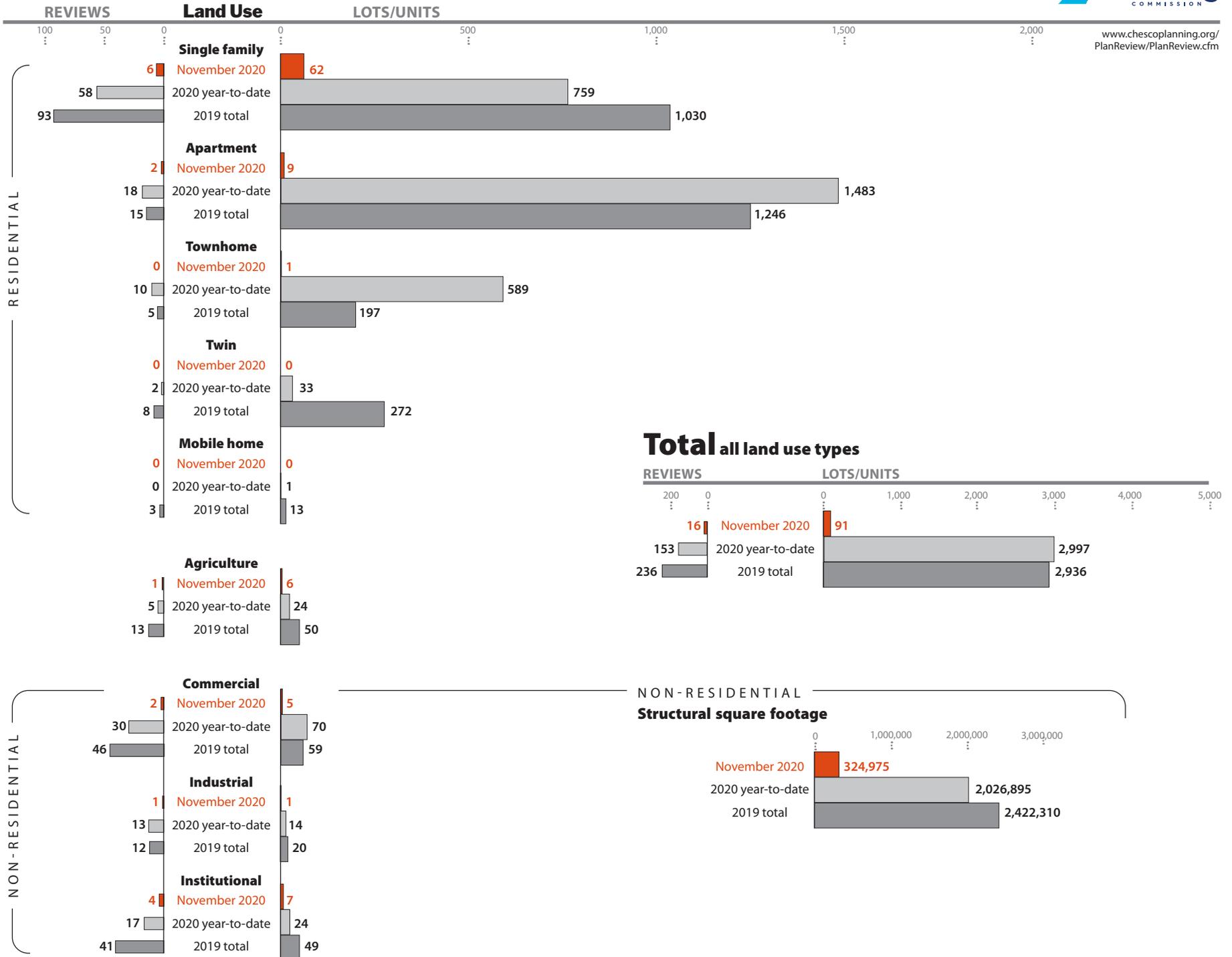
Municipality	Plan #	Title	Review Date	Acreage	Land Use	Lots/Units	Non-Res. Sq. Footage	Structure Use	Non-Res. Bldgs.	Roads (L. Feet)	Landscapes3 (Yes, No, N/R)
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No Unofficial Sketch Plan Evaluations were conducted during this timeframe.

Subdivision and Land Development Applications **November 2020**



www.chescoplanning.org/
PlanReview/PlanReview.cfm



Subdivision & Land Development Letters





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November 17, 2020

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

Re: Preliminary/Final Subdivision - Sandra K. Marasco
Caln Township - SD-11-20-16538

Dear Mrs. Denne:

A preliminary/final subdivision plan entitled "Sandra K. Marasco", prepared by Herbert E. MacCombie and dated September 16, 2020, was received by this office on November 9, 2020. 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 Caln Meetinghouse Road, to the north of Kings Highway
Site Acreage:	3.90 acres
Lots:	2 lots
Proposed Land Use:	Lot line revision
Municipal Land Use Plan Designation:	Single Family Residential and Townhouses
UPI#:	39-1-49, 39-1-48

PROPOSAL:

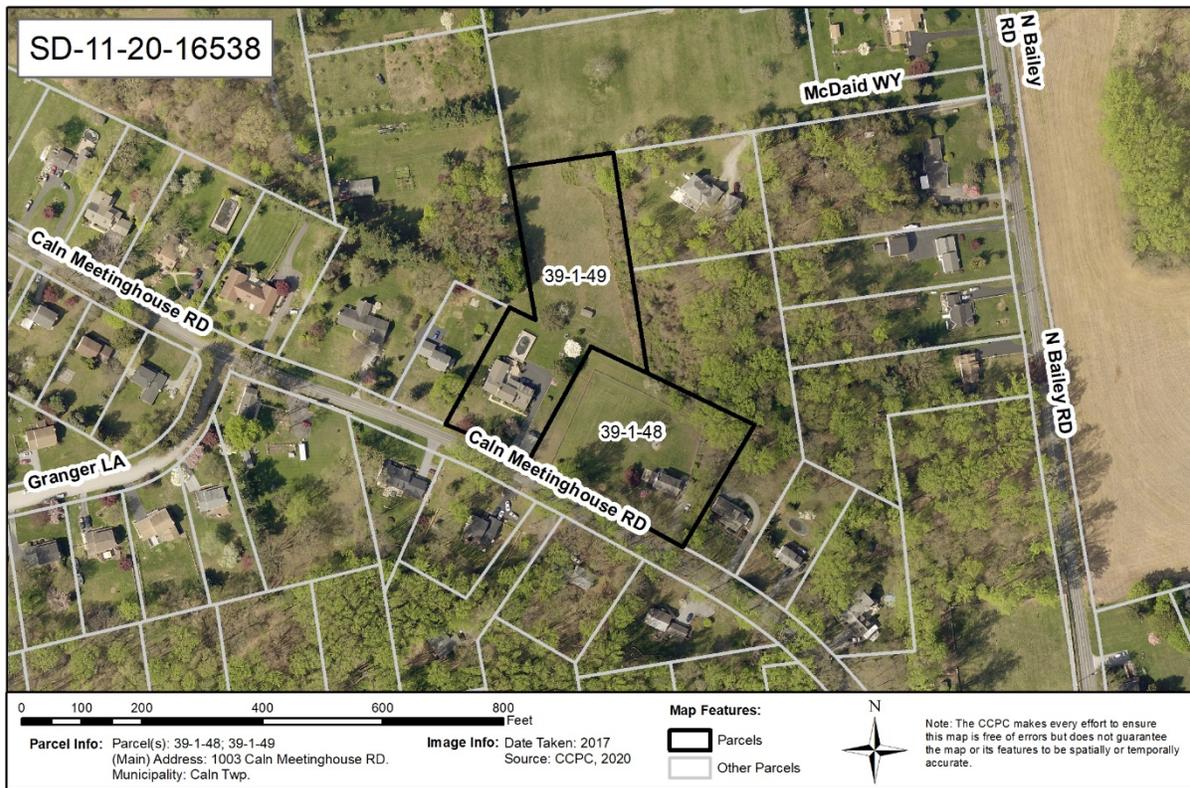
The applicant proposes the adjustment of the lot line separating two lots. The site, which is served by on-lot water and on-lot sewer facilities, is located in the Caln Township R-2 Medium Density Residential zoning district. The site contains two dwellings; no additional construction is proposed by this plan.

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

COUNTY POLICY:

LANDSCAPES:

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



PRIMARY ISSUES:

2. The plan appears to show the northern part of UPI 39-1-49 as if it is a separate lot; the applicant should clarify the reason why a dashed line appears to separate the northern and southern parts of this lot.
3. The applicant should share any plans for future subdivision or development of UPI 39-1-49, because the subdivision may provide enough area for the northern part of this lot to be subdivided. (If so, the on-lot septic drain field will need to be relocated.)

4. At least four nearby lots in this general area may have adequate area for further subdivision using flag-lot configurations. For purposes of conceptual site planning, the Township may wish to explore how a common access drive could serve potential additional lots.



*Detail of Sandra K. Marasco
 Preliminary/Final Subdivision Plan*

ADMINISTRATIVE ISSUE:

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

Page: 4
Re: Preliminary/Final Subdivision - Sandra K. Marasco
Caln Township - SD-11-20-16538

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

Sincerely,

A handwritten signature in black ink that reads "Wes Bruckno". The signature is written in a cursive style with a long horizontal stroke at the end.

Wes Bruckno, AICP
Senior Review Planner

cc: Herbert E. MacCombie
Chester County Health Department



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November 17, 2020

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

Re: Preliminary Land Development - 951 Skelp Level Road
East Caln Township - LD-10-20-16526

Dear Ms. Kelly:

A preliminary land development plan entitled "951 Skelp Level Road", prepared by Edward B. Walsh and Associates, Inc. and dated October 12, 2020, was received by this office on November 2, 2020. 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:	To the east of Skelp Level Road, to the south of Boot Road
Site Acreage:	6.90 acres
Lots/Units:	1 lot/1 structure proposed
Non-Res. Square Footage:	52,200 square feet
Proposed Land Use:	Warehouse and office
New Parking Spaces:	49 spaces
Municipal Land Use Plan Designation:	Industrial
UPI#:	40-4-19.7

PROPOSAL:

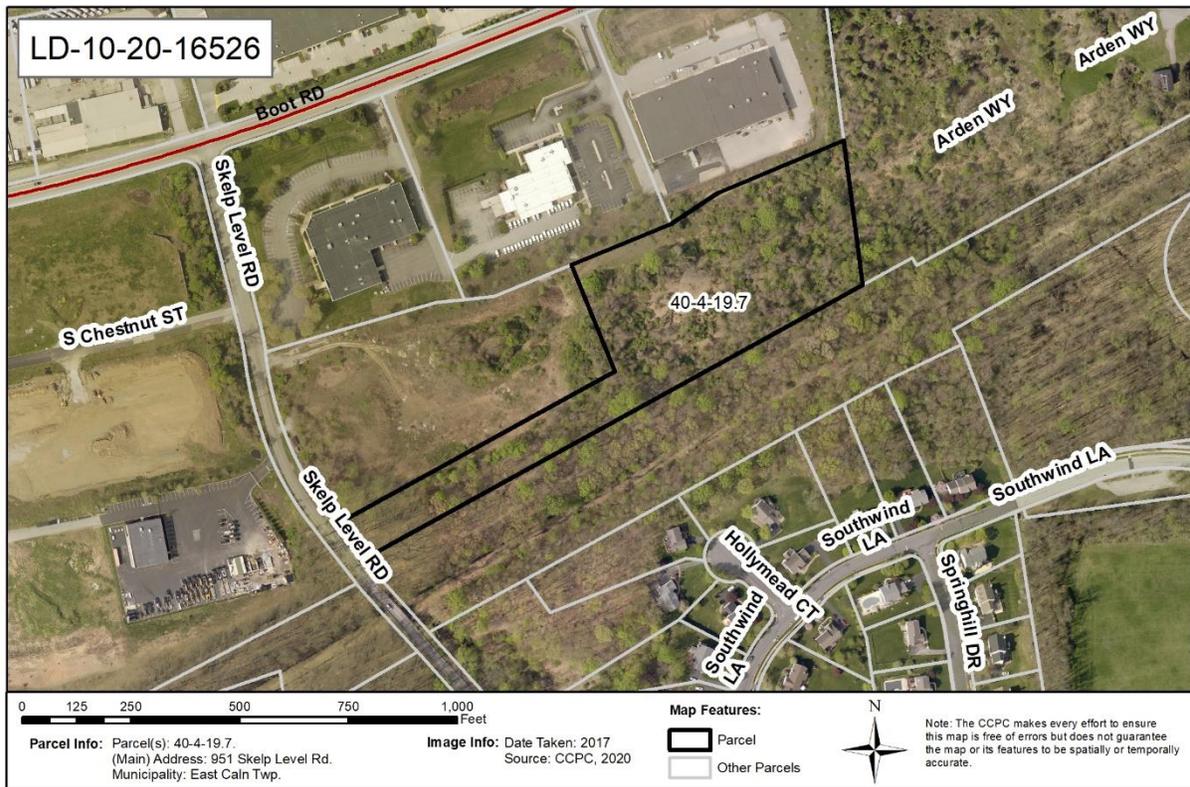
The applicant proposes the construction of a 52,200 square foot warehouse and office building and 49 parking spaces. The site, which will be served by public water and public sewer facilities, is located in the East Caln Township I-1 Industrial zoning district.

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

COUNTY POLICY:

LANDSCAPES:

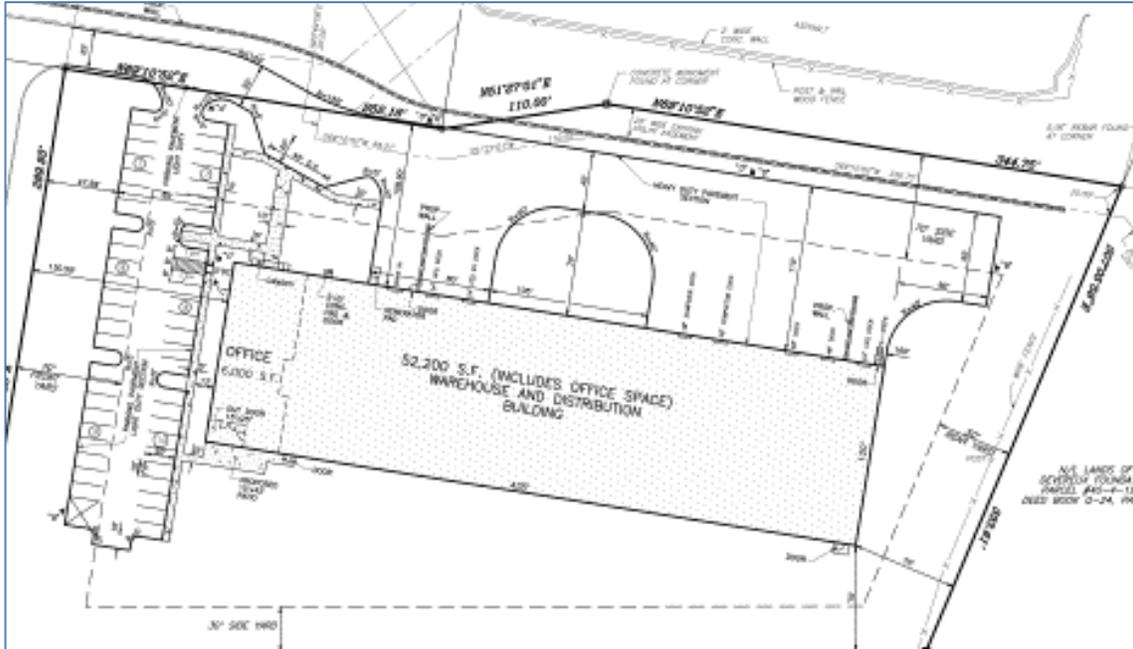
1. The site is located within the **Urban Center Landscape** designation of [Landscapes3](#), the 2018 County Comprehensive Plan. The vision for the **Urban Center Landscape** is historic downtown and established neighborhoods serving as civic, economic, and population centers with a traditional town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



WATERSHEDS:

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

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



*Detail of 951 Skelp Level Road
Preliminary Land Development Plan*

PRIMARY ISSUES:

3. The applicant should investigate whether an emergency access can be provided from a site to the north. We recommend the applicant and Township refer to the Emergency Access design element of the County Planning Commission's Multimodal Circulation Handbook (2016 Update) in its design of potential emergency access connections. This design element is available online at: www.chesco.org/DocumentCenter/View/27034
4. The Township's emergency service providers should be requested to review the plan to ensure that they can safely navigate the proposed development when completed and access the facility to address on-site emergencies, including at the rear of the structure.
5. While the site appears to front on Skelp Level Road, the applicant should indicate whether an access easement will be necessary over the site to the west. If so, the deeds to the affected parcels should reflect the terms of the easement.
6. The plan shows 49 parking spaces. We suggest that the applicant and the Township evaluate the anticipated parking demand for this facility, and determine whether the number of 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.
7. The plan and 2017 aerial photography indicate that a portion of the site is wooded. Mature trees and shrubs reduce the volume and impacts of stormwater runoff by intercepting precipitation, increasing evapotranspiration, and stabilizing soil through root growth. The removal of trees

Page: 4
Re: Preliminary Land Development - 951 Skelp Level Road
East Caln Township - LD-10-20-16526

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

ADMINISTRATIVE ISSUES:

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

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

Sincerely,



Wes Bruckno, AICP
Senior Review Planner

cc: Skelp Level Associates, LLC
E. Kahn Development Corporation
Edward B. Walsh and Associates, Inc.
Chester County Conservation District



THE COUNTY OF CHESTER



COMMISSIONERS
Marian D. Moskowitz
Josh Maxwell
Michelle Kichline

Brian N. O’Leary, AICP
Executive Director

PLANNING COMMISSION
Government Services Center, Suite 270
601 Westtown Road
P. O. Box 2747
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November 4, 2020

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

Re: Preliminary/Final Land Development - Immaculata University
East Whiteland Township – LD-10-20-16497

Dear Mr. Barner:

A Preliminary/Final Land Development Plan entitled "Immaculata University", prepared by Chester Valley Engineers Inc., and dated September 24, 2020, was received by this office on October 5, 2020. This plan is reviewed by the Chester County Planning Commission in accord with the provisions of Section 502 of the Pennsylvania Municipalities Planning Code. We offer the following comments on the proposed land development for your consideration.

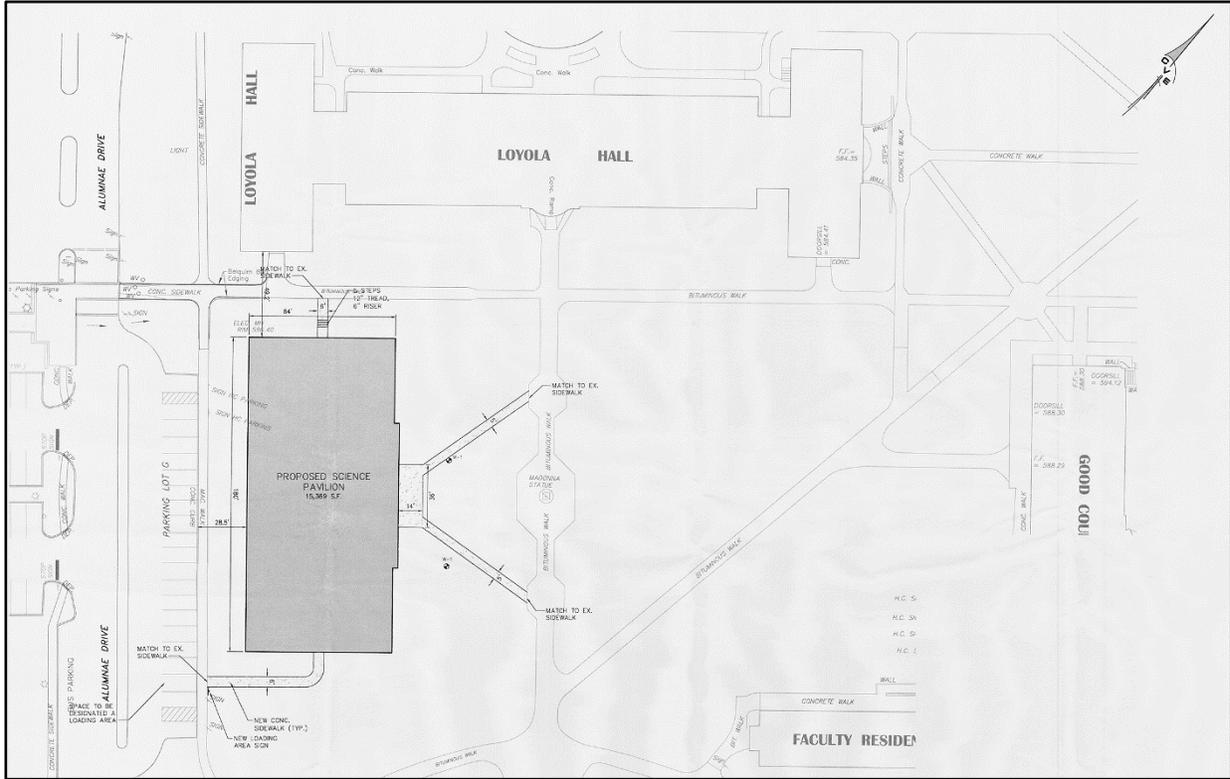
PROJECT SUMMARY:

Location:	north side of King Road, east of Ravine Road
Site Acreage:	182.00
Lots/Units:	3 Existing Lots
Proposed Land Use:	15,369 square foot science pavilion
New Parking Spaces:	0
Municipal Land Use Plan Designation:	Institutional
UPI#:	42-6-34-E, 42-6-34.1-E, 42-6-28

PROPOSAL:

The applicant proposes the construction of a 15,369 square foot science pavilion. The project site is located in the INS Institutional zoning district. No new sewage disposal or water supply is proposed. General Note 4 on Sheet 2 indicates that no new employees or additional students are proposed with this development.

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



Site Plan Detail, Sheet 5: Preliminary/Final Land Development - Immaculata University

COUNTY POLICY:

LANDSCAPES:

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

WATERSHEDS:

2. While **Watersheds**, the water resources component of [Landscapes3](#), indicates the site is located within the Ridley Creek and Valley Creek watersheds, the Post Construction Stormwater Management Narrative, prepared by Chester Valley Engineers Inc., dated September 24, 2020, indicates that the project area eventually drains to an unnamed tributary to Ridley Creek. **Watersheds'** highest priority land use objectives within the Ridley Creek watershed are: reduce stormwater runoff, protect vegetated riparian corridors, and protect/enhance water-based recreation, cultural, historic resources and public access. **Watersheds** can be accessed at www.chesco.org/water.

PRIMARY ISSUES:

3. While we acknowledge the Parking Requirements table on Sheet 2 states that no additional parking is required for this building, we suggest that the applicant consider providing additional handicapped-accessible parking in the vicinity of the science pavilion.
4. Immaculata University is serviced by SEPTA bus route 92, and the primary bus stop is located along King Road between Immaculata Drive and Gillet Drive. We suggest that the applicant consider incorporating the recommended design improvements to this bus stop identified on pages 17-19 of the Chester County Planning Commission's 2016 Enhancing the Transit Environment document. This document is currently available online at: <http://www.chesco.org/DocumentCenter/View/34285>.
5. The project is located in an area designated by the PaDEP as a Special Protection Watershed. Chester County's High Quality and Exceptional Value Watersheds are especially sensitive to degradation and pollution that could result from development. Therefore, stricter DEP or municipal limitations to wastewater and stormwater discharges may apply in this watershed. A map of Special Protection Watersheds in Chester County, PA may be viewed here: www.chesco.org/DocumentCenter/View/17339.

ADMINISTRATIVE ISSUES:

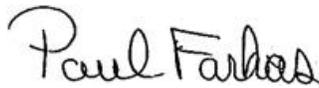
6. Land disturbance and land development activities that occur within Chester County must comply with the *County-wide Act 167 Stormwater Management Plan for Chester County, PA* (July 2013) and the associated Act 167 stormwater management ordinance standards adopted by each municipality.
7. The applicant should consider incorporating additional green infrastructure practices, such as a small green roof or a rain garden, into the post construction stormwater management system. Installing a green roof on even a small section of the new school building will help to reduce the volume of stormwater runoff while also providing an aesthetic outdoor educational resource and reducing heating and cooling costs. Raingardens can reduce runoff volume by increasing infiltration and promoting evapotranspiration while offering aesthetic benefits to the property.
8. The planned stormwater infrastructure will provide an excellent opportunity to demonstrate to students the principles and practices of low impact stormwater management, design, and maintenance, and the importance of watershed stewardship. We encourage the applicant to use this project as an educational resource for students and visitors by creating informational signage, and designing site-specific stormwater curriculum and projects that can be implemented in science classes.
9. The applicant is requesting three waivers from the provisions of the Township Subdivision and Land Development Ordinance, along with a waiver from the outlet structure standards for detention basins set forth in Chapter 170-Stormwater Management of the Township Code. Waiver requests should only be granted following the determination that the proposed project either meets the purpose of these requirements or does not create the impacts that these provisions are intended to manage.

Page: 5
Re: Preliminary/Final Land Development - Immaculata University
East Whiteland Township – LD-10-20-16497

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

This report does not review the plan for compliance to all aspects of your ordinance, as this is more appropriately done by agents of 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: Immaculata University
Chester Valley Engineers Inc.
Chester County Conservation District



THE COUNTY OF CHESTER



COMMISSIONERS
Marian D. Moskowitz
Josh Maxwell
Michelle Kichline

Brian N. O’Leary, AICP
Executive Director

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November 4, 2020

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

Re: Final Subdivision - Knickerbocker Lands LLC
East Whiteland Township – SD-10-20-16495

Dear Mr. Barner:

A Final Subdivision Plan entitled "Knickerbocker Lands LLC", prepared by Chester Valley Engineers Inc., and dated September 23, 2020, was received by this office on October 5, 2020. 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.

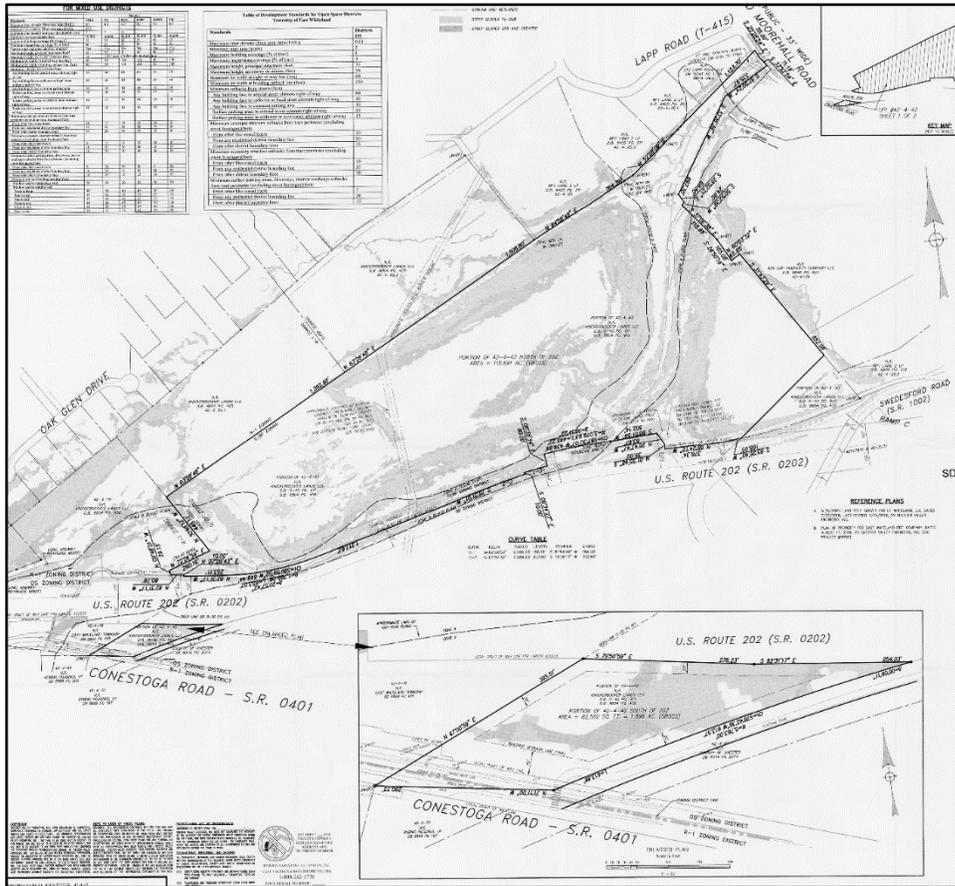
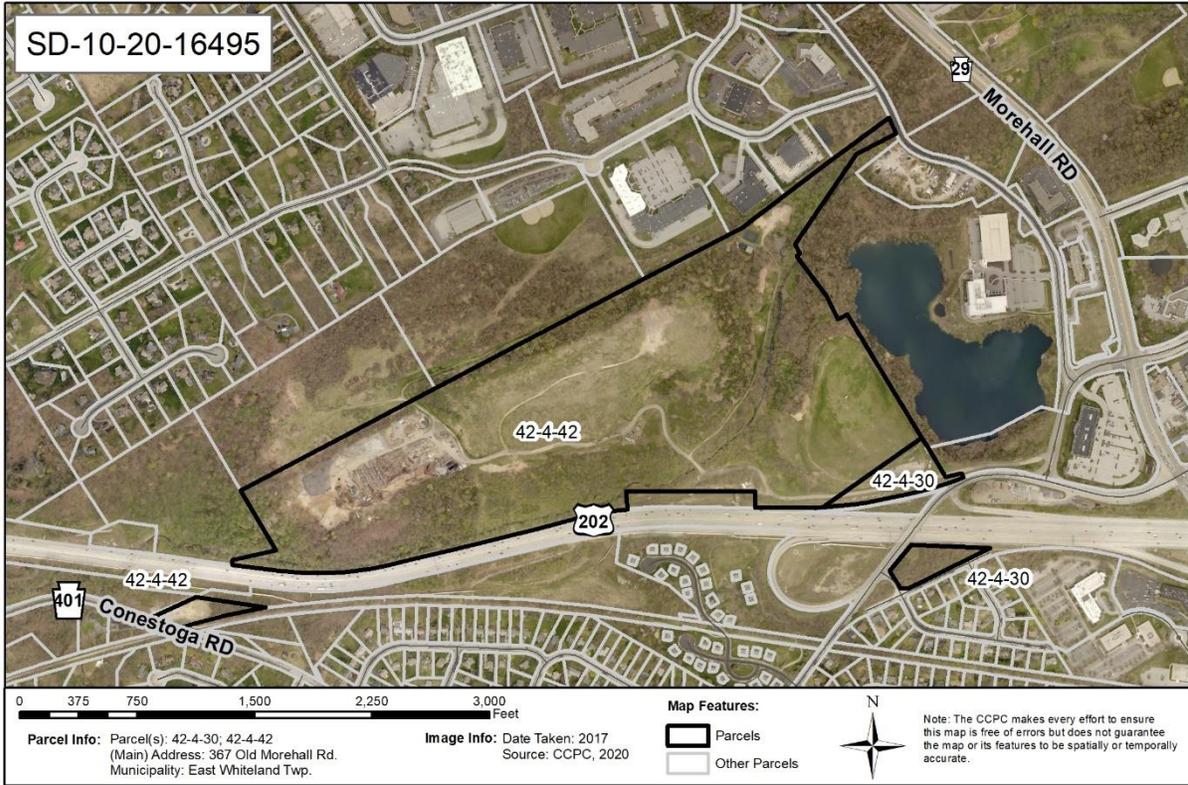
PROJECT SUMMARY:

Location:	north and south side of Route 202, west of Morehall Road
Site Acreage:	123.08
Lots/Units:	2 Existing Lots; 4 Proposed Lots
Non-Res. Square Footage:	0
Proposed Land Use:	Institutional
New Parking Spaces:	0
Municipal Land Use Plan Designation:	Open Space / Office/Business Park; and Office/Business Park
UPI#:	42-4-30, 42-4-42

PROPOSAL:

The applicant proposes to subdivide the remnant portions of UPI # 42-4-30 and UPI# 42-4-42 situated on the south of Route 202 from the northern portions of these two parcels. No development activity is proposed as part of the current plan submission. The project site is located in the O/BP Office/Business Park, and Open Space zoning districts.

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.



Site Plan Detail, Sheet 1: Final Subdivision - Knickerbocker Lands LLC



Site Plan Detail, Sheet 2: Final Subdivision - Knickerbocker Lands LLC

BACKGROUND:

1. We note that the purpose of the plan, as identified in the Narrative Summary document included with the plan submission, is to formally recognize the remnant portions on the south side of Route 202 as separate stand-alone parcels due to the separation from the remainder of the parcels by the Route 2020 right-of-way, and to obtain new UPI number for the south-side remnants. Additionally, plan notes on both plan sheets state that the takings for, and construction of, Route 202 effectively subdivided the existing parcels into two non-contiguous parcels of land. County Mapping Records do not currently identify the remnant parcels on the south side of Route 202, as depicted on the current plan submission, as stand-alone parcels. We note that the parcel boundaries shown for the remnant parcels in the location map on page 2 of this review letter are estimates based upon the information provided in the current subdivision plan submission.
2. The Chester County Planning Commission recently reviewed a zoning map amendment petition involving these two parcels. CCPC# ZM-09-20-16471, dated September 9, 2020, addressed changing the zoning designation of UPI# 42-4-19 and UPI# 42-4-25.1 from R-1 Low Density Residential to RMH Medium-High Density Residential, and changing the zoning designation of UPI# 42-4-25.2, UPI# 42-4-30, and UPI# 42-4-42 from O/BP Office/Business Park to RMH Medium-High Density Residential. As of October 30, 2020, the County Planning Commission has no official record of the Township taking action on this zoning map amendment petition.

The zoning map amendment petition reviewed by the County Planning Commission included a survey plan of the tract, entitled “DP Whiteland LLC,” prepared by Chester Valley Engineers, Inc., dated July 20, 2018, and last revised March 15, 2019. The draft Ordinance identified this survey plan as Exhibit A, and Section 1 of the draft Ordinance states that the Township Zoning Map shall

Page: 4
Re: Final Subdivision - Knickerbocker Lands LLC
East Whiteland Township – SD-10-20-16495

be amended to reflect the zoning of the property identified on Exhibit A. We note that this survey plan included with the zoning map amendment petition did not depict the remnant portions of UPI# 42-4-42 and UPI# 42-4-30 that are shown on the current subdivision plan submission.

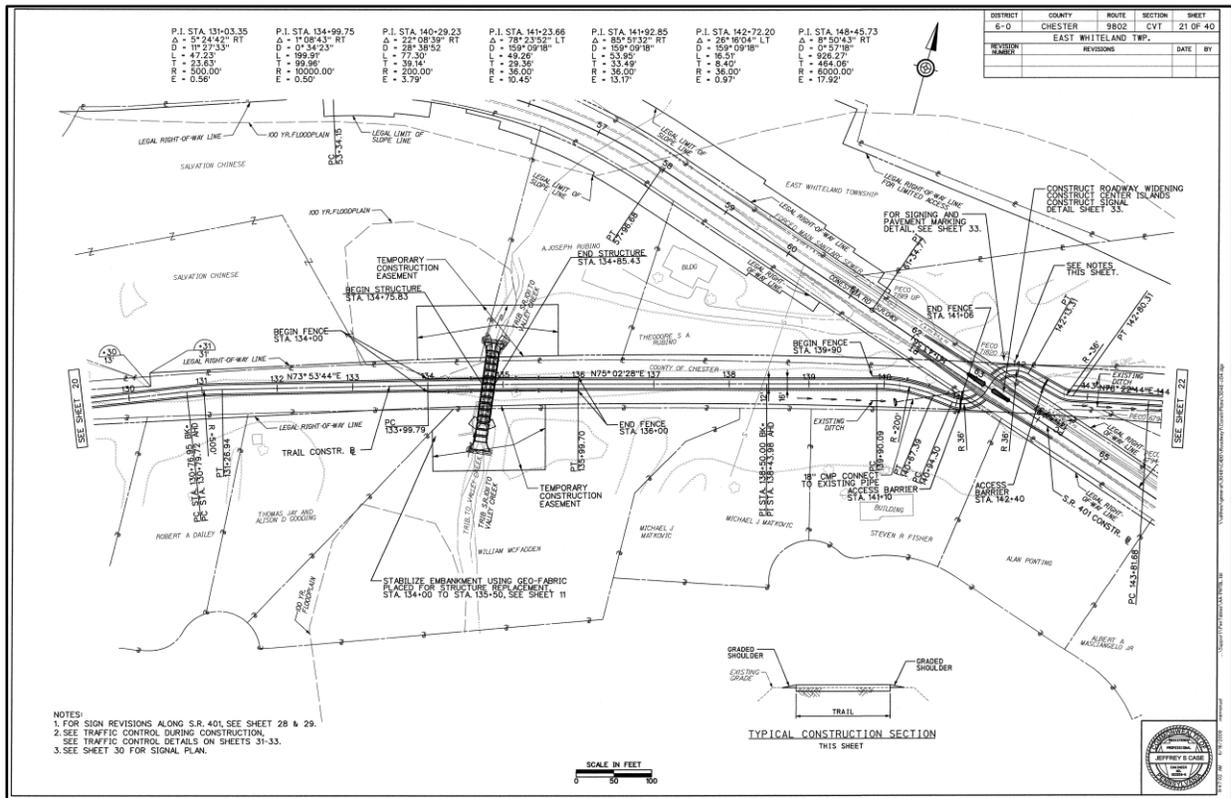
COUNTY POLICY:

LANDSCAPES:

3. While the easternmost portion of the portion of the tract situated on the north side of Route 202 is located in a **Suburban Center Landscape** designation, the remainder of the tract is located in a **Suburban Landscape** designation of *Landscape3*, the 2018 County Comprehensive Plan. Additionally, the portion of the tract situated along the 100-year floodplain corridor is located in a **Natural Landscape** Overlay designation. 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 **Suburban Center Landscape** is regional economic, population and transportation centers with varying land uses, accommodating substantial future growth of medium to high intensity. As an overlay of all other landscapes, the county's **Natural Landscapes** consist of a network of streams, wetlands, floodplains, and forests that are protected by regulations or should be subject to limited disturbance. The proposed subdivision is consistent with the objectives of the **Suburban Landscape**.

ADMINISTRATIVE ISSUES:

4. Sheet 1 appears to indicate that a portion of the Chester Valley Trail corridor, at its intersection with Conestoga Road, is located outside of the former rail right-of-way, which is not consistent with the County's trail development plan. This should be clarified by the applicant. A copy of Sheet 21 of the County's trail development plan is provided on page 5 of this review letter.
5. The Requested Waivers table on Sheet 1 indicates the applicant is requesting five waivers from the plan content provisions in Article V of the Township Subdivision and Land Development Ordinance. Waiver requests should only be granted following the determination that the proposed project either meets the purpose of these requirements or does not create the impacts that these provisions are intended to manage.
6. The Notes table on Sheet 1 has two separate notes identified as Note 5. This should be corrected by the applicant.
7. A minimum of four (4) copies of the plan should be presented at the Chester County Planning Commission for endorsement to permit recording of the final plan in accord with the procedures of Act 247, the Pennsylvania Municipalities Planning Code, and to meet the requirements of the Recorder of Deeds and the Assessment Office.



Sheet 21 – Chester Valley Trail development plan

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

Paul Farkas
 Senior Review Planner

cc: Knickerbocker Lands LLC
 Chester Valley Engineers, Inc.
 David Stauffer, Director, Chester County Department of Parks and Preservation



THE COUNTY OF CHESTER



COMMISSIONERS
Marian D. Moskowitz
Josh Maxwell
Michelle Kichline

Brian N. O’Leary, AICP
Executive Director

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

November 9, 2020

Steven Landes, Township Manager
Honey Brook Township
PO Box 1281
Honey Brook, PA 19344

Re: Final Land Development - David S. King
Honey Brook Township - LD-10-20-16509

Dear Mr. Landes:

A final land development plan entitled "David S. King", prepared by Team Ag and dated October 5, 2020, was received by this office on October 12, 2020. This plan is reviewed by the Chester County Planning Commission in accord with the provisions of Section 502 of the Pennsylvania Municipalities Planning Code. We offer the following comments on the proposed land development for your consideration.

PROJECT SUMMARY:

Location:	East side of Twin County Road (State Route 10), south of Poplar Road
Site Acreage:	4.80 acres
Lots/Units:	1 lot; 1 structure proposed
Non-Res. Square Footage:	7,200 square feet
Proposed Land Use:	Agricultural
New Parking Spaces:	None
Municipal Land Use Plan Designation:	Rural/Agriculture
UPI#:	22-3-50

PROPOSAL:

The applicant proposes the construction of a 7,200 square foot poultry barn. The site, which is served by on-site water and sewer facilities, is located in the Honey Brook Township Agriculture zoning district. A dwelling is located on the site. No change to the site’s access onto Twin County Road is proposed.

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

COUNTY POLICY:

LANDSCAPES:

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



WATERSHEDS:

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

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

Page: 4
Re: Final Land Development - David S. King
Honey Brook Township - LD-10-20-16509

ADMINISTRATIVE ISSUES:

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

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

Sincerely,



Wes Bruckno, AICP
Senior Review Planner

cc: David S. and Malinda F. King
Team Ag
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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Michelle Kichline

Brian N. O'Leary, AICP
Executive Director

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November 18, 2020

Deborah J. Kinney, Secretary/Treasurer
Lower Oxford Township
220 Township Road
Oxford, PA 19363

Re: Preliminary Land Development - Providence Place at Lower Oxford
Lower Oxford Township - LD-11-20-16528

Dear Ms. Kinney:

A Preliminary Land Development Plan entitled "Providence Place at Lower Oxford", prepared by Edward B. Walsh & Associates Inc., and dated August 13, 2019, and last revised on August 18, 2020, was received by this office on November 2, 2020. 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 Route 10, east side of Route 1 Bypass
Site Acreage:	49.60
Lots/Units:	1 building
Non-Res. Square Footage:	146,112
Proposed Land Use:	Nursing Home/Assisted Living
New Parking Spaces:	83
Municipal Land Use Plan Designation:	Commerce
UPI#:	56-8-71

PROPOSAL:

The applicant proposes the construction of a 146,112 square foot institutional building with 145 beds and 83 parking spaces. The project site, which will be served by public water and public sewer, is located in the C-1 Neighborhood Commercial zoning district.

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

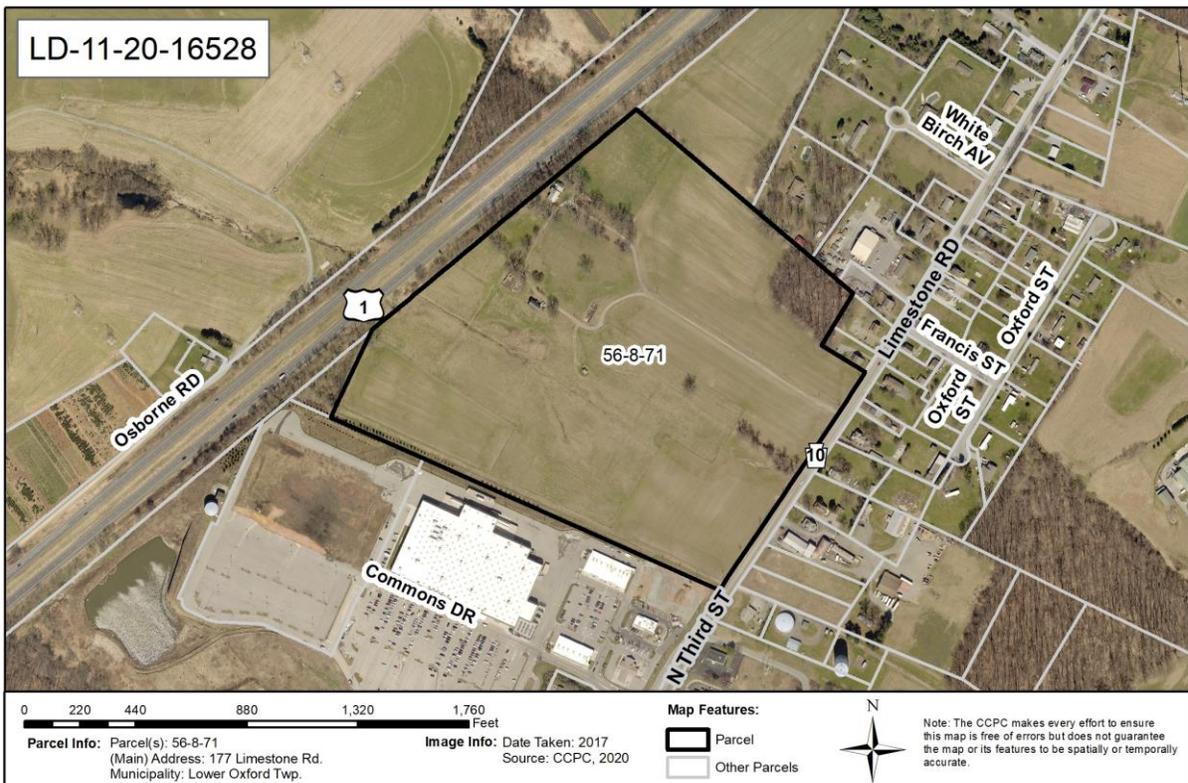
BACKGROUND:

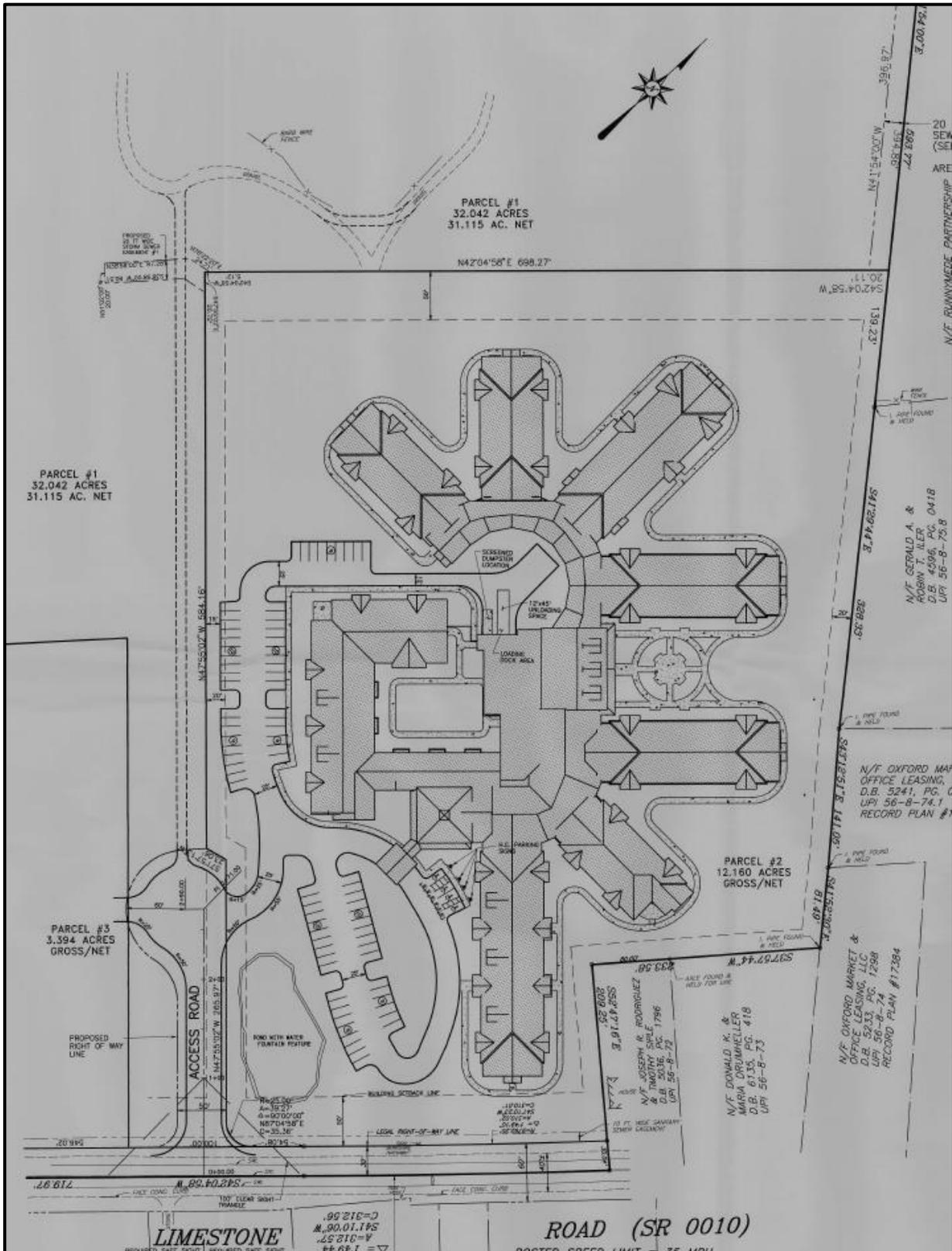
1. The Chester County Planning Commission has previously reviewed a subdivision and a conditional use proposal for this site. The subdivision review, CCPC# SD-12-18-15716, dated January 18, 2019, addressed the creation of four parcels from the 51.7 acre parent tract. Our records indicate that the plan, has not been approved by the Township. The Conditional Use review, CCPC# CU-12-17-15209, dated December 21, 2017 addressed the construction of a Senior Living Facility with 160 beds. The Township granted conditional use approval June 28, 2018.

COUNTY POLICY:

LANDSCAPES:

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





Detail of sheet 2 of the plan

WATERSHEDS:

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

PRIMARY ISSUES:

4. We understand that the Township approved the conditional use submission for this project on June 28, 2018; the Township should verify that any conditions imposed as part of the approval have been incorporated into the plan. We also recommend that the conditions be listed on the Final Land Development plan to demonstrate compliance during the municipal review of the Final Plan.
5. Sidewalks are an essential element for all new development in the Suburban Landscape. The proposed facility should have pedestrian links to the adjoining retail uses at the Oxford Farmer's Market and Oxford Commons. We recommend the installation of a 5 foot wide sidewalk on the north side of Route 10 from the Farmer's Market to Commons Drive. 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 the proposed pedestrian facilities.
The Handbook is available online at: www.chesco.org/documentcenter/view/27042.
6. The Township and the applicant should contact the Transportation Management Association of Chester County (TMACC) to discuss the siting of a SCCOOT bus stop in the vicinity of the proposed facility. This would provide a transit opportunity for residents, visitors and employees of the proposed facility.
7. As indicated above the County Planning Commission has previously reviewed a subdivision plan, CCPC# SD-12-17-15716, dated January 18, 2019, which when approved would create the 12.16 acre development site for this facility and three other parcels. Our records indicate that this subdivision plan has not yet been approved by the Township Board of Supervisors. We recommend that the subdivision plan be approved prior to the Township taking action on this submission. We also recommend that any future development on the remaining parcels be preceded by the submission of a sketch plan. A sketch plan allows the applicant to take advantage of County and municipal expertise and consider design recommendations prior to preparing a fully engineered preliminary or final plan.
8. The proposed configuration of the building and stormwater management facilities would necessitate the removal of the only stand of trees on the entire site. The Township and the applicant should discuss how this stand of trees could be preserved to serve as a screen and buffer from the traffic noise of Limestone Road and the adjoining residential uses and the Oxford Farmers Market. This wooded area could also serve as a visual amenity for the residents of the facility.
9. The applicant and the Township should consider "naturalizing" the stormwater management basins by adding additional landscaping/vegetative screening to soften the appearance of the facilities and provide a focal point for the residents using the community paths. Additional amenities could include benches or a gazebo.

Page: 5

Re: Preliminary Land Development - Providence Place at Lower Oxford

Lower Oxford Township - LD-11-20-16528

10. The Township and the applicant should consider the sufficiency of the proposed parking; while we acknowledge the parking calculation shown on sheet 2 of the plan, the calculation does not address visitors and particularly during holidays when parking demand will be the greatest. The applicant and the Township should consider how this increased demand for parking will be accommodated.

ADMINISTRATIVE ISSUES:

11. The County Planning Commission's Multimodal Circulation Handbook (2016 Update), which is available online at www.chescoplanning.org/resources/PubsTransportation.cfm, classifies Limestone Road (Route 10) as a Minor Arterial Road. The Handbook (page 183) recommends a 100 foot-wide right-of-way for Minor Arterial roads to accommodate future road and infrastructure improvements. We recommend that the applicant and the Township contact PennDOT to determine the appropriate right-of-way to be reserved for this section of Limestone Road (Route 10). We suggest that this area be identified as a dedicated right-of-way, and be offered for dedication to the appropriate agency.
12. 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.
13. The applicant should contact the office of the Chester County Conservation District (CCCD) 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.
14. The Township should ensure that this proposal provides for in-building coverage for public safety and emergency service radio communications. The applicant should contact the Chester County Department of Emergency Services Technical Division at 610-344-5000 for additional information on this issue.
15. The Township Fire Marshal should verify the design, specifications and location of all proposed fire-protection facilities. The applicant and the Fire Marshal should coordinate on an emergency evacuation plan for residents and staff.
16. The Township should verify that the design and location of the proposed outdoor lighting as shown on sheet 8 is consistent with all 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.
17. The Township should verify that the proposed landscaping will not reduce sight distances on Limestone Road.
18. A minimum of four (4) copies of the plan should be presented at the Chester County Planning Commission for endorsement to permit recording of the final plan in accord with the procedures of Act 247, the Pennsylvania Municipalities Planning Code, and to meet the requirements of the Recorder of Deeds and the Assessment Office.

Page: 6

Re: Preliminary Land Development - Providence Place at Lower Oxford

Lower Oxford Township - LD-11-20-16528

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

Sincerely,

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

Glenn Bentley
Senior Review Planner

cc: Providence Place of Oxford Associates
Edward B. Walsh & Associates, Inc.
Chester County Health Department
Anthony Antonelli, District Permits Manager, PennDOT
Francis J. Hanney, PennDOT
Chester County Conservation District
Chester County Assessment Office



THE COUNTY OF CHESTER



COMMISSIONERS
Marian D. Moskowitz
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Executive Director

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November 2, 2020

Ramsey Reiner, Manager
New Garden Township
299 Star Road
Landenberg, PA 19350

Re: Preliminary Subdivision - Thompson Property
New Garden Township - SD-09-20-16475

Dear Ms. Reiner:

A preliminary subdivision plan entitled "Thompson Property", prepared by Hillcrest Associates, Inc., and dated September 2, 2020, was received by this office on October 7, 2020. 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:	northwest corner of Hillendale and Thompson Roads
Site Acreage:	75.06
Lots/Units:	56 lots
Proposed Land Use:	Single Family Residential, Open Space Conservation
New Parking Spaces:	9
Municipal Land Use Plan Designation:	Site Sensitive Residential
UPI#:	60-2-78, 60-2-82

PROPOSAL:

The applicant proposes the creation of 51 single-family residential lots, 5 open space parcels and 9 parking spaces. The project site, which will be served by public water and onsite sewer, is located in the R-1 Residential zoning district and the layout utilizes the Cluster Design Option.

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.

BACKGROUND:

1. The Chester County Planning Commission (CCPC) has previously reviewed two subdivision sketch plans for the 75.06 acre site. The first, CCPC# SD-03-18-15320, was dated March 27, 2018, and addressed the creation of a 75 lot residential development comprising 53 single family dwellings, 22 twin dwellings and a 31.2 acre open space parcel. More recently the CCPC reviewed a revised subdivision sketch plan that proposed the creation of 51 lots utilizing the Residential Cluster Design options of Article XV of the zoning ordinance sited on the same parcels.

COUNTY POLICY:

LANDSCAPES:

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

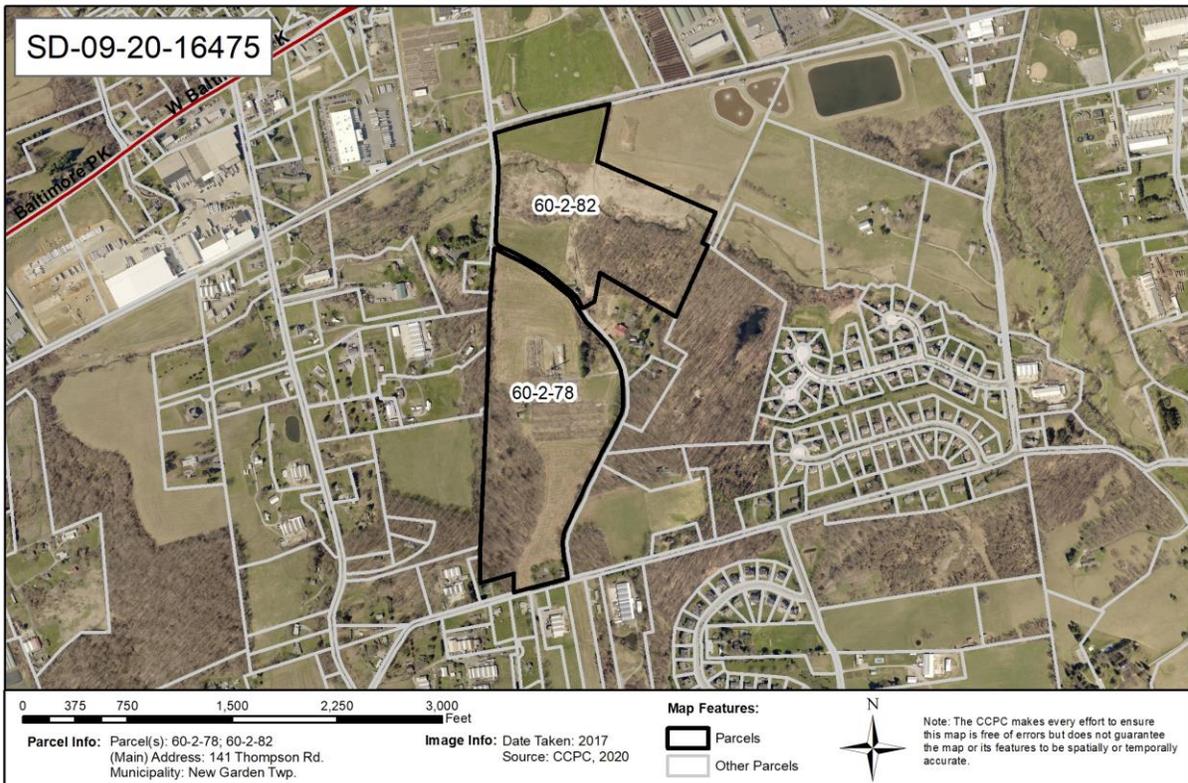
WATERSHEDS:

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

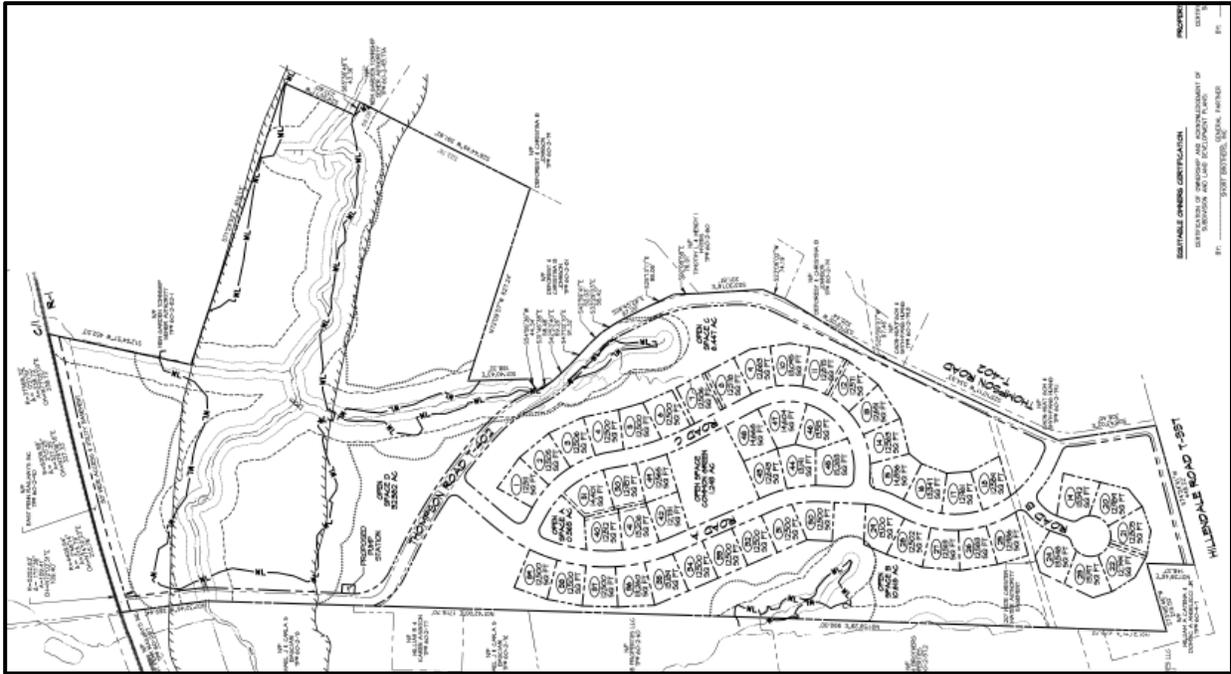
PRIMARY ISSUES:

4. The addition of 51 new residences will significantly increase traffic in the immediate area and impact the capacity of Thompson Road and access to the site. We note that the existing cartway width on Thompson Road is limited and therefore improvements to the road are likely needed to handle the increased traffic. Access to this site from the north may be affected by existing truck traffic and congestion issues on Baltimore Pike that are especially notable during the peak-hours. On Hillendale Road there are access issues at the intersection with Newark Road, limiting certain turning movements. Adding additional traffic to these intersections from this development would only exacerbate the access issues. We suggest that a traffic impact study would inform the Township of the degree of these issues and offer potential solutions.

5. The applicant and the Township should discuss creation of a pedestrian connection between the proposed development and the New Garden Shopping Center using the 30 foot-wide access and utility easement located on the south side of the railroad right-of-way. We note that a significant portion of the Township's protected open space is located along its boundary with Kennett Township. We acknowledge the Township's trail efforts at the Township Park and at the Airport and recommend that a trail in the central eastern portion of the Township would be appropriate and should be designed to connect to the Kennett Township Greenway and trail network.



6. The plan indicates that a Homeowners' Association will be responsible for the proposed common facilities/areas. Ownership, maintenance, use provisions, restrictions, and liability responsibilities associated with any common held amenities should be written into the Homeowners' Association (HOA) document. The HOA document should include provisions which allow the Township to: intervene and maintain common owned facilities; determine the schedule for Association formation; timing for construction of common facilities; and determine the schedule for transfer of ownership from developer to the HOA of common facilities. The HOA document should be submitted as part of the application to the municipality to be reviewed by an attorney versed in homeowners' association documents to evaluate the document for its completeness and compliance.
7. We acknowledge the content of plan note #10, but suggest that the Township verify that the Deed Restriction is consistent with the requirements of Section 200-94 of the Zoning Ordinance related to permanent protection of the common open space.



Detail of Sheet 1A of the plan

NATURAL FEATURES PROTECTION:

8. Given the Christina Basin's sediment and nutrient TMDLs and the sediment and nutrient impairments in the West Branch Red Clay Creek watershed, please consider seeding the planned stormwater basins with a native rain garden seed mix to establish herbaceous vegetation. Herbaceous vegetation can filter out excess sediments, remove nutrients, increase soil moisture, and diminish peak-flow runoff rates.
9. Operation and maintenance plans for rain gardens should include bi-annual inspection of outlet risers, clearing of accumulated debris, and pruning and weeding as necessary. Rain gardens should also be inspected to assess plant health and species diversity; re-seeding may be necessary a few years after establishment to maintain the desired function.
10. Before construction, the planned limit of disturbance along the undisturbed section of woodlands should be marked with orange construction fencing to reduce unintended intrusion into these areas by construction equipment.
11. It is not clear from the information available for this review if any stormwater infrastructure will drain directly into the wetlands adjacent to the property. If stormwater outlets are proposed in these areas, appropriate energy dissipaters should be installed to reduce flow velocity to avoid erosion and wetland disturbance.

STORMWATER CONSIDERATIONS:

12. It appears that runoff from some of the proposed home sites on the northern and western side of the property (#'s 1-7; 29-35) will not be captured by any stormwater BMPs. Steep slopes behind these houses may increase the risk of accelerating stormwater runoff, causing sheet and rill erosion and potential sediment deposition in the adjacent wetlands. Consider the following:
 - a. Capturing all flow from rain gutters in stormwater BMPs by directing flow towards the front of homes and into planned infiltration basins or rain gardens.
 - b. Establishing shrub species on steep slopes (>15%) to help disperse energy and avoid points of concentrated flow, stabilize soils, and increase sediment trapping from stormwater runoff prior to entering the riparian area.
13. Consider maximizing onsite stormwater infiltration, where feasible, by incorporating practices such as using permeable paving options on walkways and installing rain gardens, vegetated swales, or vegetated curb extensions to capture and infiltrate stormwater runoff.
14. The stormwater management operation and maintenance plans should clearly define the entity responsible for long-term operation, maintenance, and inspection of all stormwater infrastructure. Requirements for the frequency of inspections should be detailed in this plan at intervals that would ensure they maintain their designed functions.

ADMINISTRATIVE ISSUES:

15. The applicant should contact the office of the Chester County Conservation District (CCCD) for information and clarification on erosion control measures. The provisions of the Commonwealth Erosion Control Regulations may apply to the project and may require an Earth Disturbance Permit or a National Pollutant Discharge Elimination System permit for discharge of stormwater from construction activities.
16. 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.
17. We acknowledge the offer of dedication of the ultimate right-of-way on Thompson Road.
18. A minimum of four (4) copies of the plan should be presented at the Chester County Planning Commission for endorsement to permit recording of the final plan in accord with the procedures of Act 247, the Pennsylvania Municipalities Planning Code, and to meet the requirements of the Recorder of Deeds and the Assessment Office.

Page: 6
Re: Preliminary Subdivision - Thompson Property
New Garden Township - SD-09-20-16475

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

Sincerely,

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

Glenn Bentley
Senior Review Planner

cc: Amy R. Thompson & Theodore R. Thompson, ETAL
Short Brothers, LLC
Hillcrest Associates, Inc.
Chester County Conservation District
Chester County Assessment Office



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November 4, 2020

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 - North Hill Flats
Phoenixville Borough – SD-10-20-16506 & LD-10-20-16507

Dear Mr. Boelker:

A preliminary/final subdivision and land development plan entitled "North Hill Flats", prepared by H. Gilroy Damon Associates, Inc. , and dated October 2, 2020, was received by this office on October 9, 2020. 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 side of Dayton Street, north side of High Street
Site Acreage:	0.18
Lots/Units:	9 units
Non-Res. Square Footage:	808
Proposed Land Use:	Apartment, Retail
New Parking Spaces:	11
Municipal Land Use Plan Designation:	High Density Residential
UPI#:	15-5-534, 15-5-534.1, 15-5-533, 15-5-534.2, 15-5-534.3

PROPOSAL:

The applicant proposes the consolidation of five existing parcels and the construction of a mixed use building with 8 residential units, one retail unit and 11 parking spaces. The project site, which will be served by public water and public sewer, is located in the NC-Neighborhood Center zoning district.

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



COUNTY POLICY:

LANDSCAPES:

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

WATERSHEDS:

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

7. The applicant and the Borough should consider how freight loading and deliveries to the ground floor commercial use will be managed.
8. The applicant should consider revising window sizing and placement on the north side of the building. While we acknowledge the proximity of neighboring dwelling, we suggest that the main living area of the north facing apartments should have greater access to natural light. We also suggest that the parking area design would be improved by adding windows on the north side façade to provide natural light and improve air circulation.

STORMWATER CONSIDERATIONS:

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

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

10. The applicant and the Borough should consider installation of a green roof on the proposed building to help address stormwater management requirements, reduce the building’s ambient temperature and increase biodiversity in the urban center.

ADMINISTRATIVE ISSUES:

11. The applicant is requesting five waivers from the provisions of the Borough 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.
12. Local emergency service providers should review the plan to verify accessibility for their vehicles and for the placement and specifications of all proposed on-site emergency service equipment.
13. The applicant should contact the office of the Chester County Conservation District (CCCD) 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.

Page: 5

Re: Preliminary/Final Subdivision and Land Development - North Hill Flats

Phoenixville Borough – SD-10-20-16506 & LD-10-20-16507

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

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

Sincerely,

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

Glenn Bentley
Senior Review Planner

cc: Josep Properties, LLC, Attn: Matthew Perna
H. Gilroy Damon Associates, Inc. Attn: David Price Damon
Chester County Conservation District



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Executive Director

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November 10, 2020

Teresa DeStefano, Planning Commission Secretary
Thornbury Township
8 Township Drive
Cheyney, PA 19319

Re: Preliminary/Final Subdivision - Scott M. Megill
Thornbury Township – SD-10-20-16508

Dear Ms. DeStefano:

A Preliminary/Final Subdivision Plan entitled "Scott M. Megill", prepared by Inland Design, and dated August 31, 2020, was received by this office on October 12, 2020. 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.

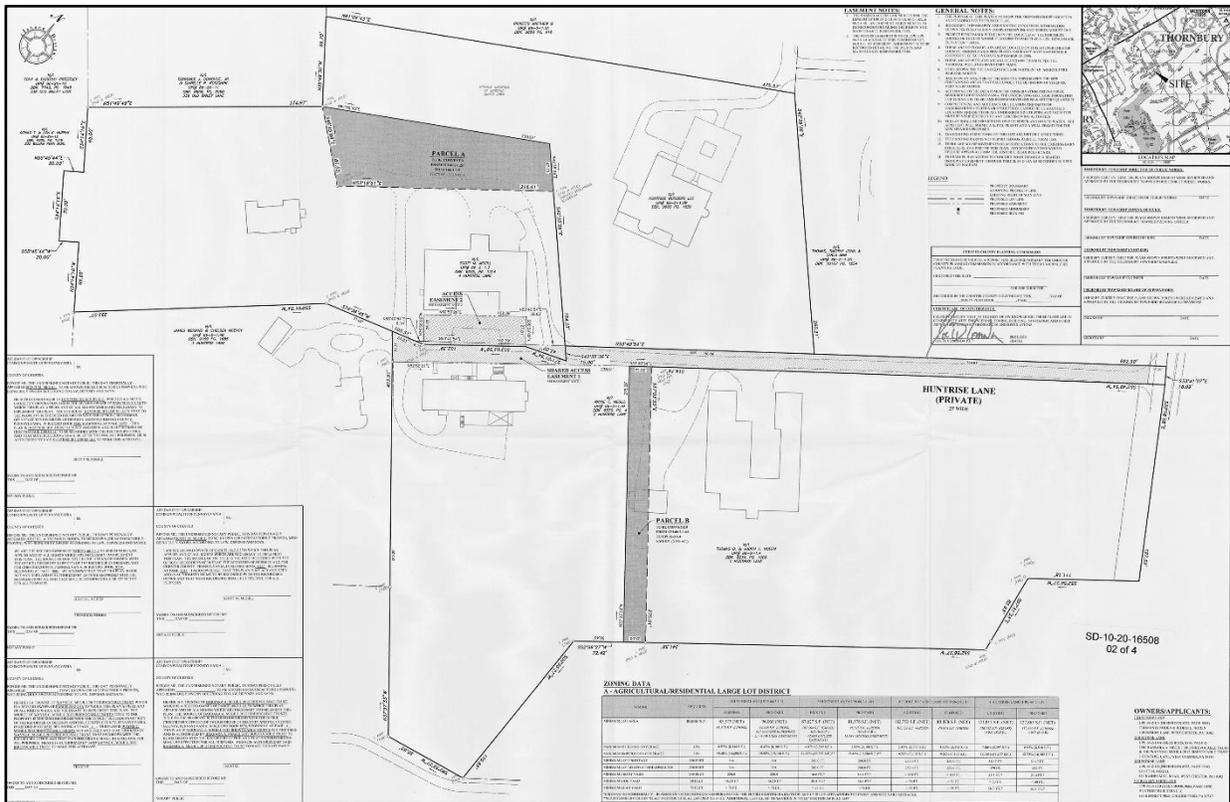
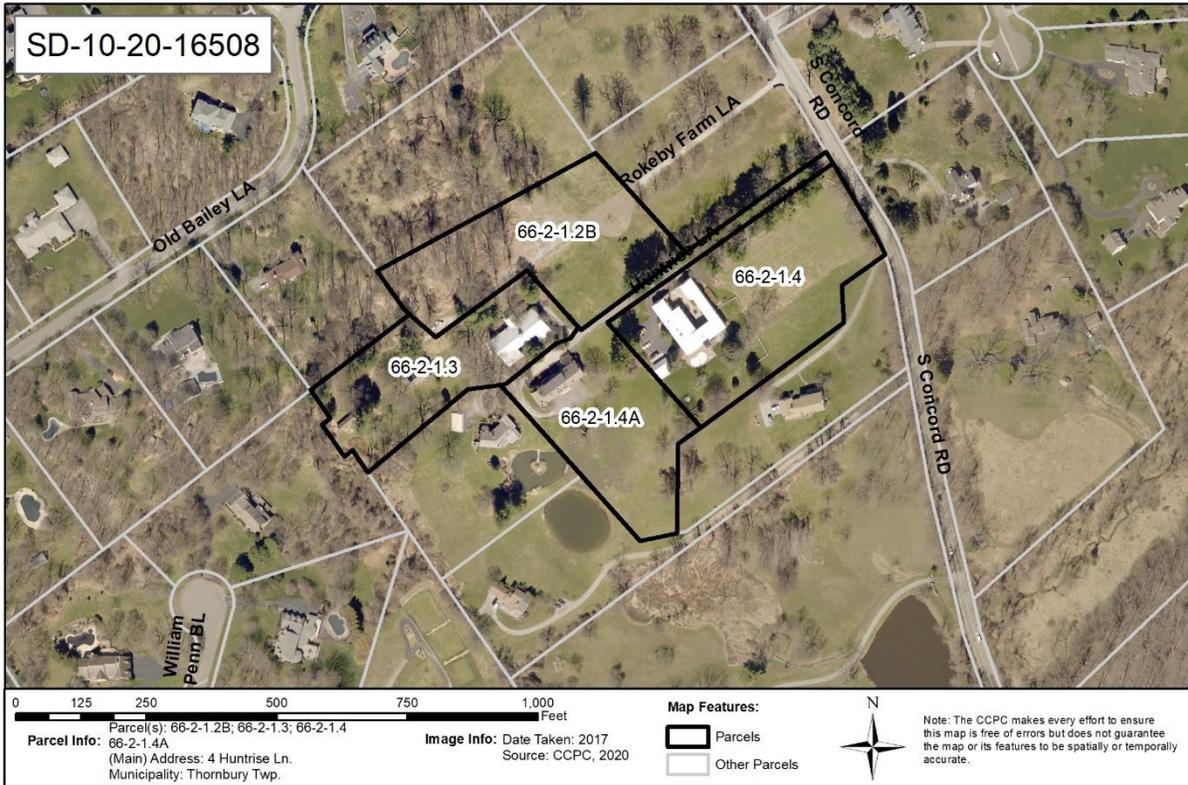
PROJECT SUMMARY:

Location:	west of South Concord Road, south of East Street Road
Site Acreage:	9.56
Lots/Units:	4 Lots
Non-Res. Square Footage:	0
Proposed Land Use:	Single Family Residential
New Parking Spaces:	0
Municipal Land Use Plan Designation:	RR Rural Residential
UPI#:	66-2-1.4, 66-2-1.2B, 66-2-1.3, 66-2-1.4A

PROPOSAL:

The applicant proposes the conveyance of Parcel A, an 0.319 acre portion of UPI# 66-2-1.2B, to UPI# 66-2-1.3, along with the conveyance of Parcel B, an 0.139 acre portion of UPI 66-2-1.4A, to UPI# 66-2-1.4. The site plan also indicates that two additions to the existing residence on UPI# 66-2-1.3 will be constructed, and the existing septic tank on this lot will be replaced by a septic field. The project site is located in the A Agricultural/Residential (Large Lot) zoning district.

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



Site Plan Detail, Sheet 2: Preliminary/Final Subdivision - Scott M. Megill

COUNTY POLICY:

LANDSCAPES:

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

PRIMARY ISSUES:

2. The Township Historic Resource Atlas indicates that 4 Huntrise Lane (UPI# 66-2-1.3), the site of the proposed building additions, contains a Class 2 historic resource. The Pennsylvania Historic Resource Survey Form currently available on the Township's website indicates that this property is historically significant because of its role in the history of the Rokeby Stock Farm, which is a potential contributing resource in the South Concord Road Historic District.

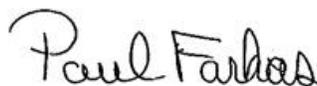
It is our understanding that, according to the Township Historical Preservation Commission's June 10, 2020 meeting minutes, the Historical Preservation Commission has reviewed and supports the plans for this property. The applicant and Township should continue to work to mitigate any negative impacts on the integrity and historical context of the property.

ADMINISTRATIVE ISSUES:

3. Sheet 2 depicts the location of two access easements, the details of which are provided in the Easement Notes table on Sheet 2. The details of these easements should be incorporated into the deeds of the appropriate lots.
4. A minimum of five (5) copies of the plan should be presented at the Chester County Planning Commission for endorsement to permit recording of the final plan in accord with the procedures of Act 247, the Pennsylvania Municipalities Planning Code, and to meet the requirements of the Recorder of Deeds, the Assessment Office, and the Health Department.

This report does not review the plan for compliance to all aspects of your ordinance, as this is more appropriately done by agents of Thornbury 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: Megill Homes, Inc.
Scott Megill
Inland Design
Chester County Health Department



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November 16, 2020

Matt Baumann, Assistant Manager
Tredyffrin Township
1100 DuPortail Road
Berwyn, PA 19312

Re: Preliminary/Final Subdivision - 172 Bodine Road & 368 Beechwood Lane
Tredyffrin Township – SD-10-20-16518

Dear Mr. Baumann:

A Preliminary/Final Subdivision Plan entitled "172 Bodine Road & 368 Beechwood Lane", prepared by Barry Isett & Associates Inc., and dated September 9, 2020, was received by this office on October 19, 2020. 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.

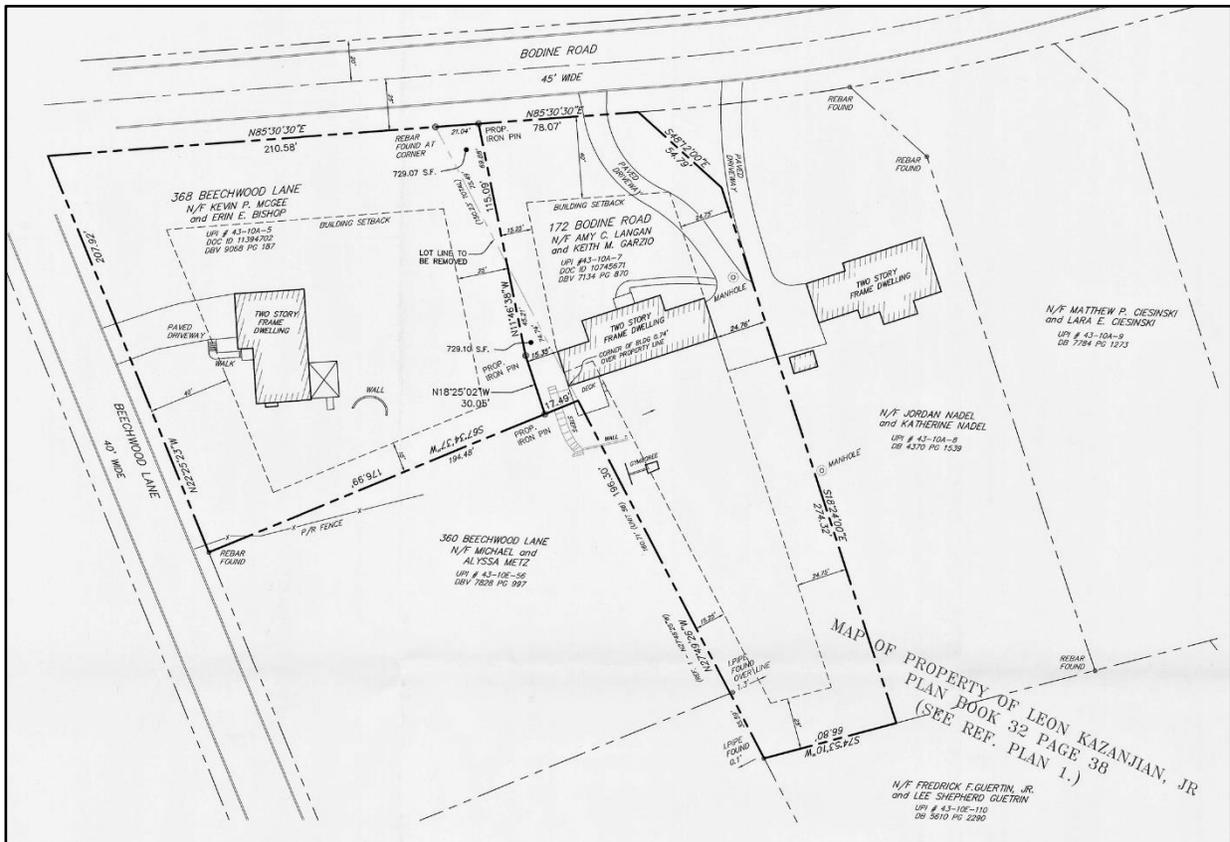
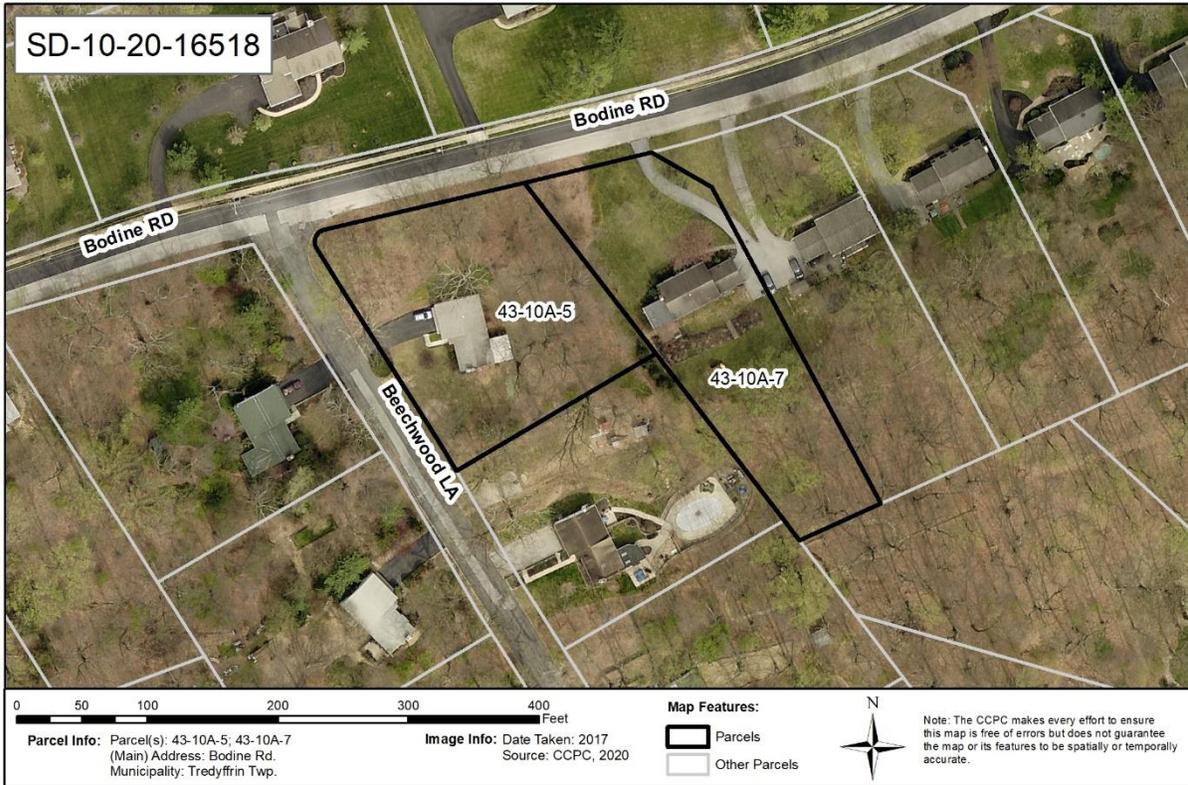
PROJECT SUMMARY:

Location:	south side of Bodine Road, east of Beechwood Lane
Site Acreage:	1.46
Lots/Units:	2 Lots
Non-Res. Square Footage:	0
Proposed Land Use:	Single Family Residential
New Parking Spaces:	0
Municipal Land Use Plan Designation:	Residential - Low Density
UPI#:	43-10A-7, 43-10A-5

PROPOSAL:

The applicant proposes a lot line revision between two residential parcels, in order to address an encroachment issue. No development activity is proposed as part of the current plan submission. The project site is located in the R1 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.



Site Plan Detail: Preliminary/Final Subdivision - 172 Bodine Road & 368 Beechwood Lane

COUNTY POLICY:

LANDSCAPES:

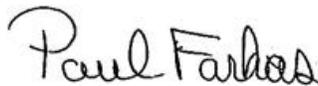
1. The project site is located within the **Suburban Landscape** designation of [Landscapes3](#), the 2018 County Comprehensive Plan. The vision for the **Suburban Landscape** is predominantly residential communities with locally-oriented commercial uses and facilities, accommodating growth at a medium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

ADMINISTRATIVE ISSUES:

2. The site plan depicts that an existing deck and steps on UPI 43-10A-7 are partially located on an adjoining parcel (UPI# 43-10E-56), and there is no information provided pertaining to an existing easement. If the encroachment issue is valid, the applicant and the adjoining property owner should use this opportunity to resolve this issue.
3. While the site plan indicates that the project site is located in the R2 Community Residential zoning district, our copy of the Township Zoning Map indicates that the site is located in the R1 Residential zoning district. This should be clarified by the applicant.
4. A minimum of four (4) copies of the plan should be presented at the Chester County Planning Commission for endorsement to permit recording of the final plan in accord with the procedures of Act 247, the Pennsylvania Municipalities Planning Code, and to meet the requirements of the Recorder of Deeds and the Assessment Office.

This report does not review the plan for compliance to all aspects of your ordinance, as this is more appropriately done by agents of Treddyffrin 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: Keith Garzio
Barry Isett & Associates, Inc.



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 Brian N. O’Leary, AICP
 Executive Director

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November 6, 2020

Tara Giordano, Zoning Officer
 Uwchlan Township
 715 North Ship Road
 Exton, PA 19341

Re: Preliminary/Final Land Development - Eagleview Lot 10
 # Uwchlan Township - LD-10-20-16521

Dear Ms. Giordano:

A preliminary/final land development plan entitled "Eagleview Lot 10", prepared by Chester Valley Engineers, Inc. and dated October 13, 2020, was received by this office on October 22, 2020. This plan is reviewed by the Chester County Planning Commission in accord with the provisions of Section 502 of the Pennsylvania Municipalities Planning Code. We offer the following comments on the proposed land development for your consideration.

PROJECT SUMMARY:

Location:	East side of Eagleview Boulevard, north of Sheree Boulevard
Site Acreage:	8.95 acres
Lots/Units:	1 lot; building addition
Non-Res. Square Footage:	1,350 square feet
Proposed Land Use	Building addition
New Parking Spaces:	None
Municipal Land Use Plan Designation:	Commercial/Industrial (2020 Draft Comprehensive Plan Update)
UPI#:	33-4-12.8

PROPOSAL:

The applicant proposes the construction of a 1,350 square foot building addition. The site, which is served by public water and public sewer facilities, is located in the Uwchlan Township PCID Planned Commercial Industrial Development zoning district. No additional vehicle access to Eagleview Boulevard is proposed on the plan.

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

COUNTY POLICY:

LANDSCAPES:

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

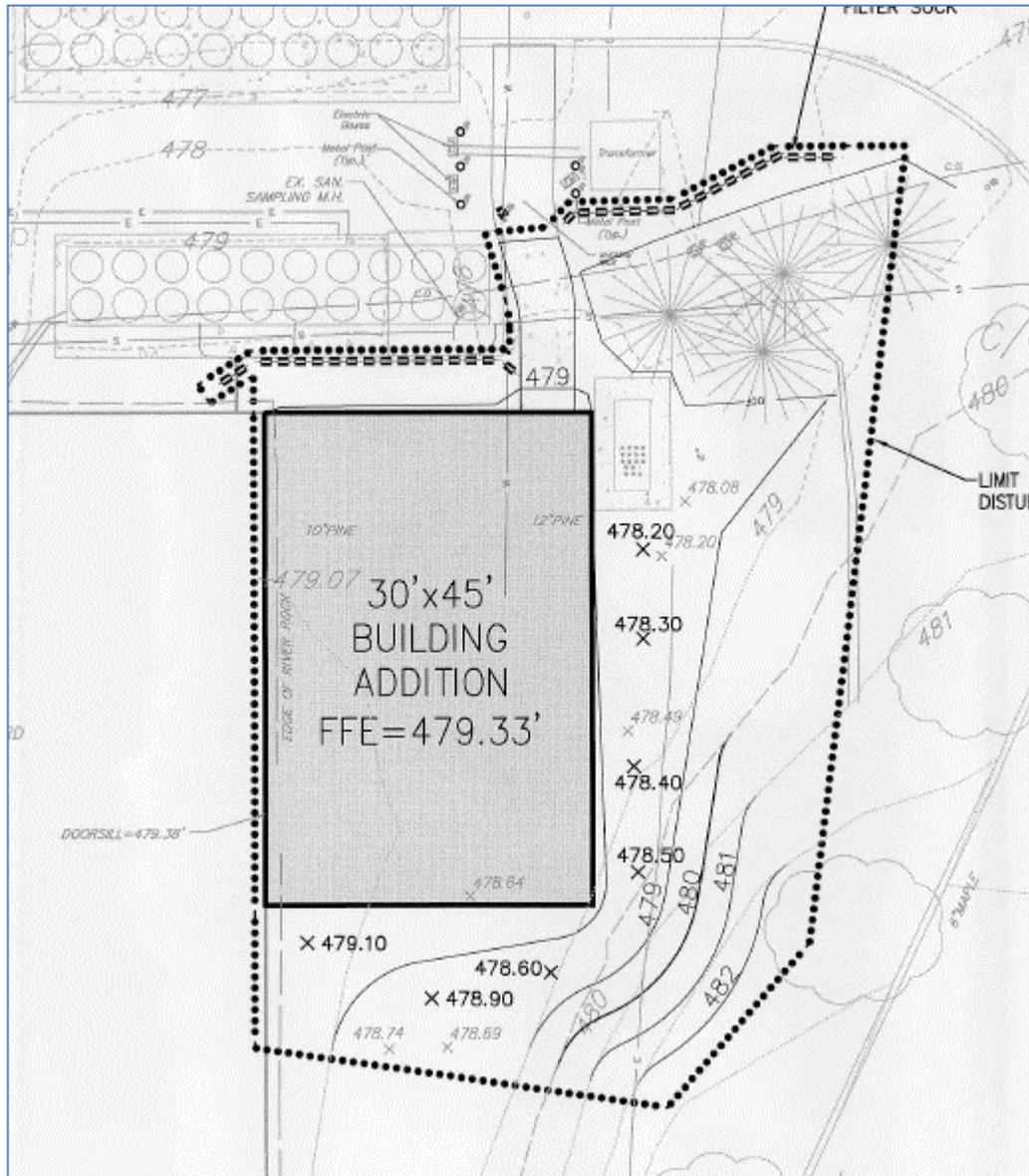


WATERSHEDS:

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

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

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



*Detail of Eagleview Lot 10
Preliminary/Final Land Development Plan*

Page: 4
Re: Preliminary/Final Land Development - Eagleview Lot 10
Uwchlan Township - LD-10-20-16521

PRIMARY ISSUE:

3. The Township may wish to inquire about the proposed use of the addition, and whether there will be any storage of hazardous materials within it. If so, the Township Fire Marshall should be asked to review the plan.

ADMINISTRATIVE ISSUES:

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

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, AICP
Senior Review Planner

cc: Chester Valley Engineers, Inc.
The Hankin Group
Chester County Conservation District



THE COUNTY OF CHESTER



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November 20, 2020

Tara Giordano, Zoning Officer
Uwchlan Township
715 North Ship Road
Exton, PA 19341

Re: Preliminary Land Development - The Rossi Tract
Uwchlan Township - LD-10-20-16523

Dear Ms. Giordano:

A preliminary land development plan entitled "The Rossi Tract", prepared by Commonwealth Engineers Inc., and dated October 13, 2020, was received by this office on October 22, 2020. 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 West Devon Drive, west of Uwchlan Avenue (State Route 113)
Site Acreage:	19.52 acres
Lots:	1 lot, 4 proposed structures
Non-Res. Square Footage:	100,528 square feet
Proposed Land Use:	Retail
New Parking Spaces:	747 spaces
Municipal Land Use Plan Designation:	Commercial
UPI#:	33-4-63

PROPOSAL:

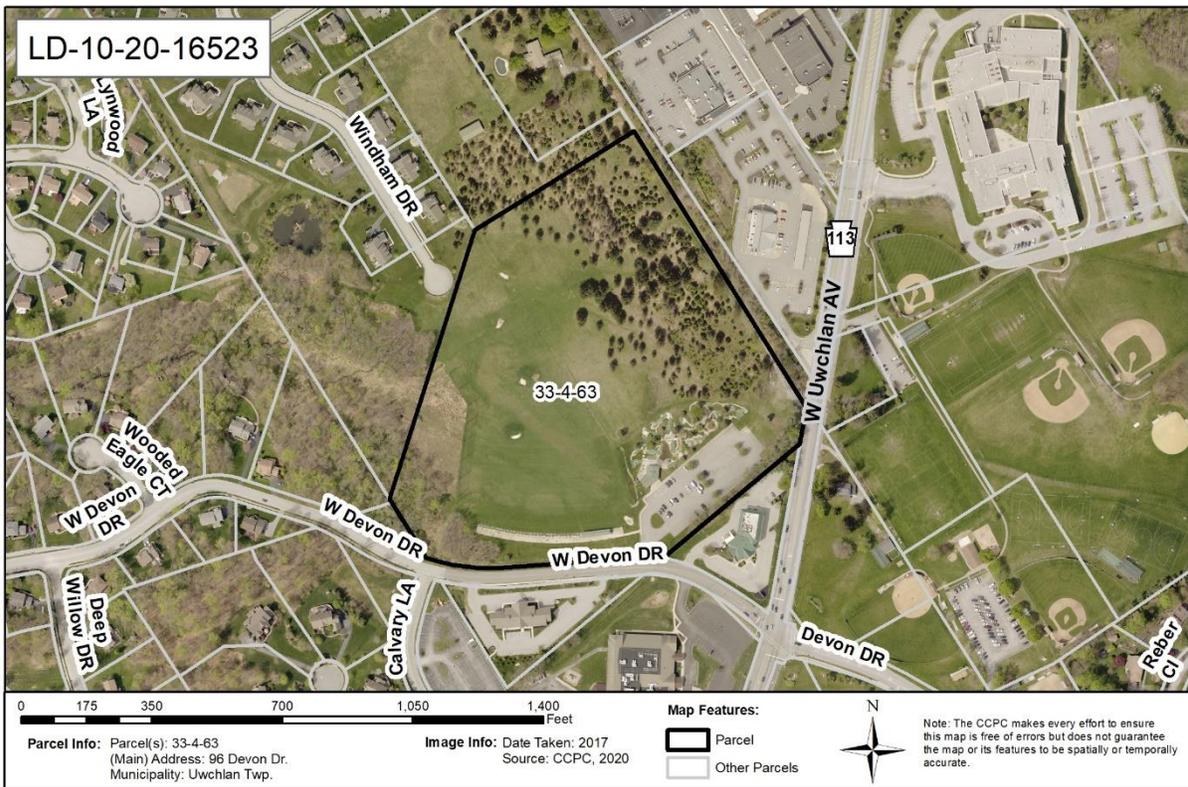
The applicant proposes the construction of four commercial buildings totaling 100,528 square feet, and 747 parking spaces. The site, which will be served by public water and public sewer facilities, is located in the Uwchlan Township PC Planned Commercial zoning district.

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.

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**.

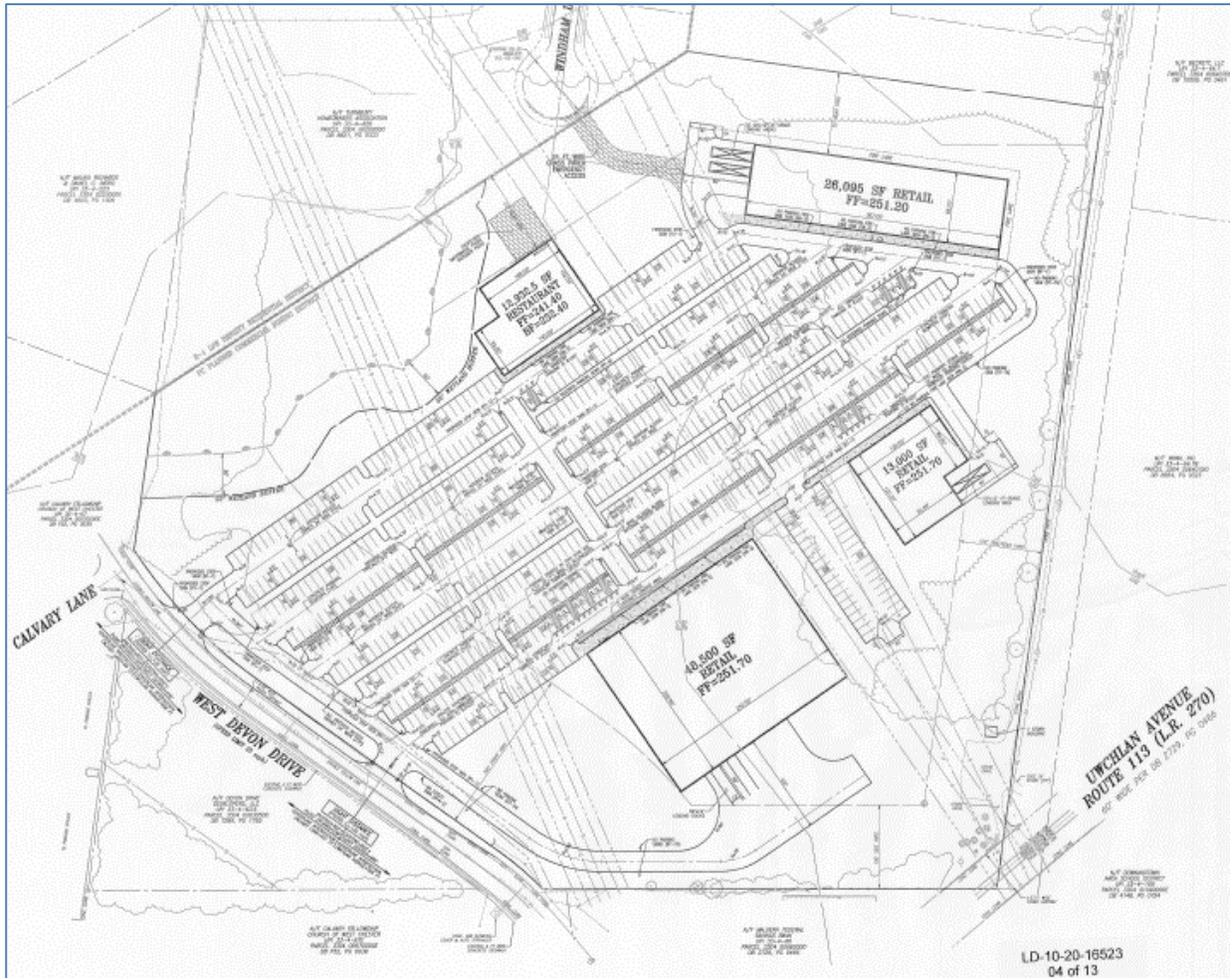


WATERSHEDS:

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

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

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



*Detail of The Rossi Tract
Preliminary Land Development Plan*

PRIMARY ISSUES:

3. The plan shows 747 parking spaces; more than as required by the zoning ordinance, as noted on the plan. We suggest that the applicant and the Township evaluate the anticipated parking demand for this facility, and determine whether the number of 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.
4. The Township and the applicant should consider extending the Windham Drive cul-de-sac at the northwest of the site to connect to West Devon Drive opposite Calvary Lane. This will provide an additional means of access from Windham Drive, which can improve circulation opportunities and increase safety
5. We recommend the incorporation of sidewalks into the plan, including sidewalks along West Devon Drive and Uwchlan Avenue, which should connect with interior sidewalks. Sidewalks are an

essential design element for new construction in the **Suburban Landscape**. “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.

If it is not appropriate to install sidewalks on these roads at this time, we recommend that the applicant commit to installing the sidewalks when or if the Township embarks on a comprehensive sidewalk installation project in this area.

Sidewalks should connect the site to the recreational and open space areas to the east and west (as shown on Map 4.1 “Plan for Land Use” in the draft 2020 Township Comprehensive Plan Update; see the detail below). Also, vehicle and sidewalk connections should be provided from the site to the bank to the south and be considered for the Wawa site to the northeast. Cross-access easements should also be provided, so that vehicles travelling from this site to the adjacent site will not need to use West Devon Drive or Uwchlan Avenue.



*Detail from Map 4.1 “Plan for Land Use”
in the draft 2020 Township Comprehensive Plan Update*

6. We note that PennDOT’s Design Manual 2-Chapter 6: Pedestrian Facilities and the Americans with Disabilities Act (ADA) recommend that sidewalks be a minimum of 5 feet in width. Additional information on this topic is provided in the Pedestrian Facilities Design Element of the County Planning Commission’s [Multimodal Circulation Handbook \(2016 Update\)](http://www.chescoplanning.org/MuniCorner/MultiModal/02-PedFacs.cfm), which is available online at: www.chescoplanning.org/MuniCorner/MultiModal/02-PedFacs.cfm.
7. The proposed development may result in on-site population that is located within 1,000 feet or less of a transmission pipeline. The application should include verification that:
 - (a) The applicant has contacted the pipeline operator(s) and has provided the pipeline operator(s) with documentation detailing the proposed development activity and where the activity is to take place;
 - (b) The applicant has made sufficient access to the pipeline available to the pipeline operator(s) for routine maintenance and emergency operations in conjunction with existing easements; and
 - (c) The pipeline operator(s) has reviewed the documents for compatibility with continued or proposed safe operation of the transmission pipeline(s).

The size and intensity of the proposed development and its proximity to a major transmission pipeline may result in designation or expansion of a High Consequence Area (HCA). The US Department of Transportation's Pipelines and Hazardous Materials Safety Administration 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: www.chescoplanning.org/pic/introduction.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 Chester County Pipeline Information Center: www.chescoplanning.org/pic/introduction.cfm.

8. The 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 Management Practices 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 Best Management Practices.

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. We encourage the applicant to retain as much of the wooded area to the east of the site as possible.
10. We recognize that the pipelines passing through the site create design constraints. However, we suggest the applicant and the Township consider design alternatives that break up the large expanse of parking on the site and cluster the buildings to improve walkability and create a sense of place. The illustration below depicts an alternative layout that shows opportunities in creating a walkable town center type layout that clusters the buildings, places parking along the internal street and at the rear of the buildings, and adds more green space and gathering areas without impacting the proposed development program. This illustration also depicts a connected sidewalk system and road connection to Windham Drive. Additionally, a layout as shown in the illustration could potentially create less impervious surface coverage on the site and have less impact on existing vegetation along the boundaries of the site.



Conceptual Design Alternative

11. The site contains delineated wetlands. Although it does not appear that any development activity will encroach into the delineated wetland area, the applicant should be aware that placement of fill in wetlands is regulated by the Corps of Engineers in accordance with Section 404 of the Clean Water Act (1977) and the Department of Environmental Protection under Chapter 105 Rules and Regulations for the Bureau of Dams and Waterway Management.
12. The wetland area could present an opportunity for creating a site amenity that can contribute to the appeal of the outdoor seating area to the rear of the proposed restaurant, such as by maximizing views of this area from the seating area. The other stormwater management facilities on the site can also be considered for improvement as attractive site amenities.

ADMINISTRATIVE ISSUES:

13. The applicant should contact the office of the Chester County Conservation District for information and clarification on erosion control measures. The provisions of the Commonwealth Erosion Control Regulations may apply to the project and may require an Earth Disturbance Permit or a National Pollutant Discharge Elimination System permit for discharge of stormwater from construction activities.

Page: 7
Re: Preliminary Land Development - The Rossi Tract
Uwchlan Township - LD-10-20-16523

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

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

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

Wes Bruckno, AICP
Senior Review Planner

cc: Commonwealth Engineers Inc.
Mark A. and Bonita L. Rossi
Anthony Antonelli, District Permits Manager, PennDOT
Francis J. Hanney, PennDOT
Chester County Conservation District



THE COUNTY OF CHESTER



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November 5, 2020

Kim Milane-Sauro, Assistant Township Manager
West Caln Township
721 West Kings Highway, PO Box 175
Wagontown, PA 19376

Re: Preliminary/Final Land Development - Hibernia School
West Caln Township - LD-10-20-16520

Dear Ms. Milane-Sauro:

A preliminary/final land development plan entitled "Hibernia School", prepared by Della Penna Engineering, Inc. and dated September 16, 2020, was received by this office on October 21, 2020. 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 Martin’s Corner Road, west side of Birdell Road
Site Acreage:	134.80 acres
Lots/Units:	1 lot; 1 new main structure
Non-Res. Square Footage:	1,408 square feet
Proposed Land Use:	School
New Parking Spaces:	None
Municipal Land Use Plan Designation:	Agricultural Preservation
UPI#:	28-3-17

PROPOSAL:

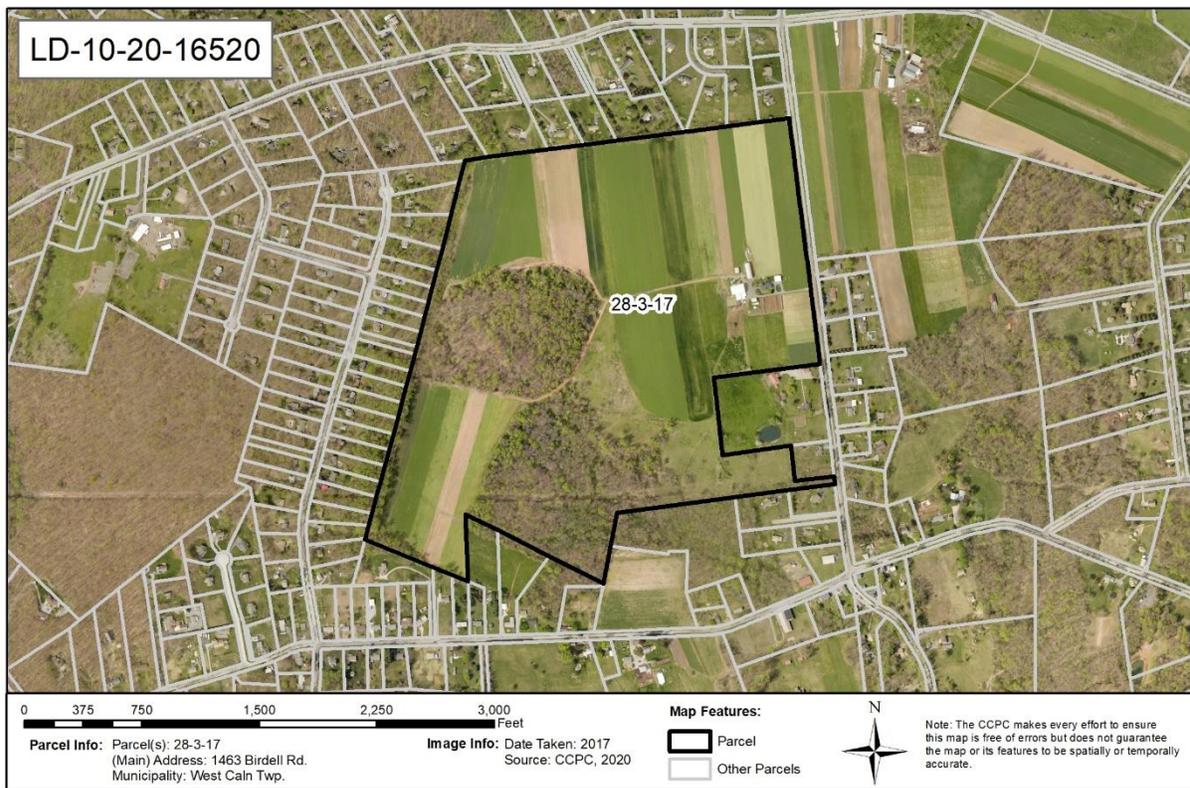
The applicant proposes the construction of a 1,408 square foot school building and separate toilet room building. The site, which is be served by on-site water and on-site sewer facilities, is located in the West Caln Township AP-Agricultural Preservation zoning district.

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

COUNTY POLICY:

LANDSCAPES:

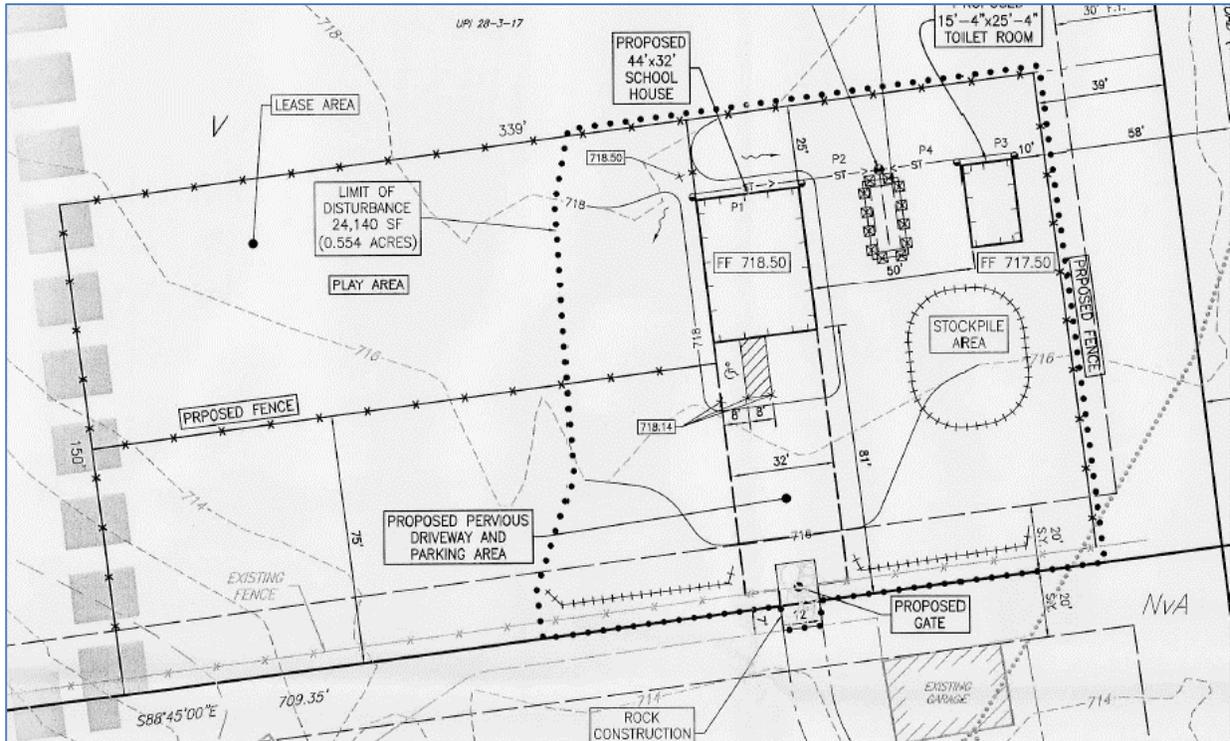
1. The site is located within the **Agricultural Landscape** designation of [Landscapes3](#), the 2018 County Comprehensive Plan. This landscape consists of large concentrations of active and diverse farm operations along with related support services. The vision for the **Agricultural Landscape** is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



WATERSHEDS:

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

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



*Detail of Hibernia School
Preliminary/Final Land Development Plan*

PRIMARY ISSUES:

3. The applicant should elaborate on how the septic facilities and water will be provided at the toilet room, or if any alternate provisions will be made for sanitation.
4. The applicant should indicate if a horse corral may be necessary.
5. The plan shows a pervious driveway and parking area. The applicant should indicate how this area will be maintained so that its pervious properties will continue to be effective, such as how often debris will be removed from the surface, how silt and fine material will be prevented from being tracked onto the pavement and thus compromising the surface, etc.
6. Due to the parcel's designation as AP-Agricultural Preservation in the West Caln Township Zoning Ordinance, we suggest that the applicant consider preserving this parcel from further development and subdivision.

ADMINISTRATIVE ISSUES:

7. The applicant should contact the office of the Chester County Conservation District for information and clarification on erosion control measures. The provisions of the Commonwealth Erosion Control Regulations may apply to the project and may require an Earth Disturbance Permit or a National Pollutant Discharge Elimination System permit for discharge of stormwater from construction activities.

Page: 4
Re: Preliminary/Final Land Development - Hibernia School
West Caln Township - LD-10-20-16520

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, and the Health Department.

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

Sincerely,

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

Wes Bruckno, AICP
Senior Review Planner

cc: Della Penna Engineering, Inc.
Chester County Health Department
Abner King
Chester County Conservation District



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Brian N. O'Leary, AICP
Executive Director

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November 4, 2020

Shirley K. Walton, Secretary
West Marlborough Township
1300 Doe Run Road
Coatesville, PA 19320

Re: Final Subdivision - Roy & Gretchen Jackson
West Marlborough Township - SD-10-20-16524

Dear Ms. Walton:

A final subdivision plan entitled "Roy & Gretchen Jackson", prepared by Register Associates, Inc., and dated September 29, 2020, was received by this office on October 26, 2020. 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:	northeast corner of Route 926 and Big Springs Road
Site Acreage:	216.02
Lots/Units:	2 lots
Proposed Land Use:	Single Family Residential
Municipal Land Use Plan Designation:	Agriculture and Conservation
UPI#:	48-7-20.13

PROPOSAL:

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

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

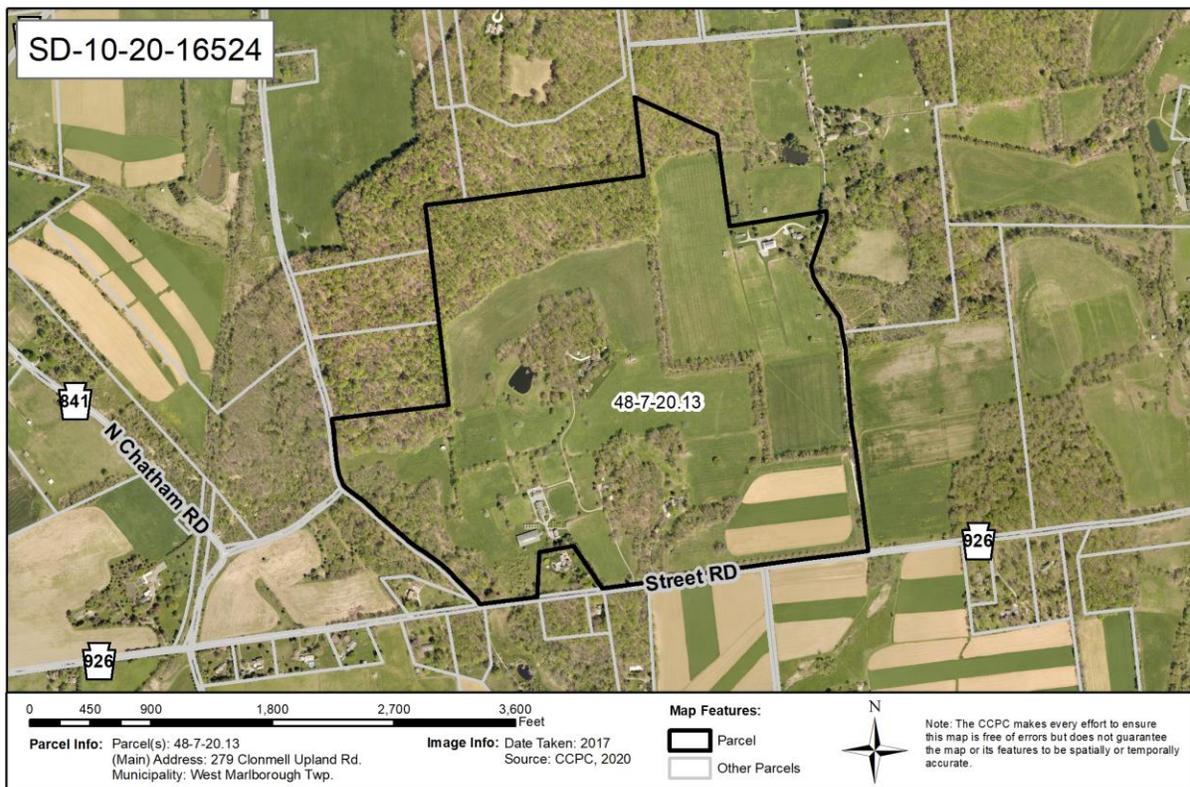
BACKGROUND:

1. The Chester County Planning Commission has previously reviewed a subdivision proposal for this site. That review, CCPC# SD-7-10-2367, dated July 27, 2010, addressed the addition of 50 acres to the Jackson tract and was approved by the Township on September 7, 2010.

COUNTY POLICY:

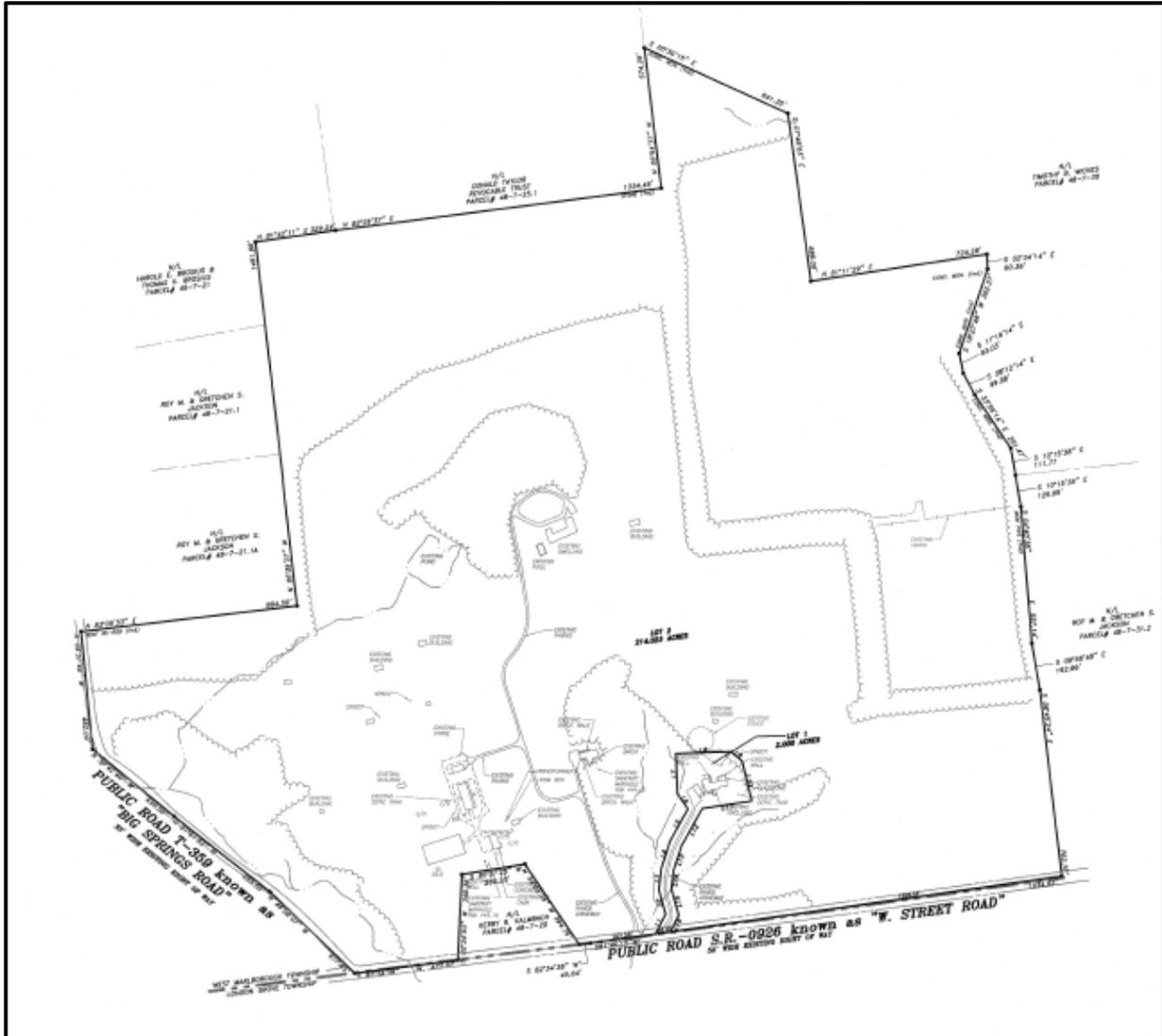
LANDSCAPES:

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



PRIMARY ISSUES:

- The land of the proposed subdivision is part of the County Agricultural Land Preservation Program and is protected by an agricultural conservation easement. The Township and applicant should contact the Chester County Department of Parks + Preservation (telephone #610-344-5656) for information and clarification on what is permitted and/or restricted under the agricultural conservation easement that protects this property. This will ensure that the proposal is designed and carried out in a manner consistent with the purpose of the agricultural conservation easement.
- The Township should verify that the proposed plan is consistent with the lot width at street line requirements for a single family detached dwelling in the AC-Agricultural Conservation zoning district.



Detail of sheet 2 of the plan

5. In consideration of the content of plan note #11, which indicates that 10 additional principal uses may be established on the parent tract of this subdivision, we recommend that the corners of the proposed parcel be marked by iron pins or an equivalent permanent marker to permit recovery of the property corners in the future and also reestablishment of the sewer easement area boundary. This would be of particular importance if any of the potential future principal uses were sited adjacent to the proposed lot.

ADMINISTRATIVE ISSUES:

6. We note that the site is located within an agricultural security area adopted by the Township in accordance with the Agricultural Security Area Act (Act 43). Adoption of an agricultural security area is a public policy statement for the preservation of agriculture.

Page: 4
Re: Final Subdivision - Roy & Gretchen Jackson
West Marlborough Township - SD-10-20-16524

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

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

Sincerely,

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

Glenn Bentley
Senior Review Planner

cc: Roy and Gretchen Jackson
Regester Associates, Inc.
Chester County Parks + Preservation
Chester County Assessment Office



THE COUNTY OF CHESTER



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November 2, 2020

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

Re: Final Subdivision - 690 East Lincoln Associates, LLC
West Whiteland Township – SD-10-20-16496

Dear Mr. Weller:

A Final Subdivision Plan entitled "690 East Lincoln Associates, LLC", prepared by D.L. Howell and Associates, Inc., and dated September 25, 2020, was received by this office on October 5, 2020. 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 East Lincoln Highway, west side of Ship Road
Site Acreage:	107.34
Lots/Units:	4 Lots
Non-Res. Square Footage:	0
Proposed Land Use:	Lot 1: Commercial (Existing); Lot 2 and Lot 3: (Future) Residential; and Lot 4: (Future) Commercial
New Parking Spaces:	0
Municipal Land Use Plan Designation:	Business Park, Institutional; Parks, Permanent Open Space & Resource Conservation; and Character Area 1 - 2015 Lincoln Highway and Whitford Road Corridors Plan
UPI#:	41-5-177.1, 41-5-177.2, 41-5-177.3, 41-5-176-E

PROPOSAL:

The applicant proposes lot line revisions between four existing parcels. No development activity is proposed as part of the current subdivision plan submission. While the existing facilities for the Laborers District Council of the Metropolitan Area of Philadelphia will remain on Lot 1, the existing buildings on Lot 2, Lot 3, and Lot 4 will be removed. The project site is located in the O/R Office/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.

BACKGROUND:

1. While no development activity is depicted on the current subdivision plan submission, it is our understanding that Lot 2 and Lot 3 are the site of a future residential development (single family and townhouse units), and Lot 4 is the site of a future commercial development.

The Chester County Planning Commission previously reviewed a Zoning Ordinance amendment and Subdivision and Land Development Ordinance (SLDO) amendment pertaining to the Township's O/R Office/Residential District, which also addressed a mixed use composite concept plan for this site, along with the conceptual design of the Ship Road Couplet and Trail (CCPC# ZA-04-19-15871 and SA-04-19-15872, dated May 9, 2019). According to our records, the zoning ordinance and SLDO amendments were adopted by the Township on May 22, 2019.

COUNTY POLICY:

LANDSCAPES:

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

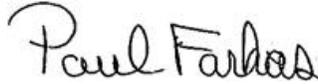
ADMINISTRATIVE ISSUES:

3. The site plan depicts the location of a 50 foot wide Sunoco Pipeline Company easement along the western boundary of Lot 2. The details of this easement should be incorporated into the deed of Lot 2.
4. A minimum of four (4) copies of the plan should be presented at the Chester County Planning Commission for endorsement to permit recording of the final plan in accord with the procedures of Act 247, the Pennsylvania Municipalities Planning Code, and to meet the requirements of the Recorder of Deeds and the Assessment Office.

Page: 4
Re: Final Subdivision - 690 East Lincoln Associates, LLC
West Whiteland Township – SD-10-20-16496

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

Sincerely,

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

Paul Farkas
Senior Review Planner

cc: 690 East Lincoln Associates
Buckley, Brion, McGuire, Morris & Sommer LLP
D.L. Howell and Associates, Inc.

Proposed Plan and Ordinance Reviews





ORDINANCE PROPOSALS

11/1/2020 to 11/30/2020

The staff reviewed proposals for:	Total
Comprehensive Plans	2
Subdivision and Land Development Ordinance (SLDO) Amendments	2
Zoning Map Amendments	1
Zoning Ordinance Amendments	4
TOTAL REVIEWS	9

MUNICIPALITY	FILE NO.	REVIEW DATE	TOPIC	LANDSCAPES3 CONSISTENCY
Birmingham Township	ZA-10-20-16499	11/2/2020	<p>Proposed - Zoning Ordinance Amendment</p> <p>The Township proposes to amend the standards for accessory buildings and accessory structures in the R-A, A-RT, R-1, R-2, and E-I districts, along with amending the standards for solar energy systems in Section 122-105.8.B of the Zoning Ordinance.</p>	Consistent
Birmingham Township	ZA-10-20-16516	11/12/2020	<p>Proposed - Zoning Ordinance Amendment</p> <p>The proposed amendments to the Township Zoning Ordinance include deleting Section 122-105, Cellular Communications Antennas in its entirety, to be replaced by the proposed language in Section 5 of the draft Ordinance, entitled Wireless Communications Facilities. Definitions, Purposes and Intent statements, and General and Specific Requirements for Non-Tower and Tower-Based Wireless Communications Facilities are provided.</p>	Consistent
East Goshen Township	ZA-10-20-16527	11/20/2020	<p>Proposed - Zoning Ordinance Amendment</p> <p>The Township proposes to amend the subsection (1)(e) of Section 240-32.O – Solar Energy Systems of the Township Zoning Ordinance.</p>	Not Relevant
Honey Brook Township	CP-10-20-16510	11/20/2020	<p>Proposed - Comprehensive Plan</p> <p>Comprehensive Rec & Parks Plan</p>	Consistent

MUNICIPALITY	FILE NO.	REVIEW DATE	TOPIC	LANDSCAPES3 CONSISTENCY
Penn Township	ZA-10-20-16512	11/6/2020	Proposed - Zoning Ordinance Amendment Revising Supplemental Use Standards - Setbacks for swimming pools	Not Relevant
Valley Township	SA-10-20-16517	11/5/2020	Proposed - SLDO Amendment provisions for preliminary and final plan processing procedures	Consistent
West Caln Township	CP-10-20-16522	11/5/2020	Proposed - Comprehensive Plan Comprehensive Plan Update	Consistent
West Fallowfield Township	SA-10-20-16525	11/5/2020	Proposed - SLDO Amendment Definition of land development	Consistent
Willistown Township	ZM-10-20-16511	11/12/2020	Proposed - Zoning Map Amendment The Township proposes to change the zoning designation of the parcel located at 3 Beryl Road (UPI# 54-1K-70) from R-3 Residence to HB Highway Business.	Consistent

TOTAL NUMBER OF ORDINANCE PROPOSALS WITH RELEVANCE TO LANDSCAPES3: 7

TOTAL NUMBER OF ORDINANCE PROPOSALS CONSISTENT WITH LANDSCAPES3: 7

Ordinance Review Letters





THE COUNTY OF CHESTER



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Brian N. O’Leary, AICP
Executive Director

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November 2, 2020

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

Re: Zoning Ordinance Amendment – Accessory Buildings and Accessory Structures; and Solar Energy Systems
Birmingham Township – ZA-10-20-16499

Dear Ms. Nelling:

The Chester County Planning Commission has reviewed the proposed Zoning Ordinance Amendment as submitted pursuant to the provisions of the Pennsylvania Municipalities Planning Code, Section 609(e). The referral for review was received by this office on October 6, 2020. We offer the following comments to assist in your review of the proposed amendment.

DESCRIPTION:

1. The Township proposes the following amendments to its Zoning Ordinance:
 - A. Add a definition for the term “Lot Lines” to Section 122-6;
 - B. Amend Section 122-14.G, pertaining to accessory buildings and accessory structures in the R-A Residential Agricultural District;
 - C. Amend Section 122-19.G, pertaining to accessory buildings and accessory structures in the A-RT Agricultural – Residential Transition District;
 - D. Amend Section 122-24.G, pertaining to accessory buildings and accessory structures in the R-1 Residential 1 District;
 - E. Amend Section 122-28.F, pertaining to accessory buildings and accessory structures in the R-2 Residential 2 District;
 - F. Amend Section 122-39.G, pertaining to accessory buildings and accessory structures in the E-I Eleemosynary – Institutional District; and
 - G. Amend Section 122-105.8.B, Solar Energy Systems. The proposed revisions include changing rooftop-mounted solar arrays from a use permitted by special exception in any zoning district, to a use permitted by right in any zoning district, with the exception of the Historic District. We note that the zoning ordinance currently states that solar panels shall not be placed upon the exterior to any Class I, Class II, or Class III Historic Resource as designated in the Township’s Historic Resources Survey, which will not be changed as part of this amendment.

COMMENTS:

2. The proposed revisions to the accessory building and accessory structure standards appear to be appropriate. We acknowledge, and endorse, that the Township is adopting consistent terminology for accessory buildings and structures in these zoning districts.

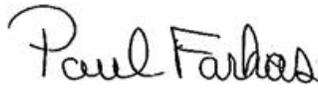
Page: 2
Re: Zoning Ordinance Amendment – Accessory Buildings and Accessory Structures; and Solar Energy Systems
Birmingham Township – ZA-10-20-16499

3. The proposed revisions to the solar energy system standards in Section 122-105.8.B appear to be appropriate. Connect Objective E of *Landscapes3*, the County Comprehensive Plan, is to promote safe, sustainable, and resilient energy and communications systems at the local, regional, and national level.
4. Prior to taking action on this amendment, the Township should determine if any revisions are required to the purpose statements for alternative energy systems regulations currently set forth in Section 122-105.8.A of the Zoning Ordinance. While the proposed ordinance language would permit rooftop-mounted solar arrays by right by in any zoning district, with the exception of the Historic District, the first sentence in Section 122-105.8.A.(2) currently states that “Any application for a wind or solar energy system as an accessory use and structure shall require approval as a special exception by the Zoning Hearing Board.”
5. Section 122-105.8.B.(2).(e) contains an extra space after the term “provided,” which should be removed in the final draft ordinance.

RECOMMENDATION: The Township should consider the comments in this letter before acting on the proposed zoning ordinance amendment. We commend the Township for their support of solar energy systems.

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

Sincerely,



Paul Farkas
Senior Review Planner



THE COUNTY OF CHESTER



COMMISSIONERS
Marian D. Moskowitz
Josh Maxwell
Michelle Kichline

Brian N. O'Leary, AICP
Executive Director

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November 12, 2020

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

Re: Zoning Ordinance Amendment - Wireless Communications Facilities
Birmingham Township – ZA-10-20-16516

Dear Ms. Nelling:

The Chester County Planning Commission has reviewed the proposed Zoning Ordinance Amendment as submitted pursuant to the provisions of the Pennsylvania Municipalities Planning Code, Section 609(e). The referral for review was received by this office on October 15, 2020. We offer the following comments to assist in your review of the proposed amendment.

DESCRIPTION:

1. The Township proposes the following amendments to its Zoning Ordinance:
 - A. Delete the existing definition of “Cell Site” in Section 122-6;
 - B. Amend the existing definition of Antenna in Section 122-6;
 - C. Amend Section 122-44.C(8), pertaining to permitting wireless communication facilities by conditional use in the C-1 Highway Commercial Zoning District;
 - D. Add subsection (5) to Section 122-51.8.B, pertaining to permitting wireless communication facilities by conditional use in the C-2A Limited Highway – Commercial Zoning District; and
 - E. Delete Section 122-105, Cellular Communications Antennas, in its entirety, to be replaced by the proposed language in Section 5 of the draft Ordinance, entitled Wireless Communications Facilities. Definitions, Purposes and Intent statements, and General and Specific Requirements for Non-Tower and Tower-Based Wireless Communications Facilities are provided.
2. Section 122-105.B(3) states that wireless communications facilities that qualify as “small wireless facilities,” as defined by the FCC, are governed by a separate ordinance, and are not subject to the provisions of this section of the Zoning Ordinance. We note that (as of November 6, 2020) there are no existing standards for small wireless facilities set forth in the Township Code currently available online at: <https://www.ecode360.com/BI1473>, and draft standards for small wireless facilities have not been submitted for the review of the County Planning Commission.

Page: 2
Re: Zoning Ordinance Amendment - Wireless Communications Facilities
Birmingham Township – ZA-10-20-16516

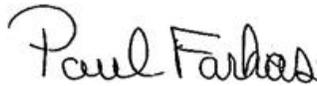
COMMENTS:

3. In its review of the proposed wireless communication facilities standards, the Township should be aware that the Federal Communications Commission (FCC) adopted new wireless facility rules, which officially went into effect on February 9, 2015. These rules, which address issues such as the modification of previously approved wireless facilities and support structures, along with the timing of review notifications and approvals, are currently available online at: <http://www.gpo.gov/fdsys/pkg/FR-2015-01-08/pdf/2014-28897.pdf>.

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

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

Sincerely,



Paul Farkas
Senior Review Planner



THE COUNTY OF CHESTER



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November 20, 2020

Louis F. Smith, Jr., Manager
East Goshen Township
1580 Paoli Pike
West Chester, PA 19380

Re: Zoning Ordinance Amendment – Rooftop Solar Energy Systems
East Goshen Township – ZA-10-20-16527

Dear Mr. Smith:

The Chester County Planning Commission has reviewed the proposed Zoning Ordinance Amendment as submitted pursuant to the provisions of the Pennsylvania Municipalities Planning Code, Section 609(e). The referral for review was received by this office on October 30, 2020. We offer the following comments to assist in your review of the proposed amendment.

DESCRIPTION:

1. The Township proposes to amend the subsection (1)(e) of Section 240-32.O – Solar Energy Systems of the Township Zoning Ordinance, by deleting a sentence which states that rooftop solar energy systems shall be placed a minimum of three feet from any roof edge, valley or ridge in order to provide for adequate access paths to the roof. We acknowledge that the application materials from the Township indicate that this standard is more restrictive than the International Fire Code (IFC), which makes the addition of solar panels cost prohibitive in many cases.

COMMENTS:

2. The proposed amendment appears to be appropriate.

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

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

Sincerely,

Paul Farkas
Senior Review Planner



THE COUNTY OF CHESTER



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November 20, 2020

Steven Landes, Township Manager
Honey Brook Township
PO Box 1281
Honey Brook, PA 19344

Re: Honey Brook Township Comprehensive Recreation, Parks, Open Space and Greenway Plan
Honey Brook Township - CP-10-20-16510

Dear Mr. Landes:

The Chester County Planning Commission has reviewed the proposed 2020 Honey Brook Township Comprehensive Recreation, Parks, Open Space and Greenway Plan 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 October 12, 2020. We offer the following comments to assist in your review of the proposed Plan.

DESCRIPTION:

1. As stated on page 2 of the Plan, "The purpose of this study was to analyze the current recreation, parks, open space, trails and greenways and to develop recommendations and implementation strategies to ensure sufficient and appropriate recreation opportunities for Township residents both now and into the future." The Plan contains extensive analyses of the Township's current recreational opportunities and anticipated needs and was informed with extensive public input. It includes detailed inventories and assessments of the Township's current recreational opportunities and resources, (both private and public), and includes recommendations and implementation strategies to ensure sufficient and appropriate recreation opportunities for Township residents for the future.

BACKGROUND:

2. In 2015 the Township adopted the Honey Brook Township and Multi-municipal Comprehensive Plan, which also included Honey Brook Borough. The 2015 Plan recommended the preparation of this Honey Brook Township Comprehensive Recreation, Parks, Open Space and Greenway Plan.

LANDSCAPES:

3. Honey Brook Township is located primarily within the **Agricultural, Natural, Rural, Rural Center**, with a limited portion located within the **Urban Landscape**, designations of [Landscapes3](#), the 2018 County Comprehensive Plan. The **Agricultural 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.

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 **Rural Landscape** consists of open and wooded lands with scattered villages, farms and residential uses. The vision for the **Rural Landscape** is the preservation of significant areas of open space, critical natural areas, and cultural resources with a limited amount of context sensitive development permitted to accommodate residential and farm needs.

The **Rural Center Landscape** consists of open and wooded lands with scattered villages, farms and residential uses. The vision for the **Rural Center Landscape** is as a community focal point for the surrounding rural and agricultural areas that accommodates limited growth, with transportation infrastructure and amenities provided at a village scale and character.

Portions of the Township adjacent to Honey Brook Borough are located in the **Urban Center Landscape**. 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 draft Honey Brook Township Comprehensive Recreation, Parks, Open Space and Greenway Plan is consistent with all of these Landscape designations because it recognizes the individual and coordinated requirements for recreational and open space opportunities in each Landscape category.

COMMENTS:

4. We commend the Township for implementing the 2015 Honey Brook Township and Multi-municipal Comprehensive Plan's recommendation to prepare this Comprehensive Recreation, Parks, Open Space and Greenway Plan.
5. The photographs in the Plan are illustrative, but they would be more helpful if each was captioned. We recommend that each of the Plan's tables and graphics should be titled and included in the Table of Contents. The Township should also verify the Table of Contents to ensure that the page numbers are correct.
6. We fully support the Plan's emphasis on partnering with Chester County to continue the implementation of the Northern Struble Trail and the West Brandywine Creek Greenway. We also note that the protection of the headwaters of the Brandywine Creek will contribute to the additional benefit of protecting the water supplies for downstream municipalities, including the City of Wilmington.
7. The table on page 11 contains commentary on the design of baseball fields. It may be instructive to explain why baseball fields should be laid out in a specific orientation relative to the position of the sun during games.

Page: 3

Re: Honey Brook Township Comprehensive Recreation, Parks, Open Space and Greenway Plan
Honey Brook Township - CP-10-20-16510

8. The Plan's emphasis on the need for proper care and maintenance of recreational areas on page 16 is important and should receive continual attention from the Township. The discussion on the elements of risk and potential vandalism of parks and recreational areas is also important and should be continued to be emphasized.
9. We endorse the Plan's recommendation to formalize the Township's payment of a "fee-in-lieu of recreation" policy, and the draft ordinance in the Plan is helpful. The analysis of "Potential Sources of Private and Public Funding" on page 30 is also useful for budgeting purposes.
10. The spelling of Caernarvon Township in the table on page 32 should be corrected.
11. The conceptual park designs and funding assessments are useful for planning and budgeting purposes, and we suggest that this information be referenced in proposed yearly budgets.
12. The "Strategies" table on page 58 discusses specific recommendations for developing a trail system. We suggest revising the second recommendation ("Work with PennDot and Township Planning to integrate trail development as part of planned road improvements and construction.") to recognize the importance of working with, PennDoT, but by also emphasizing the use of the Township's subdivision and land development review process to facilitate the construction of trails and other bike/pedestrian connections.
13. It may be appropriate for the Township to consider, although not necessarily prior to the Plan's adoption, how the Township's recreational opportunities and programs could be implemented in recognition of the need for social distancing.
14. If the Plan is to be available primarily online, it would be helpful to include hyperlinks to referenced documents.
15. To assist in the Plan's implementation, we recommend that all members of the Township Board of Supervisors, the Planning Commission, and Zoning Hearing Board, be provided with official copies after adoption.
16. The implementation of the Plan would be more effective if the Plan's policies and recommendations represent a routine part of the Township's review of all subdivisions, land developments, and all other land use matters, as well as becoming a standard element of other Township matters that relate to budgeting, policing, grant applications, and all other routine Township activities. Therefore, we suggest that the portions of the Plan that relate to policies, recommendations and implementation measures be provided separately and in an abbreviated and easy-to-use format to permit the Township and its officials to reference the Plan in a convenient, timely and continuous manner.

RECOMMENDATION: The County Planning Commission commends Honey Brook Township on the preparation of an extensive and forward-oriented Comprehensive Recreation, Parks, Open Space and Greenway Plan. We recommend that the issues raised in this letter should be addressed prior to the adoption of the Comprehensive Plan.

Page: 4

Re: Honey Brook Township Comprehensive Recreation, Parks, Open Space and Greenway Plan

Honey Brook Township - CP-10-20-16510

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,

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

Wes Bruckno, AICP
Senior Review Planner



THE COUNTY OF CHESTER



COMMISSIONERS
Marian D. Moskowitz
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Michelle Kichline

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November 6, 2020

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

Re: Zoning Ordinance Amendment – Setbacks for Swimming Pools
Penn Township - ZA-10-20-16512

Dear Ms. Ianni:

The Chester County Planning Commission has reviewed the proposed zoning ordinance amendment as submitted pursuant to the provisions of the Pennsylvania Municipalities Planning Code, Section 609(e). The referral for review was received by this office on October 13, 2020. We offer the following comments to assist in your review of the proposed zoning ordinance amendment.

DESCRIPTION:

1. The Township proposes the following amendments to its zoning ordinance:
 - A. Removing and replacing Section 1501.A.3.e.1 related to minimum yard setbacks for swimming pools and set specific setbacks for swimming pools sited on parcels that are adjacent to common open space.

BACKGROUND:

2. The County Planning Commission recently reviewed an earlier version of this amendment; that review, ZA-07-20-16423 was dated August 13, 2020.

COMMENTS:

3. We note that the prohibition from siting swimming pools in the front yard is not included in this version of the amendment. The Township should consider the need for screening swimming pools sited in the front yard.

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

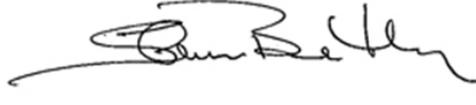
Page: 2

Re: Zoning Ordinance Amendment – Setbacks for Swimming Pools

Penn Township - ZA-10-20-16512

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

Sincerely,

A handwritten signature in black ink, appearing to read "Glenn Bentley". The signature is fluid and cursive, with a long horizontal stroke extending to the left.

Glenn Bentley
Senior Review Planner



THE COUNTY OF CHESTER



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Michelle Kichline

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Executive Director

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November 5, 2020

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

Re: Subdivision and Land Development Ordinance Amendment – Notice Provisions
Valley Township - SA-10-20-16517

Dear Ms. Rambo:

The Chester County Planning Commission has reviewed the proposed Valley Township Subdivision and Land Development Ordinance amendment as submitted pursuant to the provisions of the Pennsylvania Municipalities Planning Code, Section 505(a). The referral for review was received by this office on October 15, 2020. We offer the following comments to assist in your review of the proposed Subdivision and Land Development Ordinance amendment.

DESCRIPTION:

1. Valley Township proposes to amend the notice provisions for preliminary and final plan processing procedures in the Subdivision and Land Development Ordinance as follows:

“At least fifteen days in advance of the first scheduled Township Planning Commission meeting date where the preliminary plan is reviewed, the applicant shall, by certified mail, provide written notice of the Township Planning Commission meeting to the owner of every lot on the same street within 500 feet of the lot(s) which is the subject of the preliminary plan and every lot not on the same street within 200 feet of the lot(s) which is the subject of the preliminary plan. The written notice shall state the location of the lot(s), purpose of the plan including the proposed use, and the date, time and place of the Township Planning Commission meeting. The applicant shall provide the Township Planning Commission with copies of the certified mailing receipts at least one (1) day in advance of the Township Planning Commission meeting date. Failure to provide the required notice may require the preliminary plan to be considered at a subsequent meeting date.”

COMMENTS:

2. While these provisions are expected to broaden the opportunities for nearby parties to receive notice of plan applications and offer their comments, the Township should ensure that the plan review procedures comply with Pennsylvania Municipalities Planning Code Section 508. The time limit in Section 508 may not necessarily be consistent with the portion of the amendment that reads, “Failure to provide the required notice may require the preliminary plan to be considered at a subsequent meeting date.”

Page: 2

Re: Subdivision and Land Development Ordinance Amendment – Notice Provisions
Valley Township - SA-10-20-16517

3. Notice to the owners of nearby lots that are designated in the amendment is required to be delivered by certified mail. However, some of the affected lot owners may still claim that they did not receive the notice, or were improperly excluded from the geographic designations in the amendment. The Township Solicitor should determine how such circumstances will be addressed.

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

We request an official copy of the decision made by the Township Supervisors, as required by Section 505(b) of the Pennsylvania Municipalities Planning Code. This will allow us to maintain a current file copy of your ordinance.

Sincerely,

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

Wes Bruckno, AICP
Senior Review Planner



THE COUNTY OF CHESTER



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November 6, 2020

Thomas Siedenbuehl
West Caln Township Manager
721 West Kings Highway
PO Box 175
Wagontown, PA 19376

Re: West Caln Township Comprehensive Plan - Act 247 and Vision Partnership Program Review
VPP Contract #18745
Act 247 Review #: CP-10-20-16522

Dear Mr. Siedenbuehl:

The referral for review was received by this office on October 20, 2020. This letter serves as both the official Act 247 review pursuant to the provisions of Section 301.3 of the Pennsylvania Municipalities Planning Code, and the Vision Partnership Program (VPP) Review required by Section 7.3 of the VPP Grant Manual dated January 2018.

This review notes the project's consistency with *Landscapes3* and with the VPP Grant Contract (dated January 31, 2019) and Scope of Work. Kate Clark served as the VPP Grant Monitor for this project. ***Consistency with Landscapes3 and the VPP Grant Contract are required prior to VPP grant reimbursement.***

DESCRIPTION:

1. West Caln Township has developed an updated Comprehensive Plan using an issue-based approach that provides goals and recommendations to address the following:
 - Land Use: Maintain Rural Characteristics
 - Utilities: Sewer and Water Service
 - Transportation/Circulation: Roads, Traffic, and Speeding
 - Keeping of Horses for Transportation
 - Superfund Sites

Further, West Caln identified general planning priorities that include: Natural and Historic Resources and Community Facilities and Services. For both the issue-based topics and general priorities, the Plan provides a list of key issues, goals, and future actions and policy recommendations. The recommendations are supported by an implementation table that provides the path to implementation with clear priorities and identification of responsible parties. The Plan is concise, user-friendly, and reflects the results of Township input.

CONSISTENCY WITH LANDSCAPES3:

2. *Landscapes3*, the Chester County Comprehensive Plan, was adopted in 2018. According to *Landscapes3*, West Caln Township is classified primarily as a **Rural Landscape** with an **Agricultural Landscape** designation in central portions of the Township, and a **Suburban Landscape** designation along its southern border extending out of the City of Coatesville. Additionally, four locations in the Township are designated as **Significant Historic Landscapes** (these historic sites include the historic villages of Compassville, Martin’s Corner, and Wagontown as well as the Hatfield-Hibernia Historic District).

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 comprehensive plan is consistent with the objectives of the **Rural Landscape**.

The vision for the **Agricultural Landscape** is large concentrations of active and diverse farm operations along with related support services with very limited development occurring at very low densities to preserve prime agricultural soils and farm operations. The proposed comprehensive plan is consistent with the objectives of the **Agricultural 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 types and affordability. Additionally, roads, sidewalks and paths with convenient access to parks and community facilities should be provided. The proposed comprehensive plan is consistent with the objectives of the **Suburban Landscape**.

The vision for the **Significant Historic Landscape** overlay is to preserve the county’s historic landscapes with respect to preservation, adaptive reuse, and context sensitive design, as well as interpretation and education efforts. The proposed comprehensive plan is consistent with the objectives of the **Significant Historic Landscape**.

Future land use areas generally correspond with *Landscapes3* designations, whereby the more developed areas of the Township are anticipated to remain in its present, suburban form with areas surrounding the U.S. Route 30 interchanges, Highlands Corporate Center, Valley Township, and the City of Coatesville designated as infill or “growth areas” with access to transportation, jobs, and public utilities. The areas at the center of the Township with active agricultural production are designated as “agricultural preservation” and all other areas permanently preserved are designated as “protected/preserved land.” Historic villages in the Township such as Compassville, Martin’s Corner, and Wagontown are designated as “rural villages.”

The West Caln Township Comprehensive Plan is consistent with all six goal areas (Preserve, Protect, Appreciate, Live, Prosper, and Connect) presented in *Landscapes3*. The West Caln Township Comprehensive Plan recommendations that will specifically promote achievement of the following County objectives include, but are not limited to:

- **Landscapes3 - Preserve Objective A:** Protect a significant portion of Chester County as preserved farms, open space, forests, public parks or nature preserves.

West Caln Future Development Plan Recommendation #2: Create a committee to identify areas for potential farmland and open space preservation, and to provide outreach to landowners regarding preservation tools, such as TDR, agricultural easements, conservation easements, and similar mechanisms.

- **Landscapes3 - Protect Objective C:** Support municipal and regional natural resource protection efforts, and promote a resource-based planning approach.

West Caln Natural and Historic Resources Plan Recommendation #3: Review and amend the natural resource protection standards in Article X of the zoning ordinance to ensure they adequately address the protection of resources shown on the Natural Resources Map included in this plan.

- **Landscapes3 - Appreciate Objective A:** Preserve historic resources in their context while supporting appropriate reuse as a part of our community infrastructure and character.

West Caln Natural and Historic Resources Plan Recommendation #6: Historic resource protection initiatives (a through g).

- **Landscapes3 – Live Objective A:** Provide opportunities for a diverse housing mix that compliments community character and contributes to vibrant, safe, and inclusive neighborhoods.

West Caln Future Development Plan #1: Amend the Zoning Ordinance to implement the Future Development Plan.

- a. Growth Area: High Density Residential and Non-Residential: Create a high density residential and non-residential district in the vicinity of the Highlands Corporate Center with access to the US 30-Airport Road interchange. This area could accommodate multi-family residential uses, and perhaps mixed-residential, as well as non-residential uses. It would be proposed for public sewer and public water service, and road improvements would accompany new development as needed. This area would also be a “receiving area” for a Transfer of Development Rights (TDR) program.

- **Landscapes3 – Prosper Objective D:** Encourage the agricultural industry so that its diverse business models and workforce can adapt and thrive, continuing as a vital component of county industry and land use.

West Caln Natural and Historic Protection Plan Recommendation #5: Continue to protect farmland soils through application and enforcement of the Agricultural Preservation Zoning District and consider expanding that district to include adjacent parcels that contain farmland soils.

- **Landscapes3 – Connect Objective A:** Meet travel needs and reduce congestion through transportation demand management, roadway improvements, and expanded public transportation.

West Caln Transportation/Circulation Recommendation #2: Require a traffic impact study for all major development proposals and evaluate proposals with consideration given to added traffic and potential road improvements necessitated by the development.

Page: 4

Re: West Caln Township Comprehensive Plan and Act 247 and Vision Partnership Program Review
VPP Contract #18745
Act 247 Review #: CP-10-20-16522

CONSISTENCY WITH VPP GRANT CONTRACT AND SCOPE OF WORK:

3. With the exception of items related to the Board of Supervisors public hearing and deliverables to the Township after its adoption, the plan is consistent with the VPP Grant Contract and has addressed the tasks listed in the Scope of Work (Appendix B, dated August 15, 2018). In addition, the plan appears to be in conformance with the Municipalities Planning Code.

OTHER COMMENTS:

4. To assist in the Plan's implementation, we recommend that all members of the Board of Supervisors, Township Planning Commission, and Township Zoning Hearing Board be provided with copies of the plan after adoption.

RECOMMENDATION:

5. Based on our review, the proposed plan is consistent with *Landscapes3* and the VPP Scope of Work. The Comprehensive Plan Update Task Force was thoughtful in their decision-making throughout the update, resulting in a proposed Comprehensive Plan that should serve the Township well over the course of its planning horizon. Upon adoption, the Township may apply for reimbursement under Section 9.0 of the VPP Grant Manual, January 2018.

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 municipal file.

Sincerely,



Susan S. Elks, AICP
Planning Services Director

CC: Donald Martz, West Caln Township Board of Supervisors Chair
Ray Ott, Ray Ott & Associates
Kate Clark, Chester County Planning Commission
Wes Bruckno, Act 247 Senior Planner



THE COUNTY OF CHESTER



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November 5, 2020

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

Re: Subdivision and Land Development Ordinance Amendment – Exemption from Land
Development Requirements for Accessory Agricultural Buildings
West Fallowfield Township - SA-10-20-16525

Dear Ms. Wheeler:

The Chester County Planning Commission has reviewed the proposed West Fallowfield Township Subdivision and Land Development Ordinance amendment as submitted pursuant to the provisions of the Pennsylvania Municipalities Planning Code, Section 505(a). The referral for review was received by this office on October 26, 2020. We offer the following comments to assist in your review of the proposed Subdivision and Land Development Ordinance amendment.

DESCRIPTION:

1. West Fallowfield Township proposes to amend its Subdivision and Land Development Ordinance by specifying that the erection of an accessory building or buildings for agricultural purposes associated with an existing agricultural operation, which supports the agricultural activity on the same farm or lot, shall be exempt from the subdivision and land development provisions of the Ordinance.

COMMENTS:

2. The proposed amendment relates to accessory buildings associated with an agricultural operation. Our copy of the West Fallowfield Subdivision and Land Development Ordinance, as adopted on July 6, 1989, defines "Agricultural Land" but does not appear to include a definition of "Agricultural Operation". The Township may wish to include a definition of "Agricultural Operation" to avoid potential instances where proposed buildings may be improperly excluded from the Subdivision and Land Development Ordinance's regulations. The Township may use the following definition from the Pennsylvania Municipalities Planning Code:

"Agricultural operation," an enterprise that is actively engaged in the commercial production and preparation for market of crops, livestock and livestock products and in the production, harvesting and preparation for market or use of agricultural, agronomic, horticultural, silvicultural and aquacultural crops and commodities. The term includes an enterprise that implements changes in production practices and procedures or types of crops, livestock, livestock products or commodities produced consistent with practices and procedures that are normally engaged by farmers or are consistent with technological development within the agricultural industry."

Page: 2

Re: Subdivision and Land Development Ordinance Amendment – Exemption from Land
Development Requirements for Accessory Agricultural Buildings
West Fallowfield Township - SA-10-20-16525

3. Also, we suggest that the Township consider only applying the exemption to accessory buildings associated with an agricultural operation to those below a specified floor area. This can help ensure that important considerations such as access, erosion and sedimentation control, and stormwater management are addressed. The establishment of a minimum floor area should be determined by the Township in consideration of the types of buildings that are likely to be proposed under the provisions of this amendment.

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

We request an official copy of the decision made by the West Fallowfield Township Supervisors, as required by Section 505(b) of the Pennsylvania Municipalities Planning Code. This will allow us to maintain a current file copy of your ordinance.

Sincerely,

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

Wes Bruckno, AICP
Senior Review Planner



THE COUNTY OF CHESTER



COMMISSIONERS
Marian D. Moskowitz
Josh Maxwell
Michelle Kichline

Brian N. O'Leary, AICP
Executive Director

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

November 12, 2020

Sally A. Slook, Manager
Willistown Township
688 Sugartown Road
Malvern, PA 19355

Re: Zoning Map Amendment - 3 Beryl Road (UPI# 54-1K-70)
Willistown Township – ZM-10-20-16511

Dear Ms. Slook:

The Chester County Planning Commission has reviewed the proposed Zoning Map Amendment as submitted pursuant to the provisions of the Pennsylvania Municipalities Planning Code, Section 609(e). The referral for review was received by this office on October 13, 2020. We offer the following comments to assist in your review of the proposed amendment.

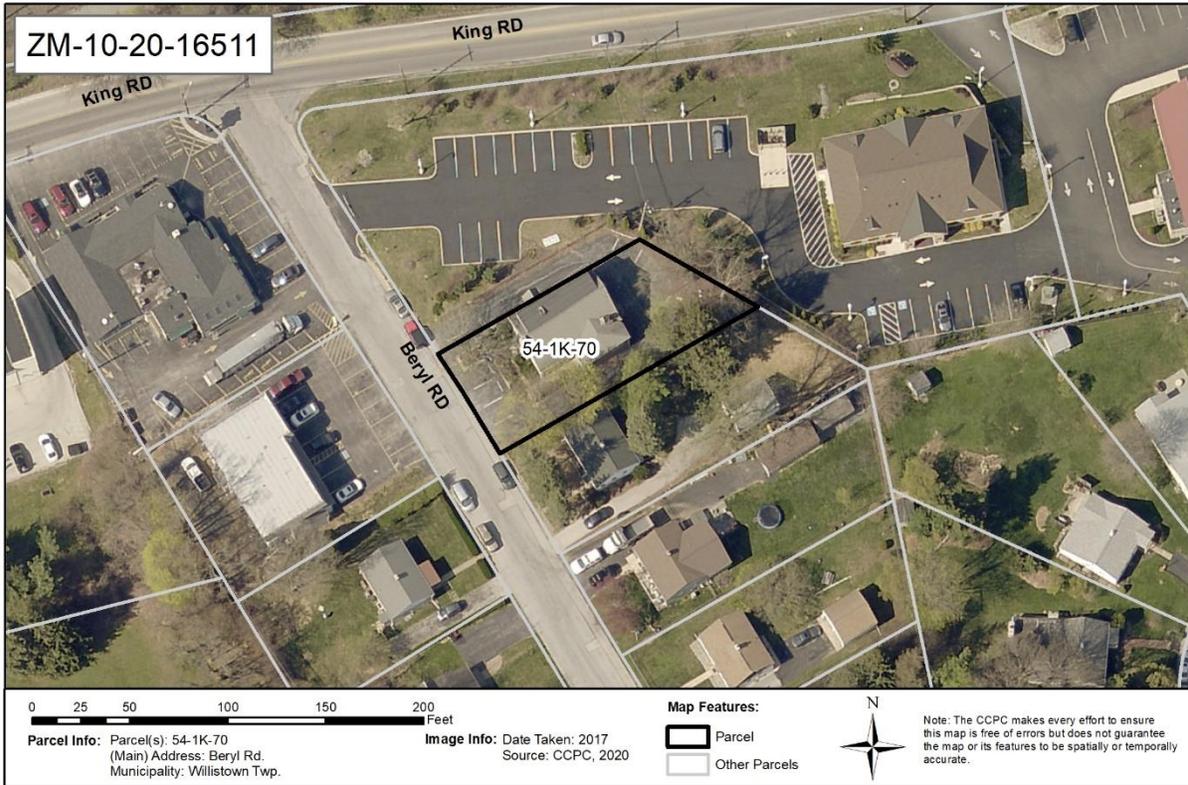
DESCRIPTION:

1. The Township proposes to change the zoning designation of the parcel located at 3 Beryl Road (UPI# 54-1K-70, 0.18 acres) from R-3 Residence to HB Highway Business.

AREA EVALUATION:

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

2. Land Use: County Assessment Records indicate that the existing building is utilized for commercial office space.
3. Adjacent Zoning: The land to the south is zoned R-3 Residence. The land to the east, north, and west is zoned HB Highway Business.
4. Municipal Comprehensive Plan: Map 10: Future Land Use indicates that the site is located in a Suburban (Medium-High Density) designation, south of a Commercial/Mixed Use designation.



LANDSCAPES:

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

We note that the list of uses permitted by-right in the Township’s HB District includes the following: retail stores; restaurants; personal service shops; business or professional office, agency, studio, bank or other financial institution; bakery, confectionery or other custom shop for making articles or products sold at retail on the premises; motor vehicle service station; and Township or governmental use. Additionally, the uses permitted by special exception in the Township’s HB District includes: outdoor place of amusement, recreation or assembly; automobile or farm equipment sales agency; contractor, craftsmen’s or general service shop; laboratory for research and testing; and wholesale establishment. These uses are appropriately located in an **Urban Center Landscape** designation.

Page: 3
Re: Zoning Map Amendment - 3 Beryl Road (UPI# 54-1K-70)
Willistown Township – ZM-10-20-16511

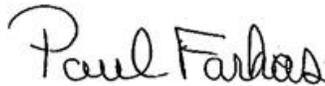
COMMENTS:

6. Prior to taking action on this amendment, the Township should assess whether the draft zoning map amendment is generally consistent with its municipal Comprehensive Plan, as set forth in Section 603(j) of the PA Municipalities Planning Code (PA MPC). We note, while the Township's 2011 Comprehensive Plan states that the Township shall accommodate future commercial development as permitted along the Route 30 business corridor, including King and Central Avenues east of Malvern (page 6), the Comprehensive Plan also recommends that the Township protect and enhance the established neighborhoods within Willistown Township (page 53).
7. While we acknowledge that this zoning map amendment would allow a business or professional office as a by-right permitted use on this site, this zoning map amendment would also make it possible for more intensive commercial development to occur on this site in the future. We suggest that the Township consider restricting intensive commercial uses in the HB Highway Business district on parcels that do not have frontage on a major road, or consider changing the zoning designation of this parcel and UPI# 54-1K-69 (4 Beryl Road) to O-P Office-Professional instead.

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

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

Sincerely,



Paul Farkas
Senior Review Planner

Act 537 Reviews

Act 537 Reviews for Chester County

November 2020



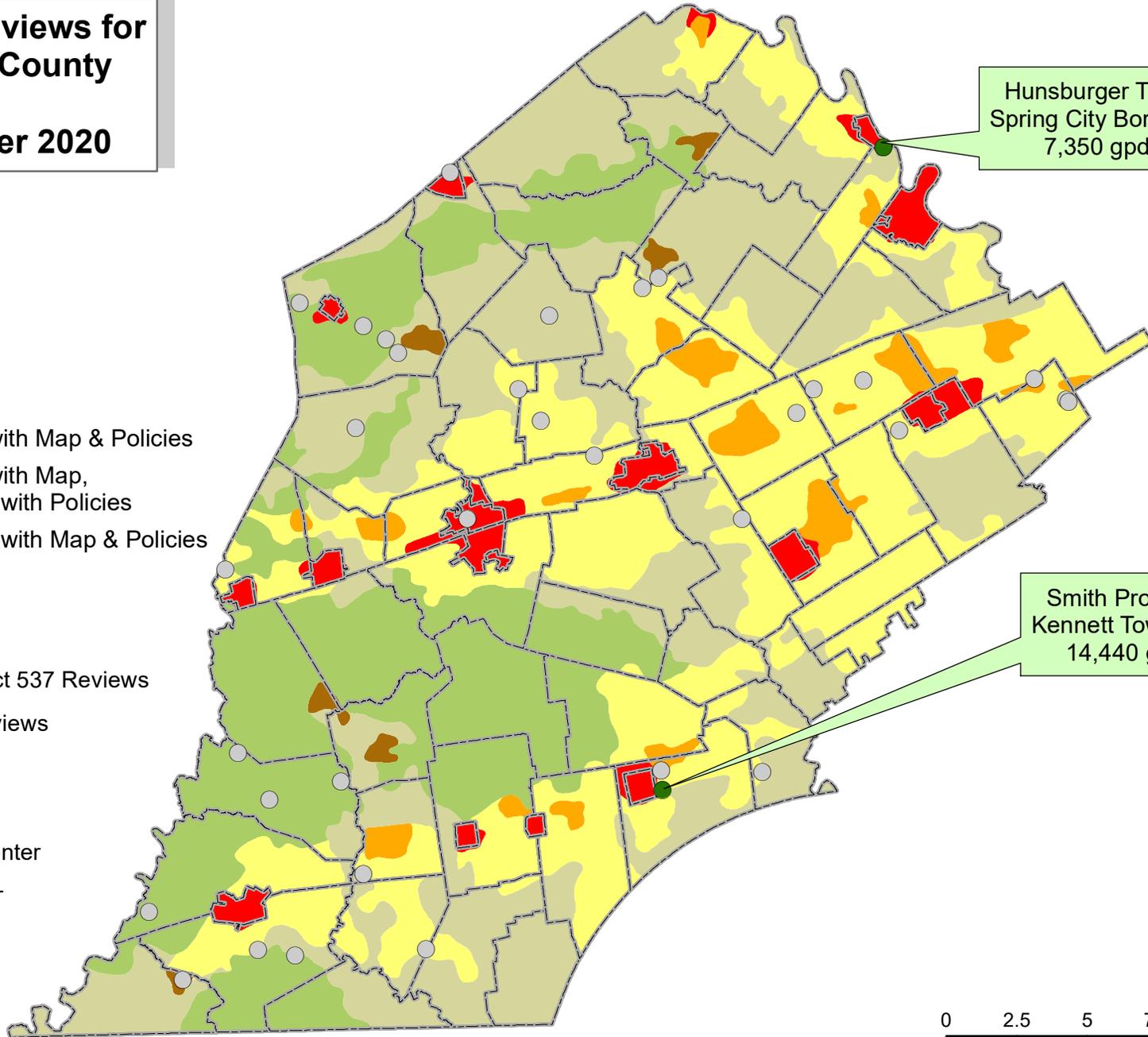
Hunsburger Tract
Spring City Borough
7,350 gpd

Smith Property
Kennett Township
14,440 gpd

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

Legend

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



Map prepared December 2020

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.



ENVIRONMENTAL PLANNING ACTIVITIES

Sewage Facilities Planning

MAJOR REVISIONS TO MUNICIPAL PLANS:

MINOR REVISIONS TO MUNICIPAL PLANS:

Kennett Township, Smith Property

The applicant is proposing residential development of 72 lots on 21.33 acres. The site is located on Rosedale Road, west of McFarlan Road. The amount of wastewater to be generated for the proposal is 14,440 gpd. The project is to be served by a public sewage disposal system managed by Kennett Square Borough. This project is designated as a Suburban Landscape and is consistent with *Landscapes3*.

Spring City Borough, Hunsberger Property

The applicant is proposing residential development of 30 twin homes on 8.1 acres. The site is located on Hunsberger Road and Main Street. The amount of wastewater to be generated for the proposal is 7,350 gpd. The project is to be served by a public sewage disposal system managed by Spring City Borough. This project is designated as an Urban Center Landscape, and is consistent with *Landscapes3*.

Action Requested

Staff requests ratification of the attached review letters containing the comments noted above.
12/9/2020

Minor Revisions



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

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

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

Project Name & Municipality Smith Property, Kennett Township

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

- Date plan received by county planning agency. October 13, 2020
- Date plan received by planning agency with areawide jurisdiction N/A Agency name N/A
- Date review completed by agency November 06, 2020

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

- | Yes | No | |
|-------------------------------------|-------------------------------------|---|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 1. Is there a county or areawide comprehensive plan adopted under the Municipalities Planning Code (53 P.S. 10101 et seq.)? <u>Landscapes3, the Chester County Comprehensive Plan, was adopted in 2018. Watersheds, the Chester County Comprehensive Plan Integrated Water Resources Element, was adopted in 2002.</u> |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 2. Is this proposal consistent with the comprehensive plan for land use? <u>According to the Landscapes map adopted in 2018, the proposed subdivision/land development includes land designated as the Suburban Landscape. The vision for the Suburban Landscape is predominantly residential communities with locally-oriented commercial uses and facilities, accommodating growth at a medium density that retains a focus on residential neighborhoods, with enhancements in housing diversity and affordability. Both on-lot and public sewer systems are supported in this landscape.</u> |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 3. Does this proposal meet the goals and objectives of the plan?
If no, describe goals and objectives that are not met |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 4. Is this proposal consistent with the use, development, and protection of water resources?
If no, describe inconsistency |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 5. Is this proposal consistent with the county or areawide comprehensive land use planning relative to Prime Agricultural Land Preservation? If no, describe inconsistencies: |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 6. Does this project propose encroachments, obstructions, or dams that will affect wetlands?
If yes, describe impact: |
| <input type="checkbox"/> | <input type="checkbox"/> | 7. Will any known historical or archaeological resources be impacted by this project? Not Known.
If yes, describe impacts |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 8. Will any known endangered or threatened species of plant or animal be impacted by the development project? |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 9. Is there a county or areawide zoning ordinance? |
| <input type="checkbox"/> | <input type="checkbox"/> | 10. Does this proposal meet the zoning requirements of the ordinance? N/A |

Yes	No	SECTION C. AGENCY REVIEW (continued)	
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- | | | | |
|-------------------------------------|-------------------------------------|-----|--|
| <input type="checkbox"/> | <input type="checkbox"/> | 11. | Have all applicable zoning approvals been obtained? N/A |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 12. | Is there a county or areawide subdivision and land development ordinance? No |
| <input type="checkbox"/> | <input type="checkbox"/> | 13. | Does this proposal meet the requirements of the ordinance? N/A
If no, describe which requirements are not met |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 14. | Is this proposal consistent with the municipal Act 537 Official Sewage Facilities Plan?
If no, describe inconsistency |
| <input type="checkbox"/> | <input type="checkbox"/> | 15. | Are there any wastewater disposal needs in the area adjacent to this proposal that should be considered by the municipality? Not known If yes, describe |
| <input type="checkbox"/> | <input type="checkbox"/> | 16. | Has a waiver of the sewage facilities planning requirements been requested for the residual tract of this subdivision?
If yes, is the proposed waiver consistent with applicable ordinances. Not Known
If no, describe inconsistencies |
| <input 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>According to our records, all municipalities have updated their stormwater management ordinances to be consistent with Chester County's PA DEP approved stormwater management (SWM) plan, dated July 2, 2013.</u> |

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

Name: Carrie J. Conwell, AICP

Title: Environmental Planner

Date: 11/6/2020

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

PC53-11-20-16536

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
Mitch Kotler, Mitchell Homes
Eden Ratliff, Kennett Township
Daniel Hudson, 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 Hunsberger Tract, Spring City Borough

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

1. Date plan received by county planning agency. September 22, 2020
2. Date plan received by planning agency with areawide jurisdiction N/A Agency name N/A
3. Date review completed by agency November 05, 2020

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

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

Yes No SECTION C. AGENCY REVIEW (continued)

- 11. Have all applicable zoning approvals been obtained? **N/A**
- 12. Is there a county or areawide subdivision and land development ordinance? **No**
- 13. Does this proposal meet the requirements of the ordinance? **N/A**
If no, describe which requirements are not met
- 14. Is this proposal consistent with the municipal Act 537 Official Sewage Facilities Plan?
If no, describe inconsistency
- 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? According to our records, all municipalities have updated their stormwater management ordinances to be consistent with Chester County's PA DEP approved stormwater management (SWM) plan, dated July 2, 2013.

18.

Name, Title and signature of person completing this section:

Name: Carrie J. Conwell, AICP

Title: Senior Environmental Planner

Signature: _____



Date: 11/5/2020

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 Act 247 as Case Number SD-06-20-16381.

PC53-11-20-16531

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
Sam Carlo, US Home Corporation d/b/a Lennar
Dennis Rittenhouse, Spring City Borough
Nicholas Feola, Bursich Associates, Inc.

2021 Work Program and Communications Plan



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Introduction

The Chester County Planning Commission's 2021 work program and communications efforts are focused on implementing Landscapes3.

Work Program

The Work Program for 2021 contains a large number of projects and events and is divided into the following topic areas:

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

Communications Plan

The communications plan is divided into two broad areas. General communications by audience and specific communication for individual work program projects and events.

There are four broad audiences for the planning commission's work. These are listed below and described in detail in Appendices 2 and 3.

- Municipal Audiences
- Project Implementation Audiences
- Funding and Policymaking Audiences
- Public Audiences

Chapter 1

2021 Work Program

The 2021 Work Program lists proposed projects and events for 2021 that implement Landscapes3. This work program is structured around the six goal areas of Landscapes3 – Preserve, Protect, Appreciate, Live, Prosper, and Connect – plus work activities that implement the Landscapes vision and map.

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

Preserve Goal

Municipal Open Space Outreach Initiative

Conduct municipal outreach on open space with webinars and tailored communication to individual municipalities.

Lead Division – Environment and Infrastructure

2021 Time Frame – Full year

Staff Resources – Moderate

Communications – Level III

Scoping Meetings Needed - Yes

Open Space Preservation Updated Mapping and Data (POST)

Prepare annual summary of the amount and type of permanently protected open space in Chester County. Complete update of map to reflect eased areas on properties and revise POST system as necessary.

Lead Division – Environment and Infrastructure

2021 Time Frame – First quarter of year

Staff Resources – Limited

Communications – Level I

Scoping Meetings Needed - No

Open Space Summit

Work with the Department of Parks and Open Space Preservation to convene a second open space summit.

Lead Division –Environment and Infrastructure

2021 Time Frame – First half of year

Staff Resources – Limited

Communications – Level I

Scoping Meetings Needed - Yes

Protect Goal

Climate Action Plan

Complete amendments to the climate action plan for the county, working with the Environmental and Energy Advisory Board.

Lead Division – Administration

2021 Time Frame – First half of year

Staff Resources – Limited

Communications – Level II

Scoping Meetings Needed – Yes

Renewable Energy Ordinance Support

Begin implementation of the climate action plan recommendations encouraging municipalities to adopt renewable energy ordinances.

Lead Division – Administration

2021 Time Frame – Second half of year

Staff Resources – Moderate

Communications – Level I

Scoping Meetings Needed – Yes

Municipal Outreach Program for Natural Resource Protection

Continue program for assisting municipalities with their natural resource protection ordinances.

Lead Division – Community Planning

2021 Time Frame – Full year

Staff Resources – Moderate

Communications – Level I

Scoping Meetings Needed - Yes

Support for Watersheds Plan Update

Provide support to the Water Resources Authority (WRA) while it updates the *Watersheds* plan and Act 167 stormwater planning.

Lead Division –Environment and Infrastructure

2021 Time Frame – First half of year

Staff Resources – Limited

Communications – Level I

Scoping Meetings Needed - No

Natural Features Interactive Map

Prepare an interactive map of natural features layers.

Lead Division –Design and Technology

2021 Time Frame – Second half of year

Staff Resources – Limited

Communications – Level I

Scoping Meetings Needed - Yes

Preserve Summit

Convene a natural resource preservation summit in support of the municipal outreach efforts and featuring recently completed eTools.

Lead Division - Administration

2021 Time Frame – First half of year

Staff Resources – Limited

Communications – Level I

Scoping Meetings Needed - Yes

Appreciate Goal

Brandywine Battlefield Phase 3

Continue phase 3 of the Brandywine Battlefield study that examines the battlefield area.

Lead Division –Community Planning

2021 Time Frame – Full year

Funding – ABPP grant

Staff Resources – Moderate

Communications – Level I

Scoping Meetings Needed - Yes

Adaptive Reuse Design Guide

Complete design guide and sample ordinance provisions for the adaptive reuse of historic properties.

Lead Division –Community Planning

2021 Time Frame – Full year

Staff Resources –Moderate

Communications – Level II

Scoping Meetings Needed - Yes

Town Tours and Village Walks

Continue Town Tour and Village Walks program, with the format and number of events to be determined.

Lead Division – Community Planning

2021 Time Frame – First three quarters of year

Staff Resources – Moderate

Communications –Level II

Scoping Meetings Needed – No

Leadership Luncheon

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

Lead Division: Community Planning

2021 Time Frame: First quarter of year

Staff Resources: Limited

Communications: Level I

Scoping Meetings Needed: No

National Register Interactive Map

Finish the initial loading of data and images into the interactive map of National Register resources.

Lead Division: Community Planning

2021 Time Frame: First quarter of year

Staff Resources: Limited

Communications: Level I

Scoping Meetings Needed: No

Juneteenth Event

Host a public educational session via virtual platform in celebration of Juneteenth, to have a countywide focus on this day. Will proceed Town Tours and be separate officially (as not specific to one location), but will be marketed as a kick-off for summer events focused on history/heritage. This will be the Appreciate Goal event for the year.

Lead Division: Community Planning

2021 Time Frame: Second and third quarters of year

Staff Resources: Moderate

Communications: Level II

Scoping Meetings Needed: Yes

Live Goal

Analysis of the Costs of Housing

Complete an analysis of housing costs to determine the best opportunities for reducing these costs.

Lead Division – Community Planning

2021 Time Frame – First half of year

Staff Resources – Limited

Communications –Level I

Scoping Meetings Needed - Yes

Missing Middle Housing

Generate informative materials to support the creation of missing middle housing in municipalities.

Lead Division – Community Planning

2021 Time Frame – Last three quarters of year

Staff Resources – Limited

Communications – Level I

Scoping Meetings Needed - Yes

Employer-Focused A+ Homes Video

Prepare a video highlighting the need for affordably-priced housing in Chester County from an employer's perspective.

Lead Division – Community Planning

2021 Time Frame – First three quarters of year

Staff Resources – Limited

Communications – Level II

Scoping Meetings Needed - Yes

Housing Summit

Coordinate the convening of a third housing summit to advocate for A+ Homes, focusing on municipalities and developers.

Lead Division – Community Planning

2021 Time Frame – Second half of year

Staff Resources – Limited

Communications –Level II

Scoping Meetings Needed - Yes

Housing Units Built and Sales Prices

Prepare annual housing price and units built report.

Lead Division – Community Planning

2021 Time Frame – Second quarter of year

Staff Resources – Limited

Communications –Level I

Scoping Meetings Needed - No

Prosper Goal

Reinvestment Map Analysis and Outreach

Complete an interactive map that identifies potential opportunities for redevelopment of existing developed nonresidential properties and conduct outreach efforts to encourage use of this new tool.

Lead Division –Community Planning

2021 Time Frame – First half of year

Staff Resources – Limited

Communications – Level I

Scoping Meetings Needed - Yes

Main Street eTools

Expand set of Main Street eTools, building on the four current tools summarizing the four Main Street Program pillars.

Lead Division –Community Planning

2021 Time Frame – Full year

Staff Resources – Moderate

Communications – Level I

Scoping Meetings Needed - Yes

Support for Economic Recovery Plan

Provide support for economic recovery planning efforts, working with CCEDC, DCD, and the Commissioners' office.

Lead Division –Administration

2021 Time Frame – Full year

Staff Resources – Limited

Communications – Level I

Scoping Meetings Needed - No

Urban Centers Forum

Work with the Department of Community Development to hold the annual Urban Centers Forum.

Lead Division – Community Planning

2021 Time Frame – Second half of year

Staff Resources – Limited

Communications – Level II

Scoping Meetings Needed - Yes

County Economy Report

Prepare an update of statistical report about the county's economy, working with CCEDC.

Lead Division – Community Planning

2021 Time Frame – Second and third quarters of year

Staff Resources – Moderate

Communications – Level I

Scoping Meetings Needed – No

Non-Residential Construction Report

Track non-residential construction in the county.

Lead Division – Community Planning

2021 Time Frame – First quarter of year

Staff Resources – Limited

Communications – Level I

Scoping Meetings Needed - Yes

Farm Product Guide

Update annual guide to farm products in Chester County. This product is targeted at consumers.

Lead Division – Agricultural Development

2021 Time Frame – First half of year

Staff Resources – Moderate

Communications – Level II

Scoping Meetings Needed - No

Municipal Outreach on Agriculture

Begin assessing the interaction between municipalities and the agricultural community and preparing materials for outreach to municipalities.

Lead Division – Agricultural Development

2021 Time Frame – Full year

Staff Resources – Limited

Communications – Level II

Scoping Meetings Needed - Yes

Agriculture Economic Development Study

Proceed with preparation of an agriculture economic development study that will recommend strategies to keep agriculture strong in the county.

Lead Division – Agricultural Development

2021 Time Frame – Full year

Staff Resources – Moderate

Communications – Level II

Scoping Meetings Needed - Yes

Connect Goal

Public Transportation Plan Update

Review and update the Public Transportation Plan element from Landscapes2 for Landscapes3

Lead Division – Environment and Infrastructure

2021 Time Frame – Second half of year

Funding – TSP special grant from DVRPC

Staff Resources – Moderate

Communications –Level II

Scoping Meetings Needed - Yes

Elverson Active Transportation Plan

Complete an active transportation plan for Elverson Borough.

Lead Division – Environment and Infrastructure

2021 Time Frame – Full year

Staff Resources – Moderate

Communications – Level I

Scoping Meetings Needed - Yes

Interactive Trail Map and Inventory

Complete the inventory of trails in the county and an interactive on-line map of these trails.

Lead Division – Environment and Infrastructure

2021 Time Frame – First half of year

Staff Resources – Limited

Communications – Level I

Scoping Meetings Needed - Yes

Non-Transportation Infrastructure Needs

Continue background analysis of current service and anticipated needs for sewage and water.

Lead Division – Environment and Infrastructure

2021 Time Frame – First half of year

Staff Resources – Limited

Communications – Level I

Scoping Meetings Needed - Yes

Transportation Improvement Inventory

Update Transportation Improvement Inventory list.

Lead Division – Environment and Infrastructure

2021 Time Frame – First half of year

Staff Resources – Moderate

Communications – Level I

Scoping Meetings Needed - No

Transportation Priority Projects

Prepare a new Transportation Priority Projects list.

Lead Division – Environment and Infrastructure

2021 Time Frame – Second quarter of year

Staff Resources – Limited

Communications – Level I

Scoping Meetings Needed - No

Transportation Event

Coordinate the convening of a third transportation summit.

Lead Division – Environment and Infrastructure

2021 Time Frame – Third quarter of year

Staff Resources – Moderate

Communications – Level II

Scoping Meeting Needed - Yes

Pedestrian and Bicycle Safety Campaign

Develop a safety campaign using social media, videos and/or an event focused on those who use the public roads in Chester County, whether they are driving, walking, or cycling.

Lead Division – Environment and Infrastructure

2021 Time Frame – First half of year

Staff Resources – Moderate

Communications – Level III

Scoping Meetings Needed - Yes

Safe Routes to School

Work with the Chester County Health Department to analyze pedestrian access to select schools.

Lead Division – Environment and Infrastructure

2021 Time Frame – First half of year

Staff Resources – Limited

Communications – Level I

Scoping Meetings Needed - No

Countywide Complete Streets Policy

Develop a countywide Complete Streets policy that will promote multimodal transportation and that may be adopted by Chester County municipalities.

Lead Division – Environment and Infrastructure

2021 Time Frame – Full year

Funding – DCNR Peer Grant Program

Staff Resources – Limited

Communications – Level I

Scoping Meetings Needed - Yes

Bus Stops Implementation

Develop bus stop implementation demonstration projects at various locations throughout the county.

Lead Division – Environment and Infrastructure

2021 Time Frame – Full year

Staff Resources – Limited

Communications – Level I

Scoping Meetings Needed – Yes

Transportation GIS Data Updates

Update the Planning Commission’s transportation related GIS information so that it may be used for analysis and tracking purposes.

Lead Division – Environment and Infrastructure

2021 Time Frame – Full year

Staff Resources – Limited

Communications – Level I

Scoping Meetings Needed - No

Landscapes Vision and Map

Landscapes3 Annual Progress Report

Produce 2020 progress report that tracks the metrics in Landscapes3 while also highlighting implementation successes during the year.

Lead Division – Administration

2021 Time Frame – First half of year

Staff Resources – Limited

Communications – Level III

Scoping Meetings Needed - No

Suburban Design Guide

Complete a Suburban Design Guide, following the format for the other design guides.

Lead Division – Design and Technology

2021 Time Frame – Full year

Staff Resources – Moderate

Communications – Level I

Scoping Meetings Needed - Yes

E-Tools Update

Finalize the updating and modernizing of the e-tools, which introduce municipal officials and the public to various planning topics. These e-tools describe the topic, provide examples, and contain resource links.

Lead Division – Administration

2021 Time Frame – First half of year

Staff Resources – Moderate

Communications – Level II

Scoping Meetings Needed - No

Tredyffrin Comprehensive Plan

Complete new implementable comprehensive plan for Tredyffrin that focuses on office park reinvention, Paoli revitalization, trails, walkability, recreation, and connectivity.

Lead Division – Community Planning

2021 Time Frame – First half of year

Staff Resources – Moderate

Communications – Level I

Scoping Meetings Needed - No

Franklin Comprehensive Plan

Complete new implementable comprehensive plan for Franklin Township.

Lead Division – Community Planning

2021 Time Frame – Full year

Staff Resources – Moderate

Communications – Level I

Scoping Meetings Needed - Yes

Thornbury Subdivision and Land Development Ordinance and Official Map

Prepare an updated subdivision ordinance and official map for Thornbury Township.

Lead Division – Community Planning

2021 Time Frame – Full year

Staff Resources – Moderate

Communications – Level I

Scoping Meetings Needed - No

Oxford Comprehensive Plan

Prepare a new, implementable comprehensive plan for Oxford Borough.

Lead Division – Community Planning

2021 Time Frame – Last three quarters of year

Staff Resources – Moderate

Communications – Level I

Scoping Meetings Needed - Yes

East Caln Comprehensive Plan

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

Lead Division – Community Planning

2021 Time Frame – Last half of year

Staff Resources – Moderate

Communications – Level I

Scoping Meetings Needed - Yes

Major Ongoing Planning Activities

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

Act 247 Review Letters for Subdivisions, Land Developments, Ordinances, and Plans

Vision Partnership Program Cash Grant Monitoring

Pipeline Information Center

Demographic Data Updates

Coordination with Partners in the Transportation, Conservancy, Natural Resources, Housing, Agricultural, Economic Development, and Historic Communities

Geographical Information Systems Updates for Transportation, Historic Resource, Demographic, Land Use, and Other Topics

Administration of Planning Commission, Agricultural Development Council, and Environmental and Energy Advisory Board

Chapter 2

Communications Plan

The Communications Plan is divided into two parts – a discussion of general communications initiatives and recommendations for the communications of specific projects.

General Communication

Communication is a key aspect of the planning commission’s work, and there are a variety of communications actions designed to reach all audiences. In addition, the four general audiences often warrant specific outreach efforts because of the different perspectives these audiences have about planning issues.

Actions for All Audiences

New Initiatives for 2021

Description	Staff Lead	Status
Develop a more robust home page highlighting new items on the website, planning news, and upcoming events.	Oakley	Researching
Improve Municipal Corner to comprehensive and organized list of examples that is easily accessible.	Oakley/Steinman	Ongoing
Aggressively share 2020 metrics and success stories showing the progress Landscapes3 has made.	O’Leary	March/April

Ongoing Initiatives

Description	Staff Lead	Status
Maintain six websites: ChescoPlanning.org, Chesco.org/planning, ChescoRideGuide.org Chesco.org/agdev, ChescoFarming.org and RestoreChesterCounty.org.	Oakley	Ongoing
Direct more people to the website	Oakley/Steinman	Ongoing
Maintain and improve a more robust calendar of events and planning-related forums.	O’Leary	Ongoing
Post daily to Facebook, Twitter and LinkedIn, with images accompanying text about projects, activities, news, events, funding opportunities, and planning stories.	Oakley/Steinman	Ongoing - Daily
Highlight a “photo of the week” to Instagram, Facebook and Twitter with heavy use of hashtags (i.e. #PhotoOfTheWeek and #ChescoPlanningPhotos).	Oakley	Ongoing - Weekly

House, post, and track videos, which can be pushed via social media outlets and the website (Link to CCPC's YouTube page).	Steinman	Ongoing – as needed
Send monthly eNewsletter to about 800 subscribers.	Oakley/Steinman	Monthly
Conduct group email campaigns on a case-by-case basis.	Admin Staff	As Needed
Participate in key partner events (i.e. CCATO, TMACC, DVRPC, etc.). When feasible, set up displays at events showcasing CCPC's services and specific projects with table-top displays and brochures. With situations such as the COVID-19 pandemic, participation in online activities may occur as an alternative.	All Staff	Ongoing <i>(Note: Keep list of examples)</i>

Actions for Municipal Audiences

New Initiatives for 2021

Description	Staff Lead	Status
Develop a strategy for marketing projects upon completion, including, but not limited to, promoting implementation efforts.	Oakley/Steinman	Need info on scoping meetings.
Encourage the use of the Chesco Self Service Portal to submit plans for endorsement.		

Ongoing Initiatives

Description	Staff Lead	Status
Maintain Grant Opportunities webpage in Municipal Corner	Oakley	Ongoing
Present at CCATO Spring and Fall conferences.	Management	TBD
Conduct topic-specific sessions for CCATO.	Management	TBD
Write content for CCATO email blasts/newsletters	TBD	Contact Ernie
Meet with CCATO board annually to discuss topics of interest.	O'Leary	TBD
Coordinate with CCATO on municipal directory.	Zak	Fourth Quarter
Send welcome letter and packet to all newly elected officials, planning commission members, and municipal managers.	O'Leary	First Quarter
Encourage new officials to participate in the PMPEI training.	O'Leary	TBD
Update and distribute brochure about CCPC's function and services.	Zak	First Quarter
Produce timely analysis of important issues for local officials through eTools, news, and social media.	O'Leary	Ongoing

Enhance municipal area of the website with examples of municipal work and a list of CCPC services for municipalities.	Oakley	Ongoing
Bring Chester County planners together biannually at a Planners' Forum to discuss current issues and planning needs of local municipalities.	O'Leary	Spring and Fall
Email municipal managers with CCPC updates.	O'Leary	2 times/year
Attend or present at PSATS conference to understand issues and "hot topics" for local officials.	O'Leary	TBD
Attend and present at Chester County Manager's Annual Consortium meeting.	Management	TBD
Attend and present at Chester County Secretary's Meetings.	Management	TBD
Present new information at engineering association's continuing education seminars.	Management	TBD
Present new information at Bar's continuing education seminars.	Management	TBD

Actions for Project Implementation Audiences

New Initiatives for 2021

Description	Staff Lead	Status

Ongoing Initiatives

Description	Staff Lead	Status
Provide articles and other content for newsletters and outreach efforts to other county departments and implementation partners.	Steinman	Ongoing
Market partners' major planning/educational public events and ask them to do the same for CCPC.	Steinman	Ongoing
Encourage and coordinate with partners to co-host events.	Management	Ongoing
Present on specific topics to conferences and gatherings organized by implementation partners.	Management	Ongoing
Integrate projects and plans of other county departments into CCPC's planning work.	O'Leary	Ongoing
Offer to help other county departments with planning-related studies they're conducting or other activities.	O'Leary	Ongoing

Actions for Funding and Policymaking Audiences

Ongoing Initiatives

Description	Staff Lead	Status
Feature planning success or “fun facts” stories using testimonials – municipal, open space, or development.	Steinman	Ongoing
Ask partners to highlight CCPC projects and successes in their communication materials	Steinman	Ongoing
Continue to pursue awards for Planning Commission projects.	Stauffer	Ongoing
Send monthly email update to commissioners on current activity in the Planning Commission.	O’Leary	Ongoing
Invite county commissioners to CCPC sponsored events.	Management	Ongoing
Provide status of transportation priority projects meetings and map high priority projects for state representatives.	Styche	Ongoing
Attend legislative breakfasts sponsored by partners, such as the Conservation District, TMAs, and Chambers.	All Staff	TBD
Send welcome packet about planning and CCPC to new representatives and senators.	O’Leary	First Quarter
Meet on a periodic basis with each state representative or senator to determine current issues of concern.	O’Leary	TBD

Actions for the Public

New Initiatives for 2021

Description	Staff Lead	Status
Update and share 2021 Landscapes3 success stories quarterly .	O’Leary	Quarterly

Ongoing Initiatives

Description	Staff Lead	Status
Create CCPC video displaying staff roles and services covering different aspects of what we do.	Steinman	Ongoing
Tell stories, particularly about people, in planning documents and on the website.	Steinman	Ongoing
Create posters on public topics for display at kiosks and other locations highlighting interesting topics.	Zak	Ongoing
Have interactive booths with planning info at events.	All Staff	Ongoing
Hand out brochures at major events.	All Staff	Ongoing

Communicating Work Program Projects

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

Process for Communicating Work Program Projects

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

1. Prior to meeting with the communications team, planners should ask themselves:
 - a. Why are we doing this project?
 - b. Who is our audience?
2. Hold a production and communications scoping meeting early in the process that includes a discussion of the communications outreach and confirm assigned outreach level (I, II, or III).
3. Focus the initial outreach efforts on participation.
4. Hold a mid-project scoping meeting that assesses how the communications outreach is working and make adjustments, as necessary.
5. While continuing to encourage participation, begin outreach focused on either implementation or conveying information.
6. Hold an end of project meeting to determine potential ongoing communications outreach needed to help implement the project and discuss the successes (and failures) of outreach efforts.

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

Level I

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

Level II

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

Level III

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

Communications Approach for Work Program Projects

Goal Area	Project Name	Level	Primary Audience and Message to Encourage Participation	Primary Audience and Message to Encourage Implementation
Preserve	Open Space Initiatives - Open Space Summit - Municipal Outreach	III	Municipal Officials, Policymakers, and Open Space Advocates - Zoning is an important tool for open space preservation - Public remains very interested in open space preservation	Municipal Officials and Policymakers - Zoning tools can help preserve open space without spending money
Preserve	Open Space Inventory	I	Conservancies, Land Trusts, and Municipal Officials - The inventory provides important information for better planning	Conservancies, Land Trusts, and Municipal Officials, and Policymakers - Progress is being made on open space preservation; so, let's keep doing it - There is still room for economic development with open space preservation
Protect	Climate Change - Climate Action Plan - Renewable Energy Ordinances	II	Public and Municipal Officials - The county wants to protect the environment - Everyone must work together to address climate change	County and Municipal Officials - Public is very interested in addressing climate change - There are tools for addressing climate change and municipal ordinances impact these tools
Protect	Natural Resource Initiatives - Natural Features Overlay Map - Municipal Outreach Program - Protect Summit	I	Municipal Officials - Free assistance is available for natural resource ordinance work - There are many benefits to natural resource protection	Municipal Officials - Many communities have adopted these standards. It is not out of the norm.
Protect	Support for Watersheds Plan Update	I	Municipal Officials and Conservation Organizations - This update will help with your MS4 requirements - Municipalities will be required to adopt the ACT 167 elements	Municipal Officials and Conservation Organizations - Implementation will not happen until after 2021 (after plan adoption)
Appreciate	Brandywine Battlefield Plan Phase 3	I	Historic Preservation Organizations, and Municipalities - Knowledge about the battle has improved, and a new plan is needed to reflect this - Funding is available for preservation of battlefield properties, which helps municipalities limit sprawl development	Municipal Officials and Policymakers - The Brandywine Battlefield is of national significance and deserves to be protected - Progress has been made on protection, but development threats remain

Appreciate	Adaptive Reuse Design Guide	II	Municipalities and Historic Preservation Organizations - Demonstrating to property owners and developers the feasibility of reusing historic buildings will help preserve these buildings	Property Owners, Developers, and Municipalities - Using these guidelines will make it easier to judge if your proposed changes are appropriate, potentially saving money in the long run
Appreciate	Town Tours and Village Walks	II	Historic Preservation Organizations, and Municipalities - These tours highlight all the great preservation a community has done - Tours provide a different type of activity for your citizens	Public, Municipal Officials - Learning about our shared history helps us understand the present
Appreciate	Juneteenth Event	II	Historic Preservation Organizations, and Municipalities - Highlighting the county's history - Helping residents understand the county's history from different perspectives may help them communicate better with each other and avoid conflict	Public, Municipal Officials - Learning about another perspective of our history helps us understand the present
Appreciate	Support of Historic Preservation Organizations - Leadership Luncheon - National Register Interactive Map	I	Historic Preservation Organizations - Training and accurate information is critical to supporting historic preservation efforts	Historic Preservation Organizations, Municipalities, Public - Using historic information will make historic preservation easier
Live	Housing Initiatives - Missing Middle Housing - Cost of Housing - A+ Homes video - Housing Summit	III	CC Community Development, CC Economic Development, Municipal Officials, Developers - Housing affordability is an issue that affects businesses and residents	Municipal Officials and developers - Other municipalities have adopted ordinances supporting affordable housing - These ordinances can require good design - There are many places in Chester County for higher density housing
Live	Housing Units Built and Sales Price Report	I	Not applicable	Municipal officials, Implementers, and Policymakers - Housing is expensive and affordability is an issue for employers and residents
Live	Social Equity and Diversity Analysis	I	Not applicable	Public, Municipal Officials, and Policymakers - Understanding the makeup of the county and those who are underprivileged can help guide investment and public policy decisions
Prosper	Redevelopment Map and Analysis	II	Municipal Officials, CC Economic Development, CC Community	Municipal Officials and Developers - Tax rateables and jobs increase with redevelopment

			Development, CC Industrial Development - Identifying sites for redevelopment is a proactive approach to getting sustainable development	
Prosper	Urban Center Initiatives - Main Street eTools - Urban Centers Forum	II	Municipal Officials - There are many best practices that can help your urban community revitalize and have more economic development	Municipal Officials, the Public, Businesses, and Developers - Main Street program approaches to revitalization can create more vitality and active businesses
Prosper	Nonresidential construction report	I	Not applicable	Municipal officials, Implementers, and policymakers - Healthy business growth provides jobs for residents and a healthy tax base for municipalities.
Prosper	Economic Recovery Support - County economy report - Support for recovery planning	I	CC Economic Development Organizations, Municipalities, Businesses - Getting accurate data will help create a better plan for recovery - Working together will lead to stronger recovery efforts	CC Economic Development Organizations, Municipalities, Businesses, and the Public - Jobs and tax rateables will grow with a comprehensive and unified approach to economic development
Prosper	Agricultural Economic Development Support - Farm Product Guide - Municipal Outreach on Agriculture - Agricultural Economic Development Study	II	Municipalities, Agricultural Organizations, CC Economic Development Organizations, Farmers - Accurate information is needed to share with consumers and to plan for the future	Municipalities, Agricultural Organizations, CC Economic Development Organizations, Farmers - Agriculture is a key part of the county's economy and must be supported in evolving times - The agricultural community and landscapes are key elements of Chester County's high quality of life and place
Connect	Public Transportation Plan Update	II	Municipal officials, transportation providers, businesses, and public: - with ridership down because of COVID-19, understanding future public transportation demands and needs is critical	Municipal officials, transportation providers, businesses, and policy makers: - many businesses depend on workers who take public transportation - lower-income workers need public transportation to get to work and appointments - public transportation is good for the environment and reduces traffic congestion
Connect	TII and TPP	I	Municipal/elected officials, transportation planning professionals:	Municipal officials: - funding is directed toward planned transportation improvements.

			- participating in this process makes it more likely your project will get funding	
Connect	Improving Safety of Active Transportation - Pedestrian and Bicycle Safety Campaign - Safe Routes to School Policy - Complete Streets - Bus Stop Implementation	II	Municipal officials, transportation providers, bicycle and pedestrian advocates, health officials, school officials: - there are too many accidents involving pedestrians and bicyclists - safety is critical for our transportation system	Public, municipal officials, and businesses: - making safety improvements to our sidewalk, bicycle, and transit systems is very important - pedestrians, bicyclists, and motorists must respect each other, obey all traffic laws, and travel defensively
Connect	Interactive Trail Map and Inventory	I	Not applicable	General public / trail users: - This map is a tool for identifying trails, plan a trip.
Connect	Transportation Event	II	Municipal Officials, Policymakers, Public, and - keeping up to date on transportation planning will help planning efforts and understanding of funding problems	Municipal Officials and Policymakers - More money is needed to address transportation needs
Connect	Non-Transportation Infrastructure Needs	I	Not applicable	Partners, planners, policymakers: - understanding infrastructure needs can help with economic development
Landscapes Vision and Map	Landscapes3 - Progress Report	I	Implementing Organizations - It's important to let the public and policymakers know what has been accomplished	Municipal Officials, Implementers, Policymakers - Much is being accomplished on Landscapes3 - Need to work together and continue providing resources to keep Landscapes3 momentum going
Landscapes Vision and Map	eTools	I	Implementing Organizations: - Coordinating with stakeholders with specific knowledge on eTool subjects will ensure the tools are as up-to-date and accurate as possible - links to partner websites included in eTools will help to highlight the work of their organizations	Municipal Officials, Implementers: - eTools provide practical guidance on planning tools and how to implement them - The tools are useful for both a quick overview or in depth information on the topic - Implementing organizations that work with municipalities may find them useful for communicating ideas and methods to local communities and municipal officials
Landscapes Vision and Map	Vision Partnership Program - In-kind - Grants	II	Municipalities - It is important to coordinate with CCPC to make sure VPP meets your needs	Municipalities - There are planning dollars available for achieving your goals
Landscapes Vision and Map	Design Guides	II	Not applicable	Municipalities and Developers

				- Designing to fit into community character will make the development review process better
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Appendices

2020 Completed Tasks

Below are Communications Plan items completed in 2020, organized by audience.

All Audiences

- Maintained three websites: ChescoPlanning.org, Chesco.org/planning, and ChescoRideGuide.org.
- Created two new websites: ChescoFarming.org and RestoreChesterCounty.org.
- Posted daily to Facebook, with images accompanying text, informal language and short blurbs on projects, activities, news, events, funding opportunities, and planning stories.
- Posted daily to Twitter more newsworthy announcements limited to 280 characters.
- Posted daily to LinkedIn, with images accompanying text, formal language, and an emphasis on stories that are relevant to professionals involved in planning and development.
- Highlighted a #PhotoOfTheWeek on Facebook, Twitter and Instagram.
- Shared videos from YouTube channel.
- Sent monthly eNewsletter to about 800 subscribers.
- Conducted group email campaigns on a case-by-case basis.
- Participated in key partner events (i.e. CCATO, TMAACC, DVRPC, etc.)

Municipal Audiences

- Maintained “Grant Opportunities” in Municipal Corner of Website.
- Enhanced “Urban Centers” in Municipal Corner of Website.
- Updated many eTools.
- Enhanced agency presence on CCATO.org website.
- Sent welcome letter and packet to all newly elected officials, planning commission members, and municipal managers.
- Updated and distributed brochure about CCPC’s function and services.
- Produced timely analysis of important issues for local officials through eTools, news, and social media.
- Brought Chester County planners together biannually at a Planners’ Forum to discuss current issues and planning needs of local municipalities.
- Emailed municipal managers with CCPC updates.
- Reached out to municipal staff dealing with the public to make sure they are aware of CCPC services and information.

Project Implementation Audiences

- *Landscapes3* success stories and metrics were released and pushed out monthly.

- Provided articles and other content for newsletters and outreach efforts to other county departments and implementation partners.
 - Western Chester County Chamber Life – Spring 2020
 - Western Chester County Chamber Life – Fall 2020
 - CCHPN Town Tours – Daily Local News September 2020
- Integrated projects and plans of other county departments into CCPC’s planning work.
 - RestoreChesterCounty – Commissioners
 - Urban Centers Improvement Inventory – Department of Community Development
- Offered to help other county departments with planning-related studies they’re conducting or other activities.
 - COVID-19 – Health Department website

Funding and Policymaking Audiences

- Asked partners to highlight CCPC projects and successes in their communication materials.
- Sent monthly email update to commissioners on current activity in the Planning Commission.
- Invited county commissioners to CCPC sponsored events.
- Sent welcome packet about planning and CCPC to new representatives and senators.

Public

- Told stories, particularly about people, in planning documents and on the website.

Appendix 2: Identified Audiences

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

- Municipal-Level Planning and Development
 - Municipal officials (BOS, BC, PC, other MCD boards and staff)
 - Municipal service providers (engineers, attorneys)
 - Planning professionals (private sector planning firms, DVRPC, APA PA, APA, other county Planning Commissions)
 - Developers/247 applicants
 - Municipal organizations (CCATO, consortium)
- Project Implementers of County Planning Goals
 - PennDOT, TMAs, SEPTA (TMACC and GVFTMA)
 - Conservancies and Watershed Groups
 - County Departments
 - Utility Providers
 - Other State and Federal Agencies
- Funders and Policymakers for Planning Goals/Projects
 - Commissioners
 - State Representatives and Senate leaders
 - DVRPC
- Groups Affected by Planning and Development Implementation
 - County residents
 - County businesses and their associations (chambers, CCEDC)
 - Advocacy groups (CC2020, SAVE)
 - School districts/youth
 - Real estate agents
 - Planning educators (universities/programs)
 - Media (newspapers, online, etc.)

Appendix 3: Interaction with Identified Audiences

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

Municipal Level Planning and Development

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

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

Project Implementers of County Planning Goals

Why might implementers of projects listen to CCPC's messages? The county has a direct role in deciding whether or not a project will move forward. The county commissioners are often involved in the decision making process.

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

Funders and Policymakers for Planning Goals/Projects

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

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

Groups Affected by Planning and Development Implementation

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

- The general public and groups affected by planning generally do not pay attention to planning issues unless they are directly affected, perhaps by traffic congestion or unwanted neighboring development.

- Many members of the general public have specific issues that excite them (e.g. bicycling, preservation, or natural resource protection).

Appendix 4: Communication Tools

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

Electronic media tools include: Electronic newsletter, email campaigns, ChescoPlanning.org home page, project specific websites, Facebook, Twitter, LinkedIn, Flickr, YouTube, Instagram, WordPress, EventBrite, events calendar and online meeting tools such as Zoom and WebEx.

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

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

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

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

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

Appendix 5: Communication and Production Levels

Level I

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

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

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

Level II

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

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

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

Level III

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

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

- Social media posts: Facebook, LinkedIn, Twitter and Instagram
- Targeted/paid Facebook ad
- Facebook event
- ChescoPlanning homepage banner
- Monthly eNewsletters and/or topic specific eNewsletters
- WordPress
- Flyers/Posters (printed or electronic)*
- Postcards*
- Events calendar
- EventBrite
- “Save the Date” emails

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

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

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

Discussion and Information Items



eTools

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



THE COUNTY OF CHESTER



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MEMORANDUM

To: Chester County Planning Commission
From: Paul Fritz, Director, Design & Technology Division
Date: November 30, 2020
Re: Planning Commission Board Meeting Monthly Report

The Design & Technology Division continued to provide support to staff for implementation of the 2020 work program.

The 247 plan reviewers processed plan reviews and completed research for eTool updates and the municipal open space plans and ordinances inventory. For the month of November, several zoning ordinance amendments and 16 land developments were reviewed.

The GIS staff assisted staff in preparing maps for comprehensive plans, historic atlas projects, and the Elverson Active Transportation Plan.

The Graphics staff assisted staff with day-to-day needs and report layouts. The Graphics staff also helped create a video highlighting the A+ Homes initiative.

Environment & Infrastructure Division

November 2020

PennDOT Pathways

On November 18th, PennDOT [launched](#) their 'PATHways' program, an initiative to examine possible near- and long-term funding solutions, and is requesting public feedback until December 17th.

The department faces an \$8.1 billion gap in its annual highway and bridge transportation funding to keep the network in a state of good repair. With federal funding being flat and unpredictable along with decreased revenue from the gas tax due to less travel and more fuel efficient vehicles, these funding sources are unreliable moving forward. Alternative funding options being explored include: spot tolling, managed lanes, congestion pricing, corridor tolling, road user charges, and fee & tax increases.

More information on the PATHways initiative and the opportunity to provide your input can be found at the following website: penndot.gov/funding



Paoli Pike Trail Ribbon Cutting

A [ribbon cutting event](#) for the Paoli Pike Trail in East Goshen Township was held on Tuesday November 24th. The event was attended by all three Chester County Commissioners as well as by our Trails and Open Space Planner Rachael Griffith.

The Paoli Pike Trail was identified as a priority implementation project in the Central Chester County Bicycle and Pedestrian Circulation Plan that CCPC worked with East Goshen and other municipalities to prepare back in 2013. Since then, East Goshen Township has been very successful in obtaining funding from multiple sources and guiding the project through design and implementation. The trail is now open between Line Road to the east and Reservoir Road to the west. The township is currently seeking funding to complete the final section between Reservoir Road and Airport Road.



Pipelines Update

The following are things that have occurred since the last Board meeting:

- Proposed Senate Bill 619 is looking to further define spill reporting requirements. Under proposed legislation, dischargers would only have to report spills that may cause a violation of water criteria under DEP regulation, or that are reportable under federal requirements. Accidental discharges not cause a violation of numeric criteria would not be considered pollution.
- Governor Wolf has vetoed Senate Bill 790, which would have significantly reduced environmental protections from conventional gas and drilling, including the removal of requiring drillers to meet Safe Drinking Water Act standards when a water supply is damaged, not requiring spills less than 10,000 mg/kg of drilling brine to be reported, lowering groundwater protections as well as what would have eliminated the DEP conventional drilling regulations, established in 2016.

For more news on pipeline happenings, please visit the county's Pipeline Information Center 'Pipelines in the News' webpage:
<http://www.chescoplanning.org/pic/news.cfm>

Community Planning

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

Community Planning

Municipal Assistance Projects

December 2020

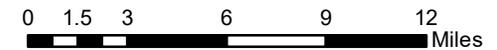
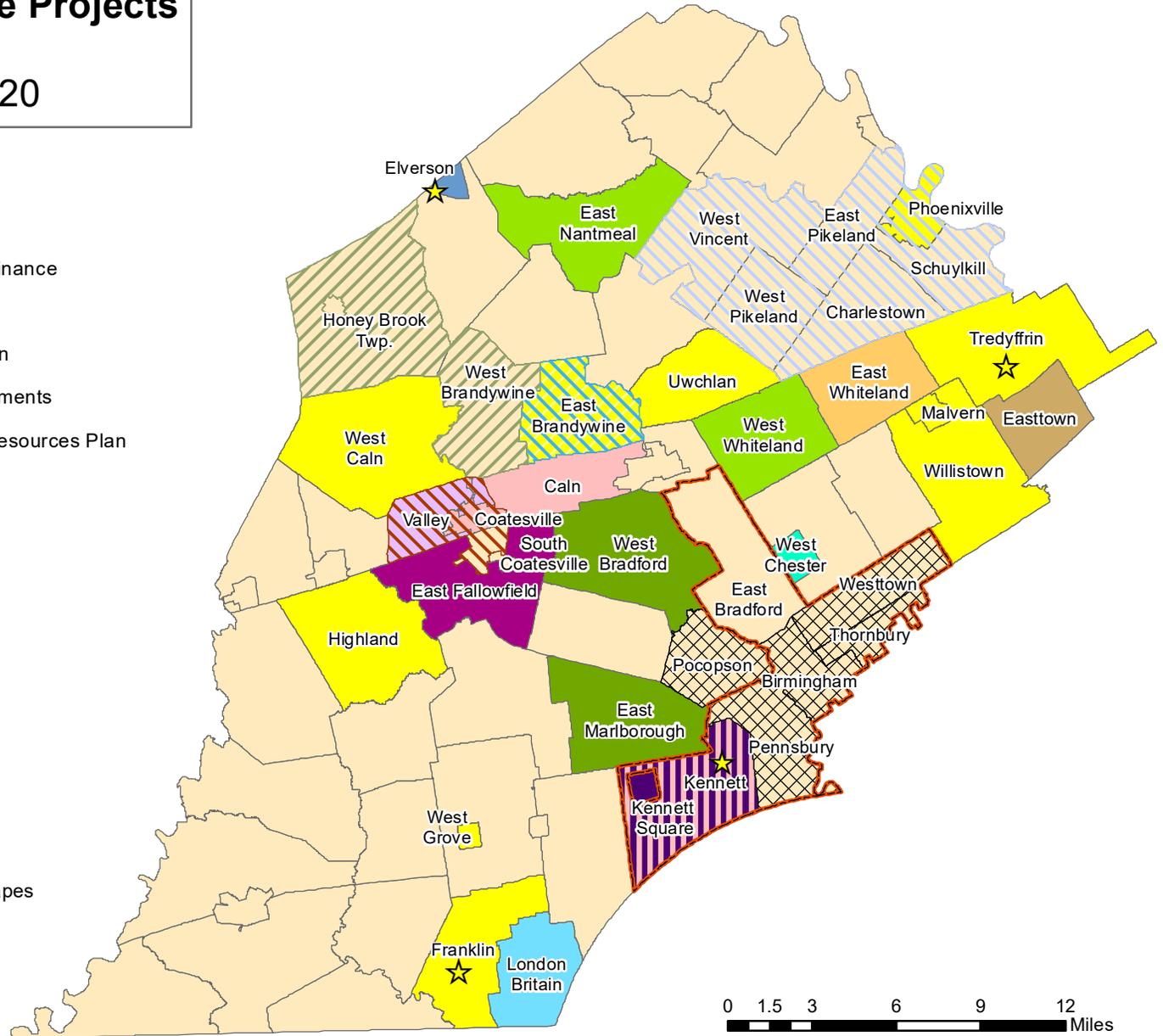


Single Municipality

- Comprehensive Plan
- Subdivision and Land Development Ordinance
- Zoning Ordinance
- Open Space, Parks, and Recreation Plan
- Devon Visioning and Regulatory Amendments
- Open Space, Recreation, and Natural Resources Plan
- Village Master Plan
- Historic Resource Survey
- Corridor Study
- Active Transportation Plan
- Master Corridor Plan
- Official Map Update
- ★
 VPP Technical Services Contract

Regional Projects

- Brandywine Battlefield Heritage Interpretation Plan
- Brandywine Battlefield Strategic Landscapes Plan Phase 3
- Kennett Square/Kennett Township Regulatory Updates
- Economic Development Study
- Icedale Trail Feasibility Study
- Phoenixville Region Comprehensive Plan



Sources: Municipalities - Chester County DCIS/GIS; VPP Tracking created by CCPC, 2020.



COMMUNITY PLANNING REPORT

December 2020 (Activities as of 11/25/20)

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

MUNICIPAL ASSISTANCE

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

SINGLE MUNICIPALITY

1. Caln Township – Zoning Ordinance Update

Percent Completed: 15% Contract Term: 8/20 – 7/22 Consultant: Ray Ott & Associates Monitor: Mark Gallant

The Township is updating their Zoning Ordinance, implementing recommendations from their 2017 comprehensive plan and creating a cohesive ordinance that encourages appropriate development. Their kick-off meeting was held on August 11, 2020 and the consultant and Task Force prioritized the Comp Plan recommendations at their 2nd and 3rd meetings in September and October. *The next Task Force meeting is scheduled for December 1, 2020.*

2. City of Coatesville – Zoning Ordinance Update

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

Coatesville is proposing to update their Zoning Ordinance with a focus on streamlining, clarifying, and simplifying the existing ordinance. Revisions to existing overlays will be undertaken, although the base districts are not anticipated to be significantly revised. *Awaiting further information from the city regarding consultant selection and a draft scope of work.*

3. East Brandywine Township – Comprehensive Plan and Official Map Update

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

The Township will be updating their existing comprehensive plan, which was adopted in 2009, and update their existing Official Map that dates from 2011. Recommendations in the existing plan have largely been completed, and the update will address Landscapes3. The comprehensive plan will build from recommendations included in a recently completed Sustainable Community Assessment, and the Official Map will be able to implement recommendations. The municipality will select a consultant at a later date.

4. East Fallowfield Township – Newlinville Village Master Plan

Percent Completed: 80% Contract Term: 2/20 – 7/21 Consultant: Thomas Comitta & Associates Monitor: Mason Gilbert

The Township is developing a village master plan for the Newlinville area of the Township (along Route 82, immediately south of South Coatesville). The plan would create a vision and implementation tasks for development of a walkable community that provides a mix of residential and commercial services, addressing streetscaping, zoning uses, design guidelines, and public improvements while presenting a concept plan/renderings. *Tom Comitta sent CCPC a draft plan for the project monitor to provide feedback before sending it to the Township. The formal review should take place in January 2021.*

5. East Marlborough Township – Open Space, Recreation, and Natural Resources Plan

Percent Completed: 90% Contract Term: 6/19 – 5/21 Consultant: Brandywine Conservancy Monitor: Kate Clark

The draft plan is currently under Act 247/VPP review and is anticipated to be adopted in January 2021.

6. East Nantmeal Township – Historic Resource Survey

Percent Completed: 10% Contract Term: 9/20 – 2/22 Consultant: Richard Grubb & Associates Monitor: Jeannine Speirs

East Nantmeal is proposing to create a historic resource survey for the purposes of supporting their historic preservation provisions in their existing ordinances. PHMC guidelines will be followed for development and submission of data, including use of Survey123. The consultant was to start field survey work in October. Survey classifications will follow that established in the CC Historic Resource Atlas.

7. East Whiteland Township – Open Space, Parks, and Recreation Plan

Percent Completed: 90% Contract Term: 12/18 – 5/21 Consultant: Natural Lands Monitor: Chris Patriarca

The Planning Commission made a favorable recommendation for adoption of the Plan at their November meeting. Act 247/VPP review is anticipated for December, and formal adoption in early 2021. An extension has been executed.

8. Easttown Township – Devon Visioning and Regulatory Amendments

Percent Completed: 75% Contract Term: 1/19 – 6/21 Consultant: Glackin Thomas Panzak Monitor: Chris Patriarca

After being on hold as a result of COVID since March 2020 as the meetings are attracting significant public interest, the Planning Commission resumed their review in September 2020, *and have held two public meetings on the topic in October and November. An extension has been executed. The Planning Commission voted in November to send the proposed amendments to the Board of Supervisors for consideration, following review of revisions made since the October meeting.*

9. Elverson Borough – Active Transportation Plan

Percent Completed: 15% Contract Term: 7/20 – 12/21 Consultant: Chester County Planning Commission Lead Planners: Mark Gallant & Rachael Griffith

This effort will provide a map of the recommended network including identification of facility type and renderings at key locations, recommendations for amenities such as benches and interpretation signage, key destinations, and a plan for implementation. A public open house was held in October at the community park. Members of the public participated in the open house and provided feedback including potential trail alignments and local and regional destinations which were discussed further at the Task Force meeting on November 9th.

10. Franklin Township – Comprehensive Plan

Percent Completed: 25% Contract Term: 4/20 – 3/22 Consultant: Chester County Planning Commission Lead Planner: Jeannine Speirs

A virtual Community Workshop was held in September, which went very well and garnered much feedback. The online survey closed in early October and generated a good response. Priority areas along with goals/critical items to address and recommendations are being drafted based on community input. *Subject area interviews were completed in November, with only one subject remaining. The next Community Workshop will be in January where draft vision, goals, and recommendations will be discussed. The Ag Council and Transportation & Infrastructure Division are being consulted for input on priority subject areas.*

11. Highland Township – Comprehensive Plan Update

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

Highland Township will be developing a new comprehensive plan; their existing plan was adopted in 2001. The Township is proposing a focused update of that plan. While some things have changed in the years since, various information remains relevant since there have been limited changes in land use and population numbers. Recommendations in the existing plan have largely been completed, and the update will address Landscapes³. The municipality has selected Brandywine Conservancy to assist them with the update.

12. Kennett Township – Zoning Ordinance

Percent Completed: 80% Contract Term: 4/18 – 12/20 Consultant: Chester County Planning Commission Lead Planner: Jeannine Speirs

The consolidated TND design guidelines are completed to the extent they can be with the associated Township Subcommittee and are now with the Township Planning Director. Final draft review is underway and is intended to be completed by December with the adoption process to start at that time.

13. London Britain Township – Subdivision and Land Development Ordinance Update

Percent Completed: 5% Contract Term: 7/20 – 6/22 Consultant: Brandywine Conservancy Monitor: Kate Clark

A meeting was held on October 13th to discuss anticipated revisions to the ordinance. A full draft of the updated ordinance is anticipated to be complete in January 2021 for Task Force review.

14. Malvern Borough – Comprehensive Plan

Percent Completed: 5% Contract Term: 9/20 – 8/22 Consultant: Brandywine Conservancy Monitor: Kate Clark

The November 18th meeting discussed Borough demographics and reviewed previous comprehensive plan recommendations to determine what has been completed since adoption. The next task force meeting is scheduled for December 16th.

15. Phoenixville Borough – Comprehensive Plan

Percent Completed: 5% Contract Term: 8/20 – 7/22 Consultant: Herbert, Rowland, and Grubic Monitor: Chris Patriarca

The first Task Force meeting was held in November. At this meeting the overall scope of the project and initial thoughts on the process and plan itself from the Task Force were discussed.

16. Tredyffrin Township – Comprehensive Plan

Percent Completed: 70% Contract Term: 10/19 – 9/21 Consultant: Chester County Planning Commission Lead Planner: Chris Patriarca

A second public meeting was held on 11/12 via Zoom with approximately 53 persons in attendance. At this meeting all of the draft goals and recommendations were presented and comments received from the public on each of the topical areas. A fully formatted plan is anticipated for Task Force consideration at their December 9 meeting.

17. Uwchlan Township – Comprehensive Plan and Official Map Update

Percent Completed: CP - 100% OM - 100% Contract Term: 8/18 – 1/21 Consultant: Robert Smiley Monitor: Mark Gallant

Adoption of both the Comprehensive Plan and Official Map took place at a public hearing on November 11, 2020.

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

Percent Completed: 0% Contract Term: TBD Consultant: Pennoni and Thomas Comitta Assoc. Monitor: TBD

Valley Township will be conducting a corridor master plan for West Lincoln Highway, a high priority recommendation from their recently adopted comprehensive plan. The plan would work to create a more cohesive corridor, addressing streetscaping, multi-modal network, mixed uses, access management, and stormwater management infrastructure from the perspective of both new development and redevelopment. The Township has selected a consultant team of Pennoni and Thomas Comitta Associates.

19. West Bradford Township – Open Space, Recreation, and Environmental Resources Plan

Percent Completed: 15% Contract Term: 5/20 – 4/22 Consultant: Brandywine Conservancy Monitor: Mason Gilbert

West Bradford is developing an Open Space, Recreation, and Environmental Resources Plan (OSRER) to replace their 1993 plan. This updated OSRER would guide use of funds from a recently enacted tax increase that was specific to the need for open space funds, as well as determine the best use for the almost 200 acres of land previously part of Embreeville Hospital. The plan will also address greenways, conceptual trail planning, and recreation programming, and include resource mapping and a botanical assessment. Background work for the project is underway, and a kick-off meeting was held in November to introduce the Task Force to the project and lay out the plan moving forward.

20. West Caln Township – Comprehensive Plan

Percent Completed: 90% Contract Term: 2/19 – 1/21 Consultant: Ray Ott & Assoc./N. Sarcinello Monitor: Kate Clark

The plan was reviewed by the Township Planning Commission and referred to the Board of Supervisors in late October. The draft plan is currently under Act 247/VPP review with adoption anticipated before the end of 2020.

21. West Chester Borough – High Street Corridor Study

Percent Completed: 100% Contract Term: 11/19 – 4/21 Consultant: Traffic, Planning, & Design Monitor: Kevin Myers, Mason Gilbert

The final VPP review of the study was completed to close out the project.

22. West Grove Borough – Comprehensive Plan

Percent Completed: 0% Contract Term: 10/20 – 9/22 Consultant: Theurkauf Design & Planning LLC Monitor: Kevin Myers

West Grove will be developing a new Comprehensive Plan; their existing plan was adopted in 2003. Since 2003 West Grove’s demographics have changed significantly, and the new plan will include a focus on multimodal options, revitalization, recreation, and public engagement. The kick-off meeting was held November 10th. *An outdoor social-distance live event with maps and display boards may be held in early December if possible, which will be followed a few days later by a Zoom public meeting to introduce the plan update and gather public input.*

23. West Whiteland Township – Historic Resource Survey Update

Percent Completed: 30% Contract Term: 11/19 – 10/21 Consultant: Commonwealth Heritage Group Monitor: Jeannine Speirs

PHMC has approved the database template and the consultant has begun fieldwork in earnest.

24. Willistown Township – Comprehensive Plan

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

The Township will be updating their existing comprehensive plan, which was adopted in 2011. The plan is anticipated to strengthen the interconnectedness of growth management, environmental resource protection, and open space and recreation planning, and include a focus on sustainability and pedestrian circulation. The Township advanced limited tasks since their spring application to maintain progress and reduce the grant request for this application cycle. The Township has selected a consultant team led by Gaadt Perspectives.

MULTI-MUNICIPAL

25. Brandywine Battlefield Strategic Landscapes Plans – Phase 3

Percent Completed: 20% Contract Term: 8/19 – 12/22 Consultant: Chester County Planning Commission Lead Planner: Jeannine Speirs

The consultant work plan of tasks based on the scope of professional services is completed and they are underway on document research. There are regular meetings with County Archives, which is completing battle-era property, civilian, and road research and mapping. An outreach meeting with Brandywine Battlefield Task Force’s Historic Resources/Interpretation Subcommittee occurred, and a Task Force meeting is scheduled for December.

26. Brandywine Battlefield Group – BB Heritage Interpretation Plan

Percent Completed: 25% Contract Term: 2/20 – 7/22 Consultant: Brandywine Conservancy Monitor: Jeannine Speirs

This plan will build from previous efforts to finalize locations for Heritage Centers, identify key sites for public interpretation purposes, develop interpretation narratives, develop driving and walking tours, and promote public education, small-scale heritage tourism, visitor safety, and pedestrian connections as possible. Recently preserved properties and their role in visitor experience will be addressed. The plan will provide the vision, narrative, and actions for how implementing entities can provide a cohesive visitor experience. The consultant has been working on possible heritage centers and heritage interpretive themes with input from CCPC and Brandywine Battlefield Park Associates staff.

27. Coatesville Area – Economic Development Study

Percent Completed: 100% Contract Term: 6/19 – 11/20 Consultant: 4Ward Planning Monitor: Kevin Myers

The governing bodies were anticipated to all formally accept the study by the end of November to close out this project.

28. Honey Brook and West Brandywine Townships – Icedale Trail Feasibility Study

Percent Completed: 5% Contract Term: 3/20 – 8/21 Consultant: Brandywine Conservancy Monitor: Mark Gallant

The townships will develop a trail feasibility study for a new, 2.5 mile multimodal trail between Rt 322 and Icedale Road. The first public open house was held on October 20th and the consultant presented early conceptual trail alignments, trail heads, and destinations along the corridor.

29. Kennett Square Borough/Kennett Township – Regulatory Updates

Percent Completed: 80% Contract Term: 5/18 – 10/20 Consultant: LRK/JVM Studio Monitor: Kevin Myers

The Township is progressing in coordination with the larger township full ordinance update being undertaken with CCPC as the consultant. The Borough has resumed work on draft ordinance materials, primarily relying on Borough staff to modify consultant materials for Planning Commission and Council consideration. *CCPC has provided a second round of comments on the draft Borough materials. A second extension has been signed by both municipalities and the consultant.*

30. Phoenixville Region – Comprehensive Plan Update

Percent Completed: 15% Contract Term: 3/20 – 2/22 Consultant: Theurkauf Design and Planning Monitor: Susan Elks

The October meeting presented a full draft of the update to the Region. A public workshop is being planned for review and comment on the full draft.

OTHER PROJECTS

- **eTool preparation** – full division
- **Oxford Region** – Administration assistance to the regional planning group; Mark Gallant
- **Internal County Coordination** – Transportation: Kevin Myers; Emergency Services: Chris Patriarca; Community Development: Libby Horwitz, Kevin Myers, Karen Marshall, Chris Patriarca, and Jeannine Speirs; Housing Authority of Chester County: Libby Horwitz and Chris Patriarca; Facilities: Karen Marshall and Jeannine Speirs; Water Resources Authority: Karen Marshall

VPP INQUIRIES

1. East Bradford – unknown (August 2020)
2. East Caln – Comprehensive Plan (September 2020)
3. East Pikeland Township – Sustainability Plan (February 2020)
4. Londonderry Township – (May and August 2020)
5. Modena Borough – Community Facility Visioning/Feasibility Study (August 2019); Comprehensive Plan (August 2020)
6. New London Township – Comprehensive Plan (May 2020)
7. Oxford Borough – Comprehensive Plan (January 2020)
8. Pennsbury Township – Historic Project (January 2020)
9. Phoenixville Area – Renewable Energy Planning (May and July 2020)

10. South Coatesville Borough – Comprehensive Plan (February 2020)
11. Thornbury Township – Subdivision and Land Development Ordinance (2016, 2020)
12. Unionville Region – Comprehensive Plan (September 2019 and August 2020)
13. West Chester – Economic Benefits of Rail Restoration (August 2020)
14. West Vincent Township – Park and Trail Plan (July 2018, January 2020)
15. West Nottingham Township – Transportation Study (January 2020)

HISTORIC PRESERVATION

1. Town Tours and Village Walks 2019

DESCRIPTION: A series of free summer strolls through historic neighborhoods, hamlets, villages and sites in Chester County.

STATUS: All six 2020 programs are posted to the Planning Commission’s YouTube channel and have attracted *just under 1,700 views (picking up almost 300 views in the past two months)*. Outreach was conducted to point the public to the recordings and to the fall series of webinars that the Chester County Historic Preservation Network has underway. Planning for 2021 is underway. A new program honoring Juneteenth is being planned for the week before June 19th which will include the Town Tours kick-off in West Chester on June 17th.

2. Brandywine Battlefield Task Force

DESCRIPTION: Coordinate with outside entities on the conservation and protection of properties within the battlefield, and reviewing development proposals that may negatively impact critical battlefield resources. Develop an interpretive plan for the Battlefield.

STATUS: Planning meetings continue for the historic markers that are funded by a \$45,000 grant from The PA Society of Sons of the Revolution and its color guard. The event scheduled for May 5, 2020 to celebrate installation of East Marlborough’s sign at Galer Winery has been rescheduled for May 2021. East Bradford has installed their sign. New Garden, Thornbury DC and CC, and Chadds Ford have approved their signs. Providing technical assistance to Historical Commissions (5 meetings) for the VPP funded Heritage Interpretation Plan. *The Historic Resource Subcommittee met October 29 to be briefed on the ABPP Phase 2/2A completion, the 1777 Chester County Map and to review the progress on the Interpretive Signage Project. The next meeting of the entire Task Force will be December 17th. East Marlborough Township submitted a CLG grant to plan the driving tour of the battlefield on behalf of the Task Force.*

DESCRIPTION: Coordination assistance on land conservation subcommittee.

STATUS: Brandywine Conservancy and Delaware County Planning are leading this effort. The Director of Delaware County Planning will chair and land conservancies and municipalities will be invited to be on the subcommittee.

3. Historic Resource Mapping

DESCRIPTION: National Register properties interactive map

STATUS: Landmarks and historic districts are being back-checked. Details on individual properties are being added.

DESCRIPTION: Historic Atlas NEW

STATUS: Upper Uwchlan Township, Franklin Township, New Garden Township, North Coventry Township, Westtown Township, Parkesburg Borough, and London Britain in process. Lower Oxford and Upper Oxford completed.

DESCRIPTION: Historic Atlas UPDATES

STATUS: Charlestown Township, West Bradford Township, East Goshen Township, West Whiteland Township, East Marlborough Township in process.

DESCRIPTION: Kennett Square Borough National Register District update

STATUS: In process

4. Technical Assistance

- A. Directing professionals, municipalities, and owners to historic registration information regarding historic properties - ongoing.
- B. Providing support for historic preservation projects – ongoing. Projects include:
 - Coatesville School District’s Heritage Center at the Gardner-Beale House and Digital Sign Controversy
 - Friends of the Barnard House proposal to manage the Barnard House in Pocopson Township
 - New Garden Township and East Nantmeal Township HR Survey
 - CLG Grant Brandywine Battlefield Interpretive Tour
 - White Clay Creek Preserve Historic Resource Subcommittee and Evans House National Register Nomination
- C. Supporting training of historical commissions, committees, and Historic Architectural Review Boards, predominantly through the Chester County Historic Preservation Network. 2021 events:
 - Leadership Luncheon: Virtual program planned for March 2021.
 - Annual Spring Training Workshop: Virtual program planned for February 2021; assist CCHPN with this event.
 - Volunteer Recognition Dinner: Location to be determined, 6/23/2021.

5. Chester County Historic Preservation Officer Activities/Reviews

- Section 106 reviews - ongoing:
 - West Brandywine Roundabout
 - Twin Bridges
 - Reviews for Chester County owned resources:
 - Reynard’s Mill Road Bridge #167
 - Lincoln Bridge #35
 - Jefferis Bridge #111
 - Pigeon Creek Bridge #207

- Fricks Lock Schuylkill River Trail head development
- Crebilly Farm, Westtown Township, and the Route 926/202 intersection project
- Assistance with Act 247 reviews and comprehensive planning as requested by peers
- National Reg. Nominations: Langoma Mansion, West Nantmeal Township; Passtown Elementary School, Valley Township; Beaver Creek Milling District, Caln & East Brandywine Townships, Kennett Square Borough Update.
- Assisting Chester County Facilities Department and Chester County Department of Open Space and Parks with review of their historic structures; assisting in updating the CC bridge review process

6. Heritage Tourism/Education

- CCHPN Heritage Task Force: *Partnering with CCPC, Voices Underground and the Chester County Historical Society on the Juneteenth County-wide program.*
- Iron and Steel Heritage Partnership: Managing a heritage tourism consortium of destinations and sites. The updated brochure has been printed, and the annual meeting scheduled for April 2021. New partnership activities with the Hopewell Big Woods.
- Rural History Confederation: The RHC will be co-hosting the Iron and Steel Heritage Annual Meeting in April 2021.
- Underground Railroad/Harriet Tubman Scenic Byway Initiative: *Working with Juneteenth Consortium to bring national attention to the critical issues of race and diversity that played a significant role in the development of the county.* Interest is growing in developing Kennett Borough as a focus for Underground Railroad interpretation as part of the initiative, which extends from the Harriett Tubman Underground Railroad National Historical, MD to Independence Mall in Philadelphia. *A walking/biking trail is being developed to compliment the scenic byway.*
- Campaign of 1777: See Brandywine Battlefield Task Force.
- The first Heritage Center and Kiosk opened in Marshalltown Village in late 2018 and the Kennett Heritage Center in 2020. Heritage Center initiatives underway at Strodes Mill, East Bradford and Thornbury/Birmingham. Advising the new Kennett Heritage Center and its relationship to regional heritage projects including the Campaign of 1777, Juneteenth, and the Underground Railroad.

ECONOMIC

- **CCEDC Coordination** – Regular contact regarding the Route 1 and Route 724 initiatives halted due to COVID-19.
- **Employment Data** – Finalizing the presentation of employee number data in map format with the Design and Technology Division; will be updated quarterly with new data.
- **Reinvestment Opportunities Map** – Working to refine how properties should be displayed on a map of reinvestment/redevelopment opportunities at developed sites, focused within the Landscapes3 growth areas.
- **Non-Residential Construction Report** – Report drafted. Finalizing online presentation.
- **State of the County Economy Report** – Final draft posted.

HOUSING

- **Housing Choices Committee** – A meeting of the Housing Choices Committee took place October 7.
- **Costs of Housing** – Work is continuing on this product, *which was presented at the Housing Forum.*
- **Housing for an aging population** – Drafting report, *which was presented at the Housing Forum.*
- **Housing eTools** – Updates are largely complete, although resources and examples will continue to be added as appropriate.
- **Case Studies** – Planned: Whitehall and Steel Town.
- **Housing Forum** – *Fall 2020 event held on November 17 and 19. The event had over 50 attendees per session. The sessions will have follow-up social media to further distribute the information presented.*
- **Residential Construction Report** – Completed for 2020.
- **Video** – *The initial video on A+ Homes was presented at both sessions of the Housing Forum. This video will be promoted via social media and other means in the coming weeks. Additional videos are being planned, the next one to focus on the work done on housing in Phoenixville.*
- **Presentations** – None at this time.

URBAN CENTERS

- **VPP Support** – Monitoring of cash grants to Kennett Square (regulatory updates), Coatesville (zoning amendments), and West Grove (comprehensive plan update).
- **Technical assistance underway** – Limited support for Atglen zoning amendments.
- **Potential technical assistance** – Atglen (zoning ordinance updates), West Grove (zoning amendments for breweries), Downingtown (signs, parking, TND). TMACC has requested discussion regarding urban center design as a follow up to the 2020 Urban Centers Forum.
- **Meeting Attendance** – Participation in meetings for economic development through Historic Kennett Square, the Western Chester County Chamber of Commerce, and 2nd Century Alliance.
- **Tools** – Supporting the update of multiple online tools, including mixed-use development, traditional neighborhood development, form-based codes, food trucks, main streets, and urban greenspace.
- **Urban Center Webpage** – Updates for this webpage are complete and went live in August 2020.
- **Urban Center Forum** – This event took place October 13th and 15th, addressing both recovery and design and was well attended. Recordings of the sessions have been posted to the website.
- **Urban Centers Improvement Inventory** – Emails regarding the 2021 UCII (precursor to the CCDCD CRP program) update were sent 10/22/2020. Municipalities have until 12/31/2020 to respond.
- **Urban Center Revitalization Guidelines** – *Coordinating on updates to these guidelines for the VPP manual.*
- **DCD CRP Coordination** – No activity at this time.
- **DVRPC TCDI representative** – No activity at this time.
- **Presentations:** None at this time.

Agricultural Development Council Update



Director's Report

Public Comment